



TRANSCRIPT OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, B.C., ON MONDAY, OCTOBER 17, 2005 AT 7:30 P.M.

PRESENT:

COUNCIL MEMBERS

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

STAFF MEMBERS

A.K. Tollstam, City Manager
R.G. Anderson, Acting City Clerk
J.M. Rowe, Assistant City Clerk
F.A. Smith, Director, Community Development
R.H. White, Deputy Director, Community Development
D. Sigston, Manager - Lands
D. Mitic, Assistant City Engineer - Transportation
G. Penway, City Planner
F. Caouette, Director, Corporate Services
S. Ono, City Engineer
B. Susak, Deputy City Engineer
D. Mitic, Assistant City Engineer - Transportation

**Re: Bylaw No. 7727 – Block 62 (100 Block West 13 & 14th Streets) – File: 3345-02
14E 100 block**

The Public Hearing was called to order at 7:40 p.m.

Moved by Councillor Keating, seconded by Councillor Clark

THAT the meeting recess.

CARRIED UNANIMOUSLY

The meeting recessed at 7:41 p.m. and reconvened at 8:22 p.m. with the same personnel present.

Mayor B.A. Sharp

Ms. Anderson!

Ms. R.G. Anderson, Acting City Clerk

Thank you Your Worship. Bylaw 7727 is to rezone the lots, as listed, and located at the 100 Blocks of West 13th and 14th Streets, to CD-505 [Comprehensive Development 505 Zone]

Lot	Block	D.L	Plan	<u>From</u>
E	49	548	14222	CD-80, P-1, RM-1
2	62	548	14368	
A, B, C, D	62	548	2074	
REM 3, 20, 21	62	548	750	
And portions of closed roads				
And portions of closed roads (lanes)				

This rezoning would provide for the development of market residential housing on Site 3, market rental residential housing on Site 2, Civic uses including a new Library, expanded plaza and City Hall on Site 1 as described in detail on the back of this page. The application complies with the Official Community Plan. Development of the market residential housing would fund the building of the new Library. To reduce the size of construction on this property, it is also proposed that surplus floor area in the zone be allowed to be transferred off-site (subject to a subsequent rezoning process).

The applicant is **THE CORPORATION OF THE CITY OF NORTH VANCOUVER/HOLLYBURN PROPERTIES LTD.** and Council will consider this under item 10, this evening Your Worship.

Mayor Sharp

Mr. White!

Mr. R. White, Deputy Director, Community Development

Thank you Your Worship. Thank you Your Worship, my name is Richard White, I am the Deputy Director of Community Development and I'll be making part of the presentation tonight on this rezoning application. I'll introduce the other speakers in a few minutes.

This rezoning will provide for the preferred site for the new City Library, and it's via rezoning of the City Hall property and the land that the current library sits on, and it also involves land that's owned by Hollyburn Properties. Hollyburn Properties owns the land immediately north of City Hall where the existing Marlborough Towers stands at the present time.

Your Worship, this rezoning initiative was that of the City's, and it came forward as a result of a detailed and thorough Council initiated planning study. The study involved nearby property owners and the broader community. The proposal before Council tonight and before the public is consistent with the City's Official Community Plan. The City has cooperated with Hollyburn Properties in bringing this proposal forward. Hollyburn and I think you'll hear this from them as well, have owned the Marlborough Towers site for many years, and over the years have expressed an interest in providing more rental housing in the City, and particularly initially on their own property.

I will provide an overview of the zoning proposal for the site. We most often call the site where City Hall sits, this block in here, as Block 62, and you'll hear various speakers refer to it that way. Block 62 is a general reference, it refers to the block of land from 14th to 13th all the way over to Lonsdale and Chesterfield, and that's the land title designation of this area.

I will also provide some of the history that led to the library being proposed in this particular location, and then Frank Ducote will make a presentation, Frank Ducote is the consultant urban design planner that was hired to conduct a two phase study that involved finding the best location for the library, and also to determine how to best use the remainder of the property on this block. Mr. Ducote will give way to Ray Spaxton who is a planning consultant, acting on behalf of Hollyburn. He will explain Hollyburn's proposal to the public and to Council. Then after I'll conclude with a few brief additional remarks.

Now we're sharing these slides, and I'm just going to go to this slide, and those of you that have a copy of the Agenda, you'll find a Fact Sheet that's attached to the Council Agenda. You can follow along some of the specifics that I'll go over, and Mr. Ducote and Mr. Spaxman will go over are referred to in that document as well. But primarily what we're talking about here, this is the entire site that is the subject of the rezoning bylaw, there is Lonsdale there, this is Chesterfield, City Hall sits in the middle here, 13th Street to the south. Site 1 is in the Zoning Bylaw as the civic use portion of the site and it's City Hall here, and the new Library that would be north along 14th Street, all of this area would be a plaza, the 14th Street vehicular area would terminate at this point, more or less in front of the existing Marlborough Towers front door, that's the existing plaza that's on Lonsdale, and would extend all the way down to the far end of the proposed Library site. Site 2 then you'll see is referred to as a rental housing site in our materials and in the Zoning, and that would provide for the continuance of the Marlborough Towers, which is here and actually goes a little bit behind the parking garage for the Marlborough Towers is behind, and provide a new site for a brand new building on what would be the south east corner of 14th and Chesterfield. And Site 3, it's the aspiration of the City to have surplus property created with this re-development that will allow for condominium residential development to be built and on this site there would be up to 300,000 square feet of residential development.

In addition to the 300,000 square feet of residential development, which would probably take the form of two towers, one building being 18 stories and a building that will be shorter. The whole area is allowed in the plan to have heights as high as 180', that would be achieved on only one of the towers in our proposal to Council and the public tonight, but the potential would exist also because of the ability of this site to generate 366,000 square feet of density for an additional 66,000 square feet of density to be transferred off the site and we've just recently received an inquiry from the owners of this property, they may be speaking tonight, to purchase some of that density for a development they hope to do on their property.

So that's the general overview of the Zoning, there will be more discussion about particulars. This zoning arose out of the public process, the planning study that Mr. Ducote will describe and that process resulted in a number of proposed changes from previous work that the City had done. One very important change, and I want to refer to it on this slide, is that considerably more public open space and civic space resulted from this proposal, a much expanded civic plaza, the potential for future City Hall growth and a variety of areas. And that's an important change that may not be as easy to see on other diagrams that you will see later.

Now I'm just going to return to the first slide, I wanted to review the history a little bit before I turned it over to Mr. Ducote who has been mostly involved recently in this work, the City made a major decision, the first permanent purpose built City Hall is the one we are sitting in right now. It was decided in the 1960's to build a civic centre in the geographic centre of the municipality, and to relocate City Hall, which for many years has been located in the old central school building, at presentation house, what's now called Presentation House at 4th and Chesterfield and relocated to the middle of the City, and land was acquired for that purpose in Block 62. In the 1960's that fundamental important decision was made. At that same time, the fairly recently developed library building from the 1950's was located, a new building was built in the 8th and Chesterfield area, it was also decided to move the library to City Hall and create a civic precinct which had both the library and the City Hall, and the development we have here today is more or less exactly what was planned at that time. There have been a few small additions. But the library hasn't changed at all, so the 1970's the library first opened, by the early 1980's growth in the community, changes in library services, it was decided that we should start looking at expansion of the library. I was newly hired at that time, there was discussion about how that should best happen, it was determined that probably the best solution in that day was to extend the library further to the south, and that was the original plan, was to add on to this area here. That didn't proceed, there was a shortage of funds to do that work, and other priorities ensued. In the late 1980's then it was another discussion occurred when the Bank of Nova Scotia was being proposed, some members of the public here tonight I think, I recognize a few were proponents of the idea of building a library on top of the Bank of Nova Scotia when it was being proposed.

Your Worship, that proposal failed, it was considered very seriously by Council and was rejected at that time. There was a period of time when not much then occurred about library change or expansion. The next study determined that the existing library really couldn't be added on to, the building codes had changed, the requirements of the library had changed, and another set of studies were initiated, basically in the late 1990's and originally there was a discussion about building a library in this location. At the same time it was determined that the City had acquired basically since the 1960's, the City has been acquiring extra property in Block 62 to provide for the potential of civic expansions in the future, or to provide at least for a consolidation of the ownership to provide for flexibility. At that time the discussion about building a library here started to conflict with other aspirations maybe to create revenue from the sale of surplus City land, so then there was a discussion about how best to locate a library and to locate the residential development that might occur on surplus City land.

In 1992 the City had created a designation for this area when the Official Community Plan was adopted in that year, for this whole area to be town centre mixed use, which allowed civic uses, like the City Hall, but also allowed commercial and residential uses on surplus property, property that Council determined to be surplus. So putting the library in this location conflicted with a desire to have residential development in that location. Thereafter another planning study was done that determined a good location for a library was up in here, with the residential developments to be located on 13th Street. As a result of that process a more detailed planning study was done, and an architect was hired. As a result of that hiring and the aspirations of the Library Board at that time, the determination was to build the library in this location. So it's moved all over Block 62. Council determined that this, the complexity of rebuilding a library on the site of the existing library where the existing library would have to shut down, relocate and a new library built for perhaps two years the library would have been dislocated, it was an awkward site, there is a variety of reasons why Council determined not to locate the new library here. As a result of that process the current planning study was commissioned.

Just very quickly before Mr. Decote speaks, as part of the most recent planning process, the City engaged both an independent planning consultant, and also a public consultant who engaged the public, a facilitator, and we used both the facilitated town hall sort of meeting process, which involved a full Saturday's morning for a lot of people that probably in this room at the present time, there were public surveys done, and a variety of other techniques. And I'll just now pass it on to Mr. Ducote and he can pick it up from that point.

Mr. F. Ducote, Urban Design Consultant

Thank you, through the Chair, thank you very much Mayor and Council. I will try and pick up and paint the picture a little bit more completely as Richard has outlined it. Maybe starting with the site plan which is entitled conceptual site plan, let's talk about the big broad zoning of the site, the blue indicates basically civic uses, there were some legal lots thrown on a map that Richard talked to before. The brown and orange is showing different types of residential with the rental housing site being up here and the market condominium kind of housing shown here, green of course always representing open spaces. Here is the enlarged civic plaza, and what other features are here, main access, how would 14th Street change, at present it goes all the way to here, with parking down the middle. It would change into approximately half its length with a drop off in front of the Marlborough Towers access the surface parking here, with primary access to the residential components from 14th Street, and also from Chesterfield. No access from along 13th Street.

The big components of the site plan of course, besides land use and the open spaces in circulation, are the height and massing. Richard mentioned that under the OCP, all the buildings that are on the site can go to 180' and indeed, we felt as one of the principals, there should be a variety of heights, so only the tower closest to Lonsdale would be that height, this one would be approximately 160', and the rental housing up to 130' so there would be a variety of housing of heights of buildings. In addition to the heights of buildings, which is often a concern to people, what's the distance between buildings? Presently the guidelines in central Lonsdale say 80' is a good measurement, and that is a standard use in the entire Lower Mainland, 80' generally speaking in almost every municipality. It came out of one study and everybody has copied that study since that time. We've tried to be more generous than that, we took 100' between buildings and the site plan would allow that extra 20' to be a space where views through and to the site can be accommodated. I think it's a very significant part, besides variety and massing and height, would be the gaps between buildings.

In addition to that, the variation from the kind of pattern we've been seeing throughout the central area, which is basically, say the Marlborough Tower, a tower in a park with one doorway going into the elevator corridor and up you go. What we're trying to have here is a series of townhouses all the way around the perimeter, the street-sides of these buildings, but indeed on these sides as well, the courtyard side. The proposal you'll see in greater detail for the rental housing site, also accommodates townhouses at the first two levels along 14th Street. Why do that? It's another form of housing that I think is missing in the central area, it animates the street, provides a series of doorways and so forth, but further than that it provides safety. It animates, there's people coming and going, and have possession of that zone, partway between the public realm and the private realm, it's an intermediate zone like that.

So I've talked about that. Let's move along here, Richard, do you want to talk, should we talk to the principles? Okay let me talk to the broad principle that guided my work in the study. Besides being directed to find a good home, the best home for the library, and by the way one that is supported by the public process, not just personal opinion, was the primary objective. The second was to create a heart for this area, which we call the civic heart. Which is represented pretty much by the civic plaza. The third was to have a continuous service for the library, it seemed wrong to me, as a consultant to displace the library and relocate it and come back and try to have continuity of service, in business that would be disastrous, you'd lose half your customers doing that overnight. Fourth, we'd like to have elbow room for civic growth, and as Richard outlined in this particular slide, there is plenty of room and opportunity for that so that reasonable growth over the foreseeable future, and indeed beyond, could be accommodated for civic use. We felt it was very important to contribute to the skyline of the central area, it's not a wrong thing to be doing, to announce that you are indeed in the heart of the city and how would you do that, and it's represented in a number of different ways, shown through the model here. A variety of views. We sought quality design, the guidelines in your package talk an awful lot about the character and quality and massing of development, and how would that be expressed and evaluated over the time, and by the way, the roles of the advisory bodies are very very significant, and this applications, real applications come forward in future, and they've been very helpful in this process to date.

And lastly, engaging the public in the meaningful way. Richard, if you can get to the process slide, I'd really appreciate that. This diagram was included in your report, I checked off the work we did, started doing last fall, and it basically had a few steps, just a very few steps. The go ahead, and there were two reports, one of which was about the process and the direction of a two phased study for Block 62 and then the larger area to follow. Secondly, without any options on the table and have an open house to just get the sense of the public's willingness to engage a process. We went to what I think is one of the more exciting things I've been involved in, and I think judging by the participation and the ideas that came out, the workshop that we had the Saturday morning, and we presented an Information Report to Council on directions then. And then we went back to, in late spring or early summer, we went to a five hour evening session in the library, showing the ideas at that time, both for the phase I work and the second phase work as well. And then we're now back here with the final presentation to you. So that's the process we were talking about, can you see the next slide of the library? What is the character of the library; this is one of the major components of this proposal before you today. It's not only a green building, I think that's probably represented by the colour some people are wearing in the hall, but in the sense of sustainability, but it's also a new symbol for learning and for the highest possible technology and service in the community.

Shown diagrammatically in the foreground or between the library and City Hall would be on the right of this picture, this would be the north face of City Hall, south face of the library looking towards Lonsdale would be a plaza, it would of necessity have to step down towards Chesterfield.

Next slide please Richard, just move forward, we've already seen the site zoning, the process, now the model. This shows some of the urban design principles for the public realm; we thought it would be a good idea to frame the civic plaza with putting the towers at a distance to it. You can see that the civic plaza here, the library and City Hall here, these are just other shots from different locations, we'll have some new study information to present as well. I've already mentioned the podium around the base of the towers, which is very very important, the framing of the city plaza and readable from a distance, I think that's an important part of a city building.

The next slide in the shadows, these are for the times of the day and year that March 22nd and September 22nd when we look between 10:00 a.m. and 2:00 p.m. we see where shadows fall, hypothetically on the ground and on other buildings. What's interesting in all four of these shots, is that this area, which is the civic plaza, is that it's pretty, let's see if I can get myself right here. It's free of shadows in all four of these diagrams, it's extremely important for the prime gathering space on central Lonsdale to be shadow free or largely shadow free during those months between March and September.

Street character, the next slide please. What kind of character are we looking for, I mentioned the townhouse at the podium, we're not only looking for multiple entryways, moving up a few stairs, or sometimes a grade into an individual unit, we're looking for quality development, we're looking for robust materials, we're looking for quality throughout. There would be an interface, like I say between the private realm shown inside, or at the porch of these buildings, in fact there would be a usable space on the outside, stairs down, a transitional landscape area, the public walkway and then the street, usually with large canopied trees there. I think that's the essential image that we want to carry forward as we try to imagine what development would be. There's no proposal on the table showing materials, but this is the kind of quality that we're striving for in this process.

Next steps. Go back to the first slide, the closest slide talks about moving onto the next steps, we introduced some material at the open house back in late spring, it showed if we tried to apply 100' spacing throughout the central Lonsdale area, what would resolve of that? And that's a guideline we are going to try to follow in the next succeeding months to follow up on. We'd also like to firm up whether or not, the impact on development, what kind of character on the street that would be, and what kind of place might wind up with in the future, and indeed, engage the public again on that material once we have it in hand.

I think that pretty much concludes my presentation, back to Ray, we're going to talk to Ray Spaxman, the Hollyburn zoning proposal, and I'll be Vanna White and go and move some boards around.

Councillor Keating briefly left and returned to the meeting.

Mr. Ray Spaxman, 2144 Nelson Avenue, West Vancouver

Your Worship, members of Council, I'm Ray Spaxman, I live at 2144 Nelson Avenue, West Vancouver, and I'm representing the Hollyburn Group of Companies this evening. I'm accompanied by Paul Sanders, Managing Director of the company, and Supit Kasemi, of Rafi Architects, the architects of the project. I want to say a few things about Hollyburn to give credibility for them as the developers here, they're a family owned North Shore company established over 33 years ago, and specializes in providing rental housing accommodation. It now operates over 2,000 units in some 35 buildings in the Vancouver region. Its portfolio has been described by CHMC as Canada's premier private portfolio of rental accommodation. The Canadian government has recognized Hollyburn for its leadership in reducing greenhouse gas emissions through its innovative retrofitting work. Marlborough Towers, the existing rental building, and if I can just remind you, it's this building here, it's part of the rezoning before you tonight, it was built in the 1970's, yet through Hollyburn's attention to modernization and retrofitting, has recently been assessed as Leed silver certifiable, Leed as you may recall means leadership and energy and environmental design.

This all leads to the unusual nature of our part in this rezoning application. Just over a year ago, in response to enquiries from the City, which was developing its plans as you've heard for the civic precinct, under new public library, we prepared and submitted a rezoning application on the site next to our property which was this one, for 180' tall 130 unit development, and that was a rezoning application submitted in August of last year. We did this to show how such a development could be built in harmony with the City's own proposals for the new library, and especially its intention to utilize the whole of our frontage along 14th, which is this frontage here in order to create the plaza for that library, and as a new public parking facility below the plaza.

In considering the Block 62 proposal, Council resolved at that time, to undertake a review of the broader Block 62 area, and deferred consideration of our application. Staff undertook that review. We agreed to cooperate in that exercise and you've heard from previous presentations, about the considerable progress that has been made since that time, in design and public consultation that has led to the current application.

We have had a series of very positive and creative discussions and designed developments with your staff, and are pleased to be part of the civic precinct designed, noting that the significant improvements that are now proposed for the public plaza on West 14th and the arrangement of the library in the central and focused location, which has been described to you.

For our part we've accepted the significantly smaller building, this one here, at 114 units and 130' high in order to fit in with the urban design of the area, and on a separate site from the Marlborough Towers, so you can see it's not quite as convenient for us to be separated. I would like to emphasize that a rental proposal of this type is extremely rare these days, I think Council's very well aware of that, that's because of high building costs and required rents, that cannot compete with the condo marketplace. The only reason Hollyburn can contemplate rental accommodation is because they are basically using their own land, without assigning its cost to the project, and are now foregoing the normal development profit. Because they are interested in extending their long term rental portfolio in the central location, and close to the existing tower. Even so, the economics are extremely challenging, and we will be designing the building very carefully to minimize the costs and keep rents as affordable as possible. We support the rezoning application as presented before you, but do have one variation to request concerning the minimum required parking provision.

As Council has been informed, we have been in discussion to lease a significant portion of our existing parking garage, which is in that location here, as you remember there's a three storey garage on the lane behind 14th. We should be probably leasing a floor of that, that's some 57 spaces to the City, to be used for public purposes. This involves 57 or more of the more desirable above grade spaces. This is possible because the current garage is significantly under-utilized, as is typical with many apartment buildings built many years ago. However, the utilization for public parking purposes does required us know to provide additional parking for the new rental tower. Hollyburn monitors all of its underground parking facilities in the region, and notes that in every instance in this region, if its garages or underutilized on an average, even with very economical rentals, in order to encourage their use, to less than .4 spaces per suite, so that's the average across all these places in the region. That's about 1 space for every 2.5 suites for these buildings. We believe it's incompatible, while we searched for sustainable building practices, to oversupply for private automobile parking. This becomes even more significant in central places that are well served by public transit and our plan to emphasize pedestrian accessibility, such as Central Lonsdale. It is alarming to visit many rental buildings and see vast areas of expensive to build concrete bunkers that are always empty. In many communities these days' municipalities are lowering minimum parking standards. This is especially relevant as automobile and gas affordability is becoming a bigger issue.

I recently assisted in preparing new zoning bylaw for Dockside Green in Victoria, which is one of the country's leading edge green developments, which has no minimal parking standards for affordable housing, requires one space for every four units of seniors housing. The City of Vancouver parking standards for seniors housing is one space for every six units. I've also been assisting Seattle of its review of its downtown rezoning regulations, and can note that they have moved to lower, and even removed completely minimum parking standards, and have set maximum standards for certain uses. And allow the market to guide the amount of parking that development will provide. We expect our new tower will be attractive to seniors and to renters who will have fewer cars and a lifestyle that emphasizes using public transit and walking and biking to work and recreation. We are asking you, therefore, to consider this one amendment which is related to the minimum parking standards in the proposed bylaw. We'd like to remove that requirement for rental apartment moved from one space for every one unit to one space for every two units. This would be accommodated by mending Clause 9, sub clause (a) of Bylaw 7727, which is the one before you, from one parking space per dwelling unit to one parking space for every two dwelling units.

In closing we would like to acknowledge and thank your staff for their hard and timely efforts to move Block 62 along, and guide us through a complicated but creative process of public meetings and workshops, leading to the land exchange and zoning, and what we see as a beautiful new civic precinct, and a wonderful new legacy for the city. Thank you.

Mr. White

Your Worship, if I may then, I'd like to conclude the last speaker, referenced a complication, aspects of this project are very complicated, but conceptionally the planning rationale is very simple. Find the best location for a new public library, and find a way to pay for it by developing surplus city land on Block 62. That's the conceptual simplicity, the complicating factor is the best place for the library is on somebody else's property, and that's why we had to involve a more complicated planning process.

One of the things that we thought we'd do just to conclude, Your Worship, is talk about in summary, the things that this project does, and does very well, it complies with the Official Community Plan, it provides for civic development, a civic heart on both sides of West 14th Street, it maximizes the civic open space which was a concern that we heard before the new planning process study started, and as the process continued. It includes the development of the corner site on Chesterfield and West 14th Street, that was a property that was owned by Bosa Properties and we were able to acquire it, during the study period, and that's now 100% Block 62, west of the lane is all City Hall property now.

There is less density now in the civic precinct than in the previous proposal, it provides for future City Hall or other civic use expansion, both to the west of City Hall and to the south, it provides 114 new rental housing units in the town centre, there hasn't been any new rental housing units built in the City other than secondary suites, for more than a year, this will be the largest number of new rental housing units since the 1980's. All buildings adhere to the Official Community Plans height limits, and there's only one of the proposed new buildings that makes up to the height limit of 180', all the rest of the buildings are shorter than that. There will be less density on Block 62 site, and the proposal would be to transfer up to 66,000 square feet offsite, that would be the subject of a future rezoning application, Your Worship, and it would have to receive public scrutiny and commentary through the advisory panels before it could be approved.

The library would be located in a preferred location, the majority of the public that were surveyed, that responded to the surveys that we did preferred, as a matter of fact, almost a majority of people strongly preferred this location, and close to 80% of the respondents preferred or strongly preferred a location on the Hollyburn site. And it avoids the cost and service disruptions of building on the existing library site. Your Worship, that's our summary, thank you.

Mayor Sharp

At this point I'm going to go to members of the public and I'm going to ask the Clerk to monitor the time factor. There is a long list of people to speak, so I'm going to start and see how five minutes per person goes, and because you can imagine with a whole list of people that we could be here a couple of hours here alone. So I'm going to go through the list and then I'll ask anybody after I'm finished the list if there is anybody else that has any comments. We won't be hearing people twice this evening, just so you're aware, and I'll just as I say go through the list and come at the end and ask if there is anybody that would have liked to sign up but didn't. So at this point the first person on the list is James Fox. I'll ask everybody to please come down to the microphone when it's your turn and state your name and address for the record because it's a Public Hearing, it's all recorded, including your names and addresses.

Mr. James Fox, Chair, North Vancouver City Library Board

My name is James Fox; I live at 450 East 21st Street, North Vancouver. I am the Chair of the North Vancouver City Library Board, and we're here tonight with some other Board members, Barry Chillibeck, Gary Herman and Cllr. McKeon Holmes Johnson. We're here with some staff, the Chief Librarian, Jane Watkins, and the Deputy Chief Librarian, and we're also here with numerous friends of the Library, and additional people and the idea was that people in support were agreeing, and I think there's a few people who are agreeing, and also I've spoken to people who came here dressed in green that are here to just learn about what's going on, but certainly a majority of people here wearing green are in support.

We also have, through the friends are going to present a petition in support of approximately 1,200 people who have signed saying that they support the application. And of course Bob Fearnley on Council is on the Library Board as well. All the people above, as well as the people who have signed our letter are in support of this application. It's very exciting, it's been a long time coming, and we're really really happy with the way things have turned out in this latest study. North Van City is a very diverse and exciting community, but what's really neat is it has a really clear vision for the future. Our Library is a very very vital component of our community and we will continue to be and as Library services change, we will, our involvement is going to grow.

It's really interesting, I have to confess, until I was on the Library Board I didn't really know exactly what that role was, and I'll tell you, it's a lot more than books. It's not simply a place where you go get a book like the old days and you go home. It is often referred to as the heart of the community for its programs and other things. Our Library is particularly interesting, it really is a civic Library in that it's very strategically located in, and I think as Mr. White had mentioned, it was designed to be right in the geographic centre of our City, but it's also obviously been in the geographic centre closer to the denser housing and the commercial activity on Lonsdale. As a result, we see at least 1,000 to 1,100 people per day, 50% of those people are walk in people. These are people who are shopping that come to visit the Library, or they live nearby. It's an amazingly busy place, if you've ever been through there, very rarely do you see a seat that's empty, or a computer that is empty, or a carol that is empty, we are clearly bursting at the seams.

What's really interesting though is why people come to the Library, and I hate to do this but I'm going to read a list, because it does demonstrate how the Library is an important part of people's lives. Obviously they come to borrow best selling books, videos, DVD's, they come to use our Library to source our difficult books from other Libraries across Canada, to get books and audio visual materials even if they are home-bound and they can't come to the Library. To send and receive e-mails from friends and family from far and wide, to surf the net, to read local news from their country of origin, get a recipe, print images, to get free computer lessons, surfing the net, word processing, online databases etc., to do research on genealogy, local history, to get access to expensive online databases, if individuals cannot afford to get referred to other local organizations and contacts for specific information, to pick the brains of Librarians, to write resumes, to get help with job hunting, to borrow ESL and language materials, to hang out with fellow teens after school and before their parents get home, to get homework help and tutoring, to support dwindling school Library collections, to attend author readings, join book clubs, get readers advisory, to attend fun programs, crafts, self defense, travel shows etc., to sign their kids up for summer reading clubs, reading along programs and craft and story times.

To attend preschool programs, to socialize in small groups, book clubs, teen clubs, stamp clubs, investment clubs, to simply chat to Librarians, to get away from it all and simply sit down and relax. And there are a lot of people who are ready and waiting...oh my goodness.....I get too excited! As the doors open its part of their daily routine, they go in there; they do the newspapers, magazines before they go shopping.

Are you going to kick me off? Okay I apologize, I've been.....

Mayor Sharp

That's okay, so thank you very much. The next speaker is Patrick Comey?

Mr. Patrick Comey, 270 East 10th Street, North Vancouver

Your Worship and Council, my name is Patrick Comey, I live at 270 East 10th Street, North Vancouver, and I was, I don't want to say corralled, I've spent 21 years in the book publishing business, and heard of the need for a friends of North Van City Library. I have traveled western Canada, called on a number of libraries on my time, and was very amazed to find that there was never a friends of the library group in North Vancouver. When I attended the meeting and found the seeds of excitement within the group in that there would be a new building on the frontier, I was in a flash. I think we're on the threshold and the cusp of a very exciting time in the growth and development of North Vancouver. We're looking at almost a dichotomy of older established North Vancouver above 13th and a very exciting new North Vancouver developing beneath 13th, and I agree with Richard and the Planners, this truly is the heart of the City. Obviously I'm somewhat passionate about a Library, having been in the book business for a period of time, but books speak to a community in a level, on various different levels, from our children to our students, right through our adults, and into our senior years. A Library really is the heart and soul of the City, in terms of its development of literacy and cultural centre for the City, so I found, as Chairperson of the North Van City Steering Committee that we are a newly founded organization, we became incorporated in June, we're right in the midst of seeking charitable society status through the government as well.

I'm quite ecstatic to say that we have a number of members here this evening which we subscribed over the summer months, which is really the doldrums of trying to establish anything. We now have over 30 members, signed up and paid for, including members of Council, the Board, and the community. I also had presented to me this evening, we had a little reception for the Friends just prior to this meeting, a petition which we had in the Library for a period of October 7 – 14th I have 1,178 signatures in favor of this new zoning precinct. I think James alluded to briefly the traffic that goes through that library, I mean you don't need to put arrows on the floor in that library; you just follow the worn carpet to the stacks. That's how well used this library is.

The new location I think is a, I come from a sales and marketing background, and when you are operating out of a bunker and you are out of sight out of mind, the only people who are going to find you are the people who really looked you up in the phonebook and tried to find your address. The new plan is incredible, the library is visible, presentable, you can see it from Lonsdale, you can see inside and out of the library, the views from the library, the views inside and out, I mean it is the right thing to do for the right time in North Vancouver city. So on behalf of the Friends of the Library and the people here who are dressed green for go; I encourage Mayor and Council to give this overwhelming yes, for all the reasons we are here tonight.

Mayor Sharp

Thank you. John Black!

Mr. John Black, 433 West Keith Road, North Vancouver

Your Worship, members of Council, my name is John Black and I live at 433 West Keith Road in the City of North Vancouver. I've lived in the City for 21 years and I've worked at the City Library for almost 29. I'm here tonight to speak in favor of the Zoning Bylaw, and for the building of a new library. I'm also speaking to you tonight on behalf of the staff of the Library. For all of us, and for the 7,700 people who come to the Library every week, an expanded new Library facility is very important. When I started at the Library as long ago as 1977, the building was only two years old, was at the forefront of technology as it then was, and adequately housed the Library's growing collections, if not the staff. Over the years the collection has grown to the point where for every new item we add, one has to go. This is meant that the depth of the collection that we need for a population as large as the City's is not there, and has not been there for a long time. I can remember a time about 15 years ago when two of us had to withdraw 10,000 items from the collection so that we could shelve the other materials that we had.

As technology has changed, new types of materials have come into the Library. As well, public access computers, 20 strong now and growing, have had to be squeezed into our restricted space. Each new technology and each new computer has meant that more seating and study space and shelving space have disappeared. Recently the addition of hookups for laptops and wireless internet have put even more pressure on our seating space. Tough decisions have had to be made. The rapid technological change were all undergoing has hit the Library particularly hard. It is very difficult to keep on reconfiguring a building which was designed and built before the personal computer. At this point there is not even any more space to run wires to operate further computers in the Library, wireless internet notwithstanding.

Compared with other Libraries, the City Library looks like a madhouse when you walk in. The place is so crowded that you can hardly get around. In part this is a reflection of the small size, but it also shows that we are much busier than a lot of other Libraries. People are constantly asking us if there is any quiet reading and study space. They're faced with cramped quarters never designed for the level of activity we experience every day. The statistics indicate this very clearly, compared with West Vancouver which has nine user visitors per square foot, and the District Library which has seventeen; we have twenty eight visitors per square foot, hence the madhouse look. Our cramped quarters have meant that adult programming, especially the very popular computer and internet training programs have had to be moved offsite. Children's programming is now held in the public areas.

Over the years the staff has worked very hard to accommodate change and make the best of the very crowded cramped situation that we find ourselves. We have an extremely popular well used Library which indeed is in the heart of our community, but it is now time to move on and create a spacious and contemporary meeting place and information centre, a place of which the staff and all City residents can be proud. We the staff of the Library therefore urge you to pass the rezoning Bylaw tonight and make it possible for our community to have a new Library. Thank you.

Mayor Sharp

Thank you. Pam Bookham!

Ms. Pam Bookham, 508 East 12th Street, North Vancouver

Good evening. My name's Pam Bookham, and I live at 508 East 12th and I'm a Friend of the Library. I'm very enthusiastic, I'm a very enthusiastic supporter of the new Library and I want to see it go forward, and I'll leave it to others to sing the praises of our current Library and to explain its need to expand, I want to raise a few issues though that I don't think have been ... *break in tape*... agreed, this proposal provides for 114 new market rental housing units built in a great location in the City's town centre, and that's a wonderful thing, 19 units will be demolished, and the net improvement is 95 units. And I'd like to take a moment just to put a face on some of the occupants of the 19 units in the buildings that are owned by the City, these are individuals who have been usually, or for the most part, living in this location at below market rent. They are in for the most part in their 40's, 50's, some employed, some retired, and I'm concerned about the fact that I've not yet heard what plan exists for assisting these people to relocate. I know in the building immediately beside the City hall, that 4 of the 9 suites are now vacant, and the occupants of those 4 suites have had to move out of the City to find affordable housing arrangements, and so I'm wondering if there is any plan underway to assist the others who will be moving out.

I also would like to know whether or not the new building that is being constructed will in any way be affordable to people who have been paying \$722.00 per month including heat for their rent, I would expect with the cost of new materials and the cost of construction that it would be virtually impossible to meet that kind of affordability without some form of subsidy, and I'm wondering if there is any plan to address the loss of the below market rental accommodation that is currently being provided?

I think it's very important when we talk about costs that we not only consider construction costs, which will be my next question, but we also consider social costs, and that that should be a requirement in any presentation so that its not just about building and open spaces, and views and spaces that can be animated and all the wonderful things that make this plan very appealing, but that we also look at the cost in terms of displacement of people, if that is something that is going to result.

So my next question has to do with the cost and I'm wondering if someone from Planning could tell us, what is the current estimated cost of the project, and could you stop the clock for this answer please?

Mayor Sharp

Mr. White!

Mr. White

Your Worship, the costs for the Library at 35,000 square feet, we don't have an up to date cost, but if you took an average of say \$300.00 per square foot, which is probably on the high side, but possibly, that would be \$11.5 million for the Library, there would be additional costs of plaza, would be an additional cost of underground parking, parking solutions will be an additional cost.

Ms. Bookham

I'm surprised that the figures aren't available for tonight's discussion because I think they are very relevant and something that we need to keep in mind, it's wonderful to have new civic spaces, and I am not afraid of these costs, provided we look at them in the context of all other costs that the City is contemplating, and that includes things like the redevelopment of the Harry Jerome site which we know, from the time that it began to be discussed as a redevelopment project, has escalated in costs astronomically. And of course we hear regular reports from the District about what's happened to their Library project as well. Are there any provisions for cost controls to keep this project from running out of control, and suddenly we are looking at costs that are double what we anticipated paying?

Mayor Sharp

Mr. White!

Mr. White

Your Worship, the City went through a process with the last proposal, that wasn't accepted by Council prior to going to a public hearing, of spending a lot of time doing cost estimations and hiring cost consultants and those sorts of things that adds to the cost of the future Library. So the decision was made this time to go through the process which involved the public in a lot of detail, but not a paid consultant on a lot of detail, so this has been a different sort of process than that. But Your Worship, those costs and ways of reducing those costs will be presented to Council if and when this proposal is accepted.

Ms. Bookham

Okay, I think that the citizens who will be paying for this project need to have that information and really it should be available before as part of this discussion before approval is granted. How can you approve something if you don't know the cost? One other concern that I have is that there was originally a contribution to affordable housing requirement, and I gather that's been removed? Could somebody verify that please?

Mayor Sharp

Mr. White!

Mr. White

Your Worship. No it hasn't been removed. It hasn't been included yet, Your Worship, that will be a separate decision for Council. The previous proposal suggested that Council provide \$260,000.00 to the Affordable Housing Reserve. There may be other solutions that are better, but it's not the zoning change isn't contingent on whether Council puts that much money more or less into the Affordable Housing Reserve or picks a different solution for rental, to try and sustain affordable rental in the City.

Ms. Bookham

Okay, just one thing I would like to stress, and that is I think it's important that for a discussion like this, that you have some idea what the current cost would be if we were able to begin construction today, and try to anticipate what the increased costs will be over time, it's vital information to making this decision. Thanks.

Mayor Sharp

Mr. White, before I go onto the next few, could you just highlight what staff is doing with respect to the people who are being moved from the buildings that are not going to be there anymore.

Mr. White

Your Worship, there are once again, nobody's been forced to relocate, at this point, I think the last speaker said that people were forced to move out of their municipality, that was their decision, nobody was evicted as a result of any work that the City has done to date, but what the City has decided to do is not to re-rent units once they become vacant, so that people who recently move in aren't forced to once again relocate. But beyond that, Your Worship, there has been no decisions about how the existing renters are going to be accommodated, but that would be, if Council adopts this, if they decide there is a whole bunch of decisions, Your Worship, that have to transpire before any buildings will be demolished, it could be possible to keep one of the two buildings up for a period of time, for instance, and you might be able to relocate everybody that's currently housed in one of the existing buildings. There are a lot of decisions yet to be made Your Worship.

Mayor Sharp

Right. I'm just going to ask the gallery to please refrain from expressing your emotions, either through verbal or applause or anything, this is like a court of law in here, so we just ask for respect for the process and everybody's opinion, and some people you'll like and agree with, and some people you won't, so we just like to keep a decorum of neutrality in this Chamber at all times. So thank you very much. I would take it that you are Rosemary Swinton?

Ms. Rosemary Swinton, 302 – 138 West 18th Street, North Vancouver

I am Ms. Rosemary Swinton, I live at 138 West 18th Street, and although I may be saying something that is not in favor of a new Library, I am very much in favor of having a vibrant City plaza. My thing is I wonder why there isn't a possibility of adding another storey to the present City Library, and extending it out over what is in point of fact the roof of this building, there would be adequate, I beg your pardon, I don't mean to make a decision for the Librarian etc., but I believe that we could have a temporary solution to a money problem which could very easily develop in the expansion of this lot. We've heard about the beautiful new buildings that will be put in for housing, for condominiums and for rental housing. I would suggest that perhaps the cost is something that should be very much in the minds of Council that what is spent on the new Library, if there has to be a new Library, should be no more than what is garnered in revenue from the sale of those condominiums. So that City Council and the public in this City are not being left with a huge debt, someone has already mentioned the Library in North Vancouver District, that Lynn Valley one, which has been a terrific cost over-run, West Vancouver's, I'm sorry, the recreation centre is way over budget, and perhaps the idea that cost shouldn't be decided at this time, is a fallacy. There should be a decision about the cost. I have a concern about the amount of public parking that will be available; the gentleman from Hollyburn has said that there would be parking in the present lot. Would it be free parking, or would there be a cost to the public?

At the moment we have at least 54 spaces available for people coming to the Library, and perhaps there are people who come to the Library who have to use cars who would not be able to do so if there's not free parking available. We have wonderful parking for people coming to the Library. I appreciate that it's a madhouse in our present Library, but that's a good sign, it shows the people in North Vancouver City love the Library and perhaps we don't need a brand new Library, for people to continue to support the Library.

I have one more point I wanted to make, and that is that the cost has been said not to be a factor, please reconsider that, Council, you can't make decisions, no-one in private life makes a decision to undertake an expenditure that they don't know that they can afford. How do we know that we can afford it, the price of \$11.5 million for the Library alone, there's talk of a new City Hall, what will that cost? These factors have to be considered. Please consider them.

One final thing, I notice in the display of the townhouses that would be built, there are steps going up to them, what about people who are handicapped, would there be a way for them to reach those townhouses? There's nothing shown in that plan, thank you.

Mayor Sharp

Mr. White, Mr. Ducote!

Mr. White

Thank you Your Worship. Absolutely disability access would be provided; there will be internal elevator systems as well. That's answering the last question first. The speaker talked about wanting to know how much the Library is going to cost, but then she used the figure that I provided earlier, of \$11.5 million, so I think, and we don't know that it's going to cost that much, Your Worship, that's an estimate based on a price per square foot that might be on the high side. But Your Worship, the whole theory of this is that it will be an internally financing type of effort. We will sell the Site 3 condominium lots, and that will provide the money that will be necessary to build the Library and the associated open spaces and parking. If more money is required, then Council can choose to put more money into it or they can downscale the project, there is a variety of choices that have yet to be made. The staff have a lot of comfort that we will be able to realize the Library that we are proposing, based on what residential real estate is valued at the present time.

Mayor Sharp

Thank you. Mario Segouia!

Mr. Mario Segouia, 205 – 103 East 10th Street, North Vancouver

Greetings everyone on City Council. My name is Mario Segovia, and I live at 205 East 10th street. The reason why I'm here today to speak to you is because I truly believe that we should give the green light to the Library. Because a new Library will be spacious, and this will allow more room for books. Having more books and a better and more comfortable environment will allow more people to enjoy the benefits of reading and learning. A new Library will probably have more resources, such as computers which are also useful for those of learning. A bigger Library will also allow for more activities to take place such as.....and reading clubs. As you can see there are many benefits to the community, and having a new bigger and better Library. Therefore I am asking you as a frequent user of the public Library system that you give the green light for this exciting project. Thank you for your time.

Mayor Sharp

The next speaker is Helen Dougan. Following Helen its Jim McPherson, just so you know.

Ms. Helen Dougan, 2122 Floralynn Crescent, North Vancouver

Good evening Council. Arash is going to do the first part of our speech and I'm going to do the second if that is quite all right?

Mayor Sharp

You know you have five minutes, right?

Mr. Arash Romanian , 104 – 225 West 3rd Street, North Vancouver

Hello Your Worship, Council, my name is Arash Romanian and I'm here tonight to speak to you in favor of construction of a new Library. As you already have had the chance to be introduced to Helen, me and Helen have been both teenagers who have used the Library frequently and we support it, and we are standing here today in support of the rezoning application for the civic precinct and the location for a new expanded public Library. The Library is a great place for people to sit down to read or study. It has many activities for people of all ages to enjoy, I've seen, I've been involved with the Library for the past three years and I've been experienced with people from all ages including seniors with internet help, or kids for read along, and not only it's just a great place for people to come down, and as previously said, people to relax and have fun or hang out with their friends. So I'm here today to implore the construction of a new Library, because we have been waiting for too long. Thank you very much.

Ms. Dougan

Not only is the Library wonderful for hosting activities, studying and reading, but it is also a vast worth of knowledge that welcomes anyone in. As our world continues to expand, grow and progress, our need for answers grows also, therefore it is logical to conclude that the source of our answers should expand and modernize with our amount of questions. A new Library would fulfill this long awaited need. Thank you.

Mayor Sharp

Thank you. Then Jim McPherson, and following Jim McPherson I have Zoe McDougall.

Mr. Jim McPherson, 702 – 121 West 15th Street, North Vancouver

Thank you Your Worship, Council. My name is Jim McPherson, resident and owner of unit 702 – 121 West 15th Street. I'm concerned about the view from my property, being devalued. From the height of these two buildings and site 3, and I'm also concerned about the parking, I hope that these things are considered when making your decision. Thank you.

Mayor Sharp

Zoe McDougall, then I have a Donald Yen.

Ms. Zoe McDougall, 702 – 121 West 15th Street, North Vancouver

Good evening, my name is Zoe McDougall; I'm also a resident of 121 West 15th Street. I share the condo unit with James McPherson. I'm also concerned about devaluing our property, we moved in a couple of years ago and we were under the impression that the Marlborough Towers, the parkade was never allowed to be built higher than five floors, and we thought we'd be safe with City Hall. Also I find the parking in this area to be abysmal, as it stands now, if you add another say 500 to 1,000 residents it's going to increase anyone who comes to visit us has to park 5-6 blocks away and walk to our condo, because that's where there is unlimited parking for more than two hours and there is not enough ample parking in our building. Also there is frequent break-ins in our parkade, you add another 1,000 people to this one block radius, that's probably going to increase, and the noise pollution also in this area in the alley behind our house is pretty bad right now, and having that many more people in that small area is probably going to increase that as well. Thank you.

Mayor Sharp

Thank you. Donald Yen, and then I have Genevieve Lalberle, something like that.

Mr. Donald Yen, 6189 Elm Street, Vancouver

Good evening, Your Worship, and members of Council. I'd like to introduce myself, my name is Donald Yen, I am the architect for Urban Solutions Architecture and I represent, together with a colleague of mine, up in the corner up there, the owners for 1301 Lonsdale, which is the site most immediate east around the lane to this site, it's the corner of 13th and Lonsdale. The owners are Quint Ace Properties, and we like to confirm our support for this project, first to by letter, which was sent today on behalf of Quint Ace Properties by Mr. Barry Chase, the owner's legal representative, and by our attendance tonight here. The owner has owned the property since 1987 and is a long time supporter of North Vancouver and the community. Quint Ace Properties has been interested in developing 1301 Lonsdale for many years and with this rezoning and the possible density surplus transfer; this has certainly accelerated our process in examining the site. What I'd like to say, in conclusion as we begin a potential process with City and staff we look forward to working with staff and Council to help develop and compliment this site, and perhaps build a signature building that will be very proud for the neighbourhood. Thank you.

Mayor Sharp

Thank you. Genevieve, then I have Gloria Haxton after that.

Ms. Genevieve Laliberte, 230 West 13th Street, North Vancouver

Good evening Your Worship and Council members, my name is Genevieve Laliberte, and I live at 230 West 13th Street, so I'm not totally in agreement with this project, and I will tell you why, because the site 3 would have a very high tower and it would breath right on my patio and I wouldn't be able to, every time I would like to sit outside and relax I would have all these people living in a tower, now what I would like to propose is a buffer zone, and what I call a buffer zone is what you see on the plan there, behind the Library, at 13th close to the lane that goes to all the stores on Lonsdale, you have a nice little garden there, you have a Library which is low, you have a lot where I live, and the other side of Chesterfield you have a very low apartment building and then you have these little townhouses and these big apartment would just kind of crush them down, would just be breathing on your back, and what I would like to see is something that is low and getting higher and higher. Now I know that the developers were aware of that because they put the higher high-rise more to the east side of the development, but I would like to see it even more to the east just so that we are not crushed down, and maybe more to the 14th Street where you already have a high-rise, and because the people who live on this side of 13th Street would have the same problems as I have. So you know, and that's I'm in agreement with other things that other people said here, like I would like, I feel we need a more modern Library, and the cost is an issue, it's too bad that we didn't have the numbers here tonight, but I hope you take it into consideration and that you understand what I'm trying to explain, that I'd like to see what I call this buffer zone, you know? So that other people's houses aren't crushed by big high-rises. Thank you very much.

Mayor Sharp

Thank you. And Gloria Haxton and then I have Ivan Leonard.

Ms. Gloria Haxton, 201 – 141 West 13th Street, North Vancouver

My name is Gloria Haxton, Mayor, and Council, I live at 141 West 13th Street, North Vancouver, and before the clock starts, I would like to say to this Council you have had over five years to put this presentation together, and now you are only allowing the public to speak for five minutes, I hope I can read this in five minutes and get my point across, and I hope you will allow me to read it.

I would like to address my concerns regarding the rezoning application in two separate concerns. The need for a completely new Library building, the concerns and impact of selling a major portion of Block 62 to fund the Library project. The proposal for a new Library has been ongoing since February 2001, City Hall and certain Council members continually tell the public that the City surveys have proven that the public wants and needs a new Library, however it is not the majority of the citizens saying that they want a new Library, it is City Hall saying they want a new Library. The information I will provide has been taken directly from City Hall documents of previous telephone surveys, open houses and community workshops. In February 2001 the Ipsos Reid survey was contracted by the City to conduct a telephone survey with a pre-defined questionnaire as to how the public felt regarding City services and upgrades required. Of the 45,000 residents at the time, the City of North Vancouver a random of 500 people were contacted and provided a total of 300 completed survey calls. This is the standard survey count, but is only one percent of the total population. Of these 300 people surveyed, only 54 people selected that the Library should be upgraded, didn't say they needed a new Library, just upgraded. However through Council vote, staff was conducted to begin the process of obtaining a Library Space Needs Analysis, and the firm of Marshall Fisher Architectural Firm was hired. The completed study presented to Council indicated under the current Library's space standards, that they recommended the Library building should be 28,575 square feet to meet today's user population and 34,607 square feet to meet the needs of the community in 25 years. However the report does not indicate how or where these Library standards has been obtained, or whose standards.

Today there has been no further documentation stating that the process, the proposed need has changed. This new building is slated to have state of the art technology, with ergonomic furniture with a total of 84 computer workstations to support staff and end users. What type of Library are we building, to need 84 computer workstations, what are we the taxpayers really providing to the community, a place for literature or an expensive internet coffee shop? There is even a proposed staff shower area; would somebody like to tell me why a Library needs a shower area? Since the initial proposal, a daycare centre is on the drawing boards to fill up the unused space.

The total cost of this proposal facility in 2001 was \$22,000,000.00, what will the cost be today, because unforeseen omissions or cost overruns, are we now talking a 30,000,000.00 building? A completed proposal study based on figures provided by the City and the Library indicated an average of 900 users per day use current facilities. These figures are also totally questionable by many residents, as total actual of the Library usage. In June 2003 a Library Planning Study Open House was advertised to establish a set of Guiding Principles and develop ideas and objectives for City owned Block 62. How many residents in the City by reading this newspaper ad, knew Block 62 is actually the City Hall Block, and the Library Planning Study was not a study but work in process to build a new Library.

The handouts again were pre-set and multiple choice questions with assumption the land would be sold for residential purposes. Only 60 people attended the open house, and only 44 people completed the survey form. However the final report prepared by Brock Development Planning Incorporation, and please note this is the developer at the time who wants to buy the land, they presented to Council 82% of the survey forms were strongly in favour, or in favour with revenues from developing residential housing to fund the construction of a new Library building. However they didn't actually say the number was actually 36 people who said they want this to be funded by residential means. Don't you think there is a problem here with these numbers, with only 54 people agreeing to a Library being upgraded and 36 people agreeing to the sale of public property of Block 62, when did this become what the public wants?

The suggested size of the new Library supposedly will accommodate the community for the next 25 years. 25 years ago there were no home computers or laptops, how can the City staff and this Council state that they are meeting and building for the future needs of the community.....

Mayor Sharp

Ms. Haxton, how much more have you got to read?

Ms. Haxton

I'll get to this point then.

Mayor Sharp

How much more do you have to read?

Ms. Haxton

I'll get to my point, I have one more page.

Mayor Sharp

Well we're over five minutes already, and everybody else has abided by the time....

Ms. Haxton

I would appreciate Council.....

Mayor Sharp

I know but if I let you do that, then I have to let other people speak more than five minutes as well. I had 20 people on this list, that's about two hours.

Ms. Haxton

I'm now getting to the concern about the residents in this area, if it is all right....

Mayor Sharp

Well then I might just allow Mr. Fox to speak after you then, to finish up his thing too. Can you please time this Ms.....

Ms. Haxton

Now in this survey, where it was a case of 36 people said to sell the property, the part that the City is missing, is what the people were stating, their major concerns were increased population, crime and policing, poor traffic management, lack of infrastructure and words, lack of affordable housing, environmental and pollution, education cutbacks to the development and money not being well spent. The impact to this City and the surrounding area has not even begun to be known. We don't know what's going to happen to the geo technical studies immediately surrounding Block 62, to the structural impact of the major development to the size that will happen to the surrounding three storey wood stucco buildings and the property owners, there has been no sewer upgrades to the south and the west of Block 62 for at least 25 – 40 years, the water pressure will be increased as a result of this high density, we are looking at over 600 people moving into one square block of land. I say no to this project, no to the building of a brand new Library. Thank you.

Mayor Sharp

Mr. Fox would you like another minute and ten seconds on whatever it was you had, can we time this please?

Mr. Fox

Thank you. I won't speak to many of the issues that the last speaker, maybe staff should address some of those, but with respect to the Library itself, questioning their usage, we have counters when people walk in, it goes ding and it counts, those are real numbers, I can't argue with that. We are actually up to 1,100 people a day.

Secondly with respect to looking at some simple statistics about the size of our Library, it is based on a national standard for municipalities, currently we are approximately ½ the size per square foot of Library space that we should be, we are ½ the size of the District, and West Vancouver is actually four times our size. Our Library is smaller than both Squamish and Gibson's Communities, much much smaller than our own.

I'm going to let other people speak with respect to reason why we need a bigger Library as well.

Mayor Sharp

Thank you Mr. Fox. Ivan Leonard! And then I have Sally Gill I think is what it says?

Mr. Ivan Leonard, 310 – 215 St. Andrew's Avenue, North Vancouver

Ivan Leonard, 310-215 St. Andrew's Avenue. Your Worship and Councillors, I've only just learned we have five minutes to talk. Of course I got sheets of the stuff here, so I've had to cull my notes, and I've got notes all over the place on top of notes, so I don't know if I'm going to have continuity here.

First of all let me say I believe it's quite evident that the present Library is totally inadequate for this City in the 21st century. I would have loved to have participated in having a chance in helping to replace it, but I'm afraid I will never have that opportunity, my glasses. I'm going to have to take a second.....

It's terrible, getting old. But I would have loved to have had that opportunity to work and participate in building the Library. Being one of the major investments in the City for many years to come, I like many other people who love the City and believe it's important to involve themselves in the evolution of the City, we would appreciate participating in the creation of a new Library. But alas it will not happen, nor will it happen for the majority of the community. Because Your Worship, the whole process and excitement of creating a new Library for the City was arrogated by the public process long, long ago. And these are my additional notes here. First of all I would like to say I was going to quote from a lot of stuff in here, this is the final report to Council Development Strategy for Block 62 dated July 21st, 2003. What it does is actually, this proves that there never has been a public process, a real democratic public process in this whole affair. You will read constantly here, consultants consorting with staff, Library executives and Councillors. Never does it say hit the public. Many quotes, states a strong public response but then it goes on to say that only 60 people responded, 44 had responded and filled out questionnaires, and 71% of those were in favor of option B3, which was the two high towers. We're talking 32 people. It's all in here, the City's own document. Does this demonstrate public enthusiasm for a new Library?

While you Councillor's know you've been involved, you know what the process is, you know there hasn't been any process at all, other than public hearings in which we discuss as again, three towers. We've heard the Time public process many times I participated in many public workshops in the Legion on a Saturday morning, there were 30 people there, and only 12 were members of the public. The rest were staff and other people from Council. We simply discussed the placements of the towers. The most comprehensive workshop I've attended, and that there has been, was held in City Hall here back in February. Again, it was about placement of the Library and the towers, and the attempt to find any alternative funding process was well monitored and directed, and so it was just noted who was informed of the following presentation, so I'm always wondering why presentations are always in the Library? We keep hearing people displays are in the Library, people are filling out questionnaire's, and I wonder why we don't go to the recreation centers and display the Library presentation there, there's a lot more people there.

Anyway, 12 seconds and that was it? Well I've watched people at the City Library and I watched them discussing and looking at the displays, their eyes would glaze over as they pondered their preferences as they were asked by the questionnaire, where each of these monolithic structures should be placed. As if they were seasoned architects. No dear, I heard it's not Lego people fed out their questionnaires dutifully as Library staff and City staff smiled politely. Is this an example of the public involvement process to build a City? Now it appears we are getting a luxurious Library and a cultural centre....

Mayor Sharp

Mr. Leonard and you just about finished?

Mr. Leonard

Give me a few seconds here. So it appears we are getting a luxurious Library, and a cultural centre I haven't even heard that mentioned tonight, but that appeared about a year ago, heaven knows when that one would happen. So we've had nothing to do with this, aren't we lucky, we didn't have to get involved in this whole process, \$30 million. We never know what options there ever were, I've got about ten seconds, or is it too late to participate in the democratic process? The Library people have focused their concerns solely on their Library. My concerns are with our City, the whole community and the kind of a City we leave for our future generations fiscal responsibilities doesn't mean selling off City property for extravagant dreams. The whole community must have the option of how to spend its own money. The role of Council is to listen to and protect the needs of the community as a whole. Thank you.

Mayor Sharp

Then the next speaker is Sally Gill? Is there a Sally Gill here? Okay then I'm going to go to, it looks like Henry Rawcliffe? And after Henry I have Barbara Jo May?

Mr. Henry Rawcliffe, 1430 Chesterfield Avenue, North Vancouver

Good evening, Your Worship and members of Council. My name is Henry Rawcliffe and my wife and myself own a small rental apartment block, a half block to the north west of this project at 14th and Chesterfield Avenue. We've owned this getting on 30 years and you might understand that we should be and we are in favour of central Lonsdale development, we've waited a long time while Lonsdale was favored and we now see a little bit of movement in the area which is favorable. For the most part of these 30 years I've seen Marlborough Towers as a sore thumb on the landscape and the thinking that went into that development, I must add no reflection on the we have no problems with them as neighbours, its completely different question.

My concern is the building and the thinking that went into the process that 30 years ago. We anticipated when we purchased this property which was quite a long time back some transitional zoning to mitigate the bulk of this building, among others. Instead, what happened the RN zoning height was reduced and the possibility of mitigation with it. We didn't get any compensation for this, and we didn't object. And insofar as this went in favour of the aesthetics of the City we could understand it. However now we have another proposal altogether, and I'm here to object to it, I object to the process. We put a linkage here between a Library building, which I won't approach, I won't go into that, in a world that is completely different from what we used to have, paper and electronics, and frankly I don't find that a lot of material will likely be there even when it's bigger because the population doesn't support the operating expenses necessary to stack the material that I need, I go downtown for some of it. But insofar as it's giving us desirable things, I could go along with it. What I'm against is the way in which the esthetics of the situation have been abridged by these passive blocks that are being placed on Chesterfield. Perhaps other people would go into the ethics of this, whether this linkage should be here between a municipal Library which is a municipal facility, and a local Block 62 development which is impacting principally the neighbours, including ourselves, and I don't know whether it is plus or minus, but the whole municipality should pay, not just the neighbours, and this is a defective premises, and we stand the risk of having a sore thumb for another 30 years. So this stuff is developed with the same line of thought. As far as I'm concerned, on municipal property what's good for the goose should be good for the gander, and a municipality should behave in the same manner as it expects other people to behave, and the zoning aside, I'm looking at paperwork, I'm looking at what you put on the ground. The whole project denies the character of Chesterfield with RN setbacks of 25', flat green space, three storey heights; it ignores north/south viewlines that were not just a toss of the coin. And I'd like to read you the guidelines which your own material, from 1990 which Council may or may not have accepted as a basis, but nevertheless high-rise towers primary located off Lonsdale would bein such a way as to protect primary public views, primary being north/south, by whatever toss of the coin was involved, which of course puts most of the high-rise in the middle of the east/west blocks.

Section 34, "New Development, building should respect the human scale, especially and close to grade and respect the need for neighbourly transition between buildings of different heights, in particular the permits were of the core area where uses and densities are generally less, building form and design should consider the need for transitional heights and setbacks." Well okay, now I don't think this is in compliance with this, and maybe it doesn't have to be, but the massing that's being presented here is unreasonable, bulk is not necessary, the setbacks of 10' are reduced from even RN1, the surface parking at the rear that would allow it to be moved further back might impact the overall development, that's not my issue. This define the street business is architectural easy speak; in whatever direction we go we can add these kinds of words. This isn't North Vancouver, this is like Vancouver, Coal Harbour, False Creek development, and that's not why we came to North Vancouver. City Hall also has incrementally pushed this development out from back of City Hall over the last six months when I wasn't on top of it, I didn't expect this. I elect Council to look after my interests, not to go into this direction. This space is really not needed, as another office tower could be added later, a City Hall expansion space isn't needed, it could be an office tower added later in the available tower space to the south/east. I suggest that you push these towers back 50' or 100' from Chesterfield and maintain the environment that we've had for a good long time, and which we like. And you should in future planning studies; include more transition in phase II. Now to get to the questionnaires other people have mentioned.....

Mayor Sharp

Are we almost.....

Mr. Rawcliffe

Yes. I must say that Mr. White mentions that neighbours have been polled, first information I received through the mailbox on this project was a week ago. Nothing else. And we've been otherwise occupied for the last six months so we didn't follow all these changes. In the questionnaires, the aspect with the least agreement is the residential development, and everybody is in favour of the Library and I'm unhappy to be against it per se, and two days ago when I was in the Library they asked me to sign a green shirt petition. Now I'm very unhappy to be in the position where I had to ask where the red shirt one is. But I have a red shirt petition and I'm right here to make it, I don't often come here and I'm here on this occasion and I think you need to do something about it. Thank you.

Mayor Sharp

Thank you. Now the next speaker is Barbara Jo May. And after that we have Kathy McGrenon, I'm not too sure of the pronunciation, but please proceed.

Ms. Barbara Jo May, 150 East Keith Road, North Vancouver

Your Worship and members of Council, my name is Barbara Jo May, I live at 150 East Keith, I live in a rental building and for the record I don't keep an automobile. I've lived.....*break in tape*....speak strongly in favour of the Library project and the whole rezoning, I think it's a fabulous proposal. I should self disclose right now, I am a Librarian, I've worked for 24 years as a public librarian and I've done many building projects including many mixed use projects for the City of Yellowknife, the City of Edmonton and other places, so I've followed this project with much interest, and I disagree with some of the speakers, I think the public process has been very good on this project. Overall I've been looking at all the things that have been going on in the City of North Vancouver in terms of growth, in terms of development, with lots of excitement. I mean I think, you know unless we're going to spread out urban sprawl all the way to Atland, densification is what we need. I've also looked with a bit of trepidation in terms of things like sustainability and transportation, but I'm also wondering when all this development has gone along with an eye to sort of try to make sure we preserve public space, and lots of people think of public space as parks or green space, but I feel that a public Library is very important public space. And I'm not going to try and motor through all the things that a public Library could be doing that perhaps North Van City Library isn't able to do, I mean Mr. Fox and the young lad and several people have given their vision of all the things that can be done in public Libraries, and sometimes when a Library is built, people find other uses that you can't even envision in advance. I currently work for the City of Burnaby, I work for Burnaby Public Library and I manage McGill Branch which is a new branch that opened four years ago, and I invite any of you in this room to come across the Second Narrows into Confederation Park, and see this building. It was designed by James Chang. It has a beautiful siting and it is hugely used. 40% increase in activity immediately upon opening, a meeting room that is booked for everything from sort of humanist association to political parties to, it's a real hub of community activity, and I think our Library here in North Van could be so much more so, and I'm not criticizing the current management, the current leadership on the Board, as a matter of fact I think they've done a really amazing job given the constraints of the building, and they've done such a good job, I don't know if it was brought to Council, but they actually won an award from the B.C. Library Association earlier this year for trying to make a customer focused and a more public service focused Library in the space they had.

The last thing I do perhaps want to say is that several people have talked about economics, and there really is evidence based research that shows new Libraries, not only build community and as I say, in terms of who comes through our doors, who uses our meeting rooms, but they are also economic leverage. And there's really good evidence based research that proves this, I mean the new Seattle public Library, what Vancouver public Library Central did in terms of economic, there's research that you can find, and I think, that a Library is just used for recreational purposes is wrong, not that I would ever discount that in terms of a really important role.

So several people have said that this whole project, I think even the City Planner called it the civic heart, and I just want to say get it going, and the Library is going to be the pump that pushes that civic heart and I would urge you not only to give it the green light, but maybe step on the accelerator because the longer you leave it, the more, I mean with the ramp up to the Olympics and such, we may get farther behind. So that's very much for this opportunity.

Mayor Sharp

Thank you. Kathy McGrinerah? Is that....can't quite catch if it's era or.....and Carol McQuarrie? I saw Carol here.....is Carol gone? Okay, that's what happens when it goes on late. Mike Cuning? There we go!

Mr. Mike Cuning, 365 East 14th Street, North Vancouver

Your Worship, members of Council, my name is Mike Cuning, I live at 365 East 14th Street, I'm here this evening as a resident of central Lonsdale and unfortunately my wife Milena Schofield cannot be here because she's babysitting....I mean parenting, I make that mistake all the time! I'm here tonight to urge you to support this, I think this is a fantastic opportunity for all citizens of North Vancouver, yes there's going to be cost overruns, you know, I'm in the real estate business and costs keep going up every day.

This is a fantastic location, I think the City is going to benefit extremely well, my wife was heavily involved with the public consultation process, and I believe that there have been incredible opportunities for public consultation, we live almost 400 block of 14th on the east side, and we got the ads in the North Shore News, and I think one of the working groups that Melina was on actually came up with the idea of moving or doing the land swap with Hollyburn or something to that effect, of supporting the Library in its proposed location, so I think that's a really strong strong thing. I think the rental housing is great, and I'd really urge you to support this location, it's a great opportunity and the flip side is that it's an opportunity that I don't think should be passed on, because we have a chance here to move forward and build something great for 2010 and essentially have a legacy project, I think that's a really exciting idea for the City, so please support it, thanks very much.

Mayor Sharp

Thank you. The next person, is it Pari? Gone? Then at this point I want to ask if there are any other members of the public that have any questions or comments. Please come down to the microphone and give us your name and address for the record. Oh I've got up here first, then I'll take you next.

Mr. Robert Dunlop, 1515 Eastern Avenue, North Vancouver

Worship and Council, my name is Robert Dunlop, I have a condominium at 1515 Eastern Avenue. My concern at this point is since I've owned my condominium we've had seven high-rises in the immediate area, you know what my next statement is going to be, that my view is going all to heck, and if we get three more high-rises, my view is virtually eliminated. I understand that progress, etc., but my concern is with density transfers and applications for high-rises like I just heard the 13th and Lonsdale people are considering applying, that means that are we going to have a whole row of high-rises in this immediate area because that is what this area is zoned for, or is there going to be some kind of a like put on things so that we don't have a West End situation right here in the middle of North Vancouver? I'm in favor of our new Library, I can understand, I've been living in North Vancouver since 1942 so I've been around for a while, and I've seen all the Libraries go by, and it's obvious that we do need something but I'm concerned about the, let's say the precedents that are being set here, where high-rises are going to be popping up like mushrooms in all directions. Thank you.

Mayor Sharp

Thank you. Yes sir!

Mr. Peter Robinson, 1345 Chesterfield Avenue, North Vancouver

Your Worship, members of Council, my name is Peter Robinson; I live at 1345 Chesterfield, the corner of 14th and Chesterfield. I've lived there for 33 years, and I've seen many many changes in that time. Where it used to be single family dwellings, houses, there isn't one house left on 14th Street from Chesterfield over to Mahon. We had the one high-rise, the Marlborough Towers, then five years ago we had two high-rises, the Legion building on 15th and next door, the Summerhill senior building. In the last three, four years, the traffic on Chesterfield has become unbearable. Senior people, especially in my building are having difficulty even getting across the street, and it was only two weeks ago they put a crosswalk in on 14th and Chesterfield. I hadn't planned on talking tonight, but my fears are with all the traffic, the high-rises, all the new cars, the pollution is going to be terrible, especially when they are taking down all the trees in the area to put up this project, but as far as I'm concerned, I'm dead against it. Thank you.

Mayor Sharp

Thank you. Are there any others? Please come down to the microphone.

Ms. Agatta Battista, 121 West 15th Street, North Vancouver

I am Agatta Battista, I live on 121 West 15th Street, and this is a building known as the Legion building. I don't know if that has anything to do with that particular issue, but that building was also built and it's supposed to finance the selling of the apartments and condominiums was supposed to finance the whole Legion headquarters let's say, but the Legion bankrupt actually, and the fact that there is no cost analysis for that project worries me deeply. And I would like to as other people stated, hear more about that. I also didn't like the idea that there was no traffic analysis, that basically the presentation was stated that cars will be less numerous because they are not popular anymore and I don't find it true, the parking is a problem right now, and it will be a bigger problem, not to mention the whole circulation of the cars, and there is nothing addressed about that. And also I have to say that I would like to see a little bit different proposition for the downtown of North Vancouver than downtown of Richmond or the City of Burnaby, because it is different landscape, thank you very much.

Mayor Sharp

Thank you, yes next!

Mr. Jason Kanigan, 154 East 18th Street, North Vancouver

Good evening Your Worship, I'm Jason Kanigan, I live at 154 East 18th Street and I'm the Chairman of the City's Social Planning Advisory Committee. I came here tonight to listen to everybody speak, I'm very pleased that so many of you were brave enough to come down and share your views. I just wanted to make a few comments. We need a new Library, this statement is as true as it was three years ago when Councillor Perrault said it at all candidates meetings, we have the best, the brightest, the best trained and the most energetic and involved staff. And we have a tiny little building for them to be working that's not meeting the needs of this community. I was involved in this project since the beginning of the public process, I was invited to the initial meeting with the architect and I was very pleased to see that many of the things that we talked about at that meeting were included. The idea of three buildings funding this new Library was already there, but the idea of access to Lonsdale, the front of Lonsdale idea, and I was very pleased to see rental housing were included. I also attended the workshops that Council had in the conference rooms behind us.

Regarding the financing of it, the City has never pursued a debt policy to pay for things, so I don't think they will here. I don't think that that would be an intelligent way to proceed, they have to pay for it somehow and I think these towers are the most intelligent way of doing it. I'm not happy about the density. Anybody who follows Letters to the Editor will know my point of view on what we might have done about a referendum, and I think the most important things that we have out of these buildings that it's with the civic plaza, a sense of place, the architecture of the towers and the civic plaza should be the same, so that twenty years from now when people come in and they see those buildings and the new Library, that they're proud, it identifies itself with

the community. And finally I would like to see the old Library building turned into a daycare. Thank you.

Mayor Sharp

Thank you. Is there anybody else who wishes to speak?.

Mr. Bill Diamond, 110 – 130 East 11th Street, North Vancouver

Mayor and Council, Bill Diamond, 110 – 130 East 11th Street. I like a few other people did not intend to speak this evening, I came to show support for the efforts of a number of individuals and Council in going forward with this proposal. I enjoy coming to a public meeting which is an opportunity for individuals to voice their concerns, their comments, and I think it's very appropriate to hear both sides. I however find it a bit concerning when individuals talk about it not being an open process and a democratic process; we're involved in a democratic process which again, people are exercising the right to speak. And what I see coming out of here today is that we're looking for public support in principle, and to me that's the key in the whole process here, I don't believe that there's any budget being approved this evening, I don't believe that any final plan is being approved, but saying do you approve the concept, the process and principle of looking at continuing to develop some areas for the future. Myself personally, I look at it as being Council elected to make a decision, and as for exact expenses, well it would be great if we had those numbers, but I'm sure those numbers will change in a month, so I applaud actually staff and Council for saying let's look and see what people prefer, let's talk about approximate costs are, and let's not spend a lot of money on consultants until we know what we're looking for, then let's get the cost and then we have an opportunity for an elected Council, democratically elected I might add, to decide on what expenses are going to go forward and can this project be supported, and balance the needs of our community. I believe it was commented earlier that just because right now we're looking at for example three towers and 35,000 square foot Library doesn't mean that that's going to be the end result.

Again, I applaud Council and staff for having a self funding project, to me that's a great opportunity to go forward, it's not something that's geared to cost taxpayers additional funding, it will be funded by this development. If it does turn into something Council wants to go into the coffers of the taxpayer, well it's something they'll have to answer for at the next election, I'm quite sure. But again, if you have a self funding project, it's an opportunity, as I've heard a few people say, can you afford to not take advantage of it. We talk about guidelines about where this project is going forward, it's within the OCP guidelines, when it was first proposed there were a couple of proposals that were outside of guidelines, this is within the guidelines, this is a process people have an opportunity for input for a number of years. Now I heard a comment about, you know, do we build for the future, or build for the present?

When the Vancouver Airport was expanded before they finished building that last expansion, they had already outgrown the capacity, so why would you spend \$11,000,000.00 for yesterday, when you have an opportunity to spend for tomorrow. Build the size of the Library you need to grow the future, the growth of the City. Some other comments that where are computers going, communication, that sometimes we forget that the computers are a vital link for those who cannot afford a computer at home, that they go to the Library to check their e-mail to be in touch with their friends around the world, so there's a lot of things that computer add and offer that we sometimes we forget, and I think it's a great opportunity for the City to provide a venue for residents, and even visitors, tourists, there's a lot of things that can benefit to go to the Library and look for an opportunity to use a computer, whether it be e-mail, internet or whatever they're looking at, some people can even use it for preparing reports, resumes, saving on a disk, there's a lot of uses for computers going forward.

People were commenting that having a last minute opportunity where staff have had an opportunity to prepare for five years, but I think the public process has been going on for quite a few years, I myself have attended a number of meetings where I had an opportunity to speak my opinion so I don't think that should carry much weight, in saying that this is a last minute opportunity. There's numbers that were bantered about, that there's not a lot of support, but I didn't hear a lot of people talk about those who attended those meetings that were opposed, and if those that are truly opposed to this plan, why did they not attend these meetings and have their voice talked about and heard all along.

But if I could just wrap up with a couple of statistics as we've heard a few people use statistics. There is a petition of over 1,200 people I believe in support of the new Library in this development. But let's take a more relevant; let's just look at this evening. The people that spoke in favour which is over ten, they commented on the growth opportunities of a new Library, they commented on the overall benefits to the community which I think are there. But let's look at the other side. What were the three top opposed reasons for not wanting this development to go forward. One is view, two is process, and the third was cost, so four people said they were opposed to this because of losing their view, three said they didn't like the process, and two said they are concerned about the cost. It's unfortunate if you do lose your view, but I don't think that's looking at the macro side of what's best for the community of the City of North Vancouver. Your concerned about the process, again I think it's been a very open process, there's an opportunity for people to speak, and finally the cost. We're not deciding cost this evening, we're saying we support this concept in principle, let's let staff now decide how we're going to it and go ahead. Thank you for your time.

Councillor Keating briefly left and returned to the meeting.

Mayor Sharp

Thank you, is there anybody else that wishes to make any comments or whatever about this proposal this evening? Any other comments from anybody? Okay, I'm going to go to Council members at this point in time. I think just before I go there my guess is I'm going to have to ask for an extension beyond 10:30 p.m.

Moved by Councillor Mussatto, seconded by Councillor Keating

THAT the requirements of the Procedure Bylaw to terminate the meeting at 10:30 P.M., be waived, and the meeting continue to 11:00 P.M., if necessary.

CARRIED UNANIMOUSLY

Mayor Sharp

Councillor Mussatto!

Councillor Mussatto

Thank you very much Your Worship, I just have a couple of questions through you to staff if I could. And one that hasn't been really mentioned tonight, but I guess is at the heart of this is the existing City Hall, because it does factor right into this, and I'm just wondering, through you Your Worship, how does this proposal affect how one would visit City Hall, because I see that we are eliminating the entrance off of 13th Street and I'm just wondering where is the front door of City Hall, how does that factor into the mix of this, because clearly before tonight people don't want an expansion of City Hall, and I don't think we need an expansion, but I certainly think we need to let people know where it is when they need to come and visit here.

Mayor Sharp

Mr. White or Mr. Ducote!

Mr. Ducote

Well to answer the Councillor through the Chair, we hope that the civic plaza will become the new front door for all civic buildings, on the plaza and in order for this to be really animated it should be the new front door. That might necessitate over the long term or even the medium term a reconfiguration of that on the north side of this building so that it operates on that side and helps to animate that and is more clearly evident and there will be drop off over there, there will be high visibility from the Lonsdale area and so forth. We are not eliminating pedestrian access, pedestrian access from 13th Street, that continues there and people will be able to traverse the site on foot from many different directions.

Councillor D.R. Mussatto

So then Your Worship, staff is actively thinking about this and will be coming back to us with some options about what we can do to find a new front door so to speak?

Mayor Sharp

Mr. White!

Mr. White

Absolutely, yes Your Worship. Do you want me to run very quickly through the next steps that might be handy for Council for context? So we have a property exchange first to do, we want to conclude the zoning, do the property exchange, if that's Council's wish. Then there would have to be the requisite agreements with Hollyburn, and then we'd create some stopping up and closing Bylaws that would allow the property to be configured in the way it is, and subdivision, the Lonsdale Energy Corporation, Council is aware of that, we'd do a feasibility review, there's lots of steps, all involving Council and most of them would involve the public as well. Completed design process for the plaza, including public input around the open spaces, the streetscapes on Block 62, the accesses through Block 62, where the parking is configured, or whether it's all underground, some of it above ground, where the entrances would be, those sorts of things. Then with that in hand, finalizing the Library design so that the Library integrates with that space. And then to proceed with the construction drawings of the Library, to begin the marketing of the surplus lands on 13th Street Your Worship, then Hollyburn to proceed with the construction of the rental building, the City constructing the Library, the parking and the plaza, and then the private developer if Council chooses one to build the residential condominium towers to the south. So there are quite a number of steps that have to follow.

Councillor Mussatto

Thank you very much for that Your Worship. If I could just follow up then. There was a comment made tonight about traffic and traffic studies and plans, and it seems to me that there was something done, but I'd just like to know from staff, have we had a proper traffic study done in the area of the impacts of this type of development?

Mr. White

Yes Your Worship, and we have the traffic expert in attendance, as well as Engineering staff, if you wanted a brief presentation on that we'd be happy to provide it. It's such a big presentation Your Worship we went on quite a long time anyways, but we certainly have that as well, would you like to have a brief presentation?

Councillor Mussatto

Could we get the notes Your Worship?

Mayor Sharp

The executive summary?

Councillor Mussatto

The executive summary?

Mr. Peter Joyce, Bunt and Associates, Engineering, Transportation Planners & Engineers

Sure, I'd be happy to. Your Worship, members of Council, my name is Peter Joyce; I'm a principle with Bunt and Associates Engineering, Transportation Planners and Engineers. Our involvement with the Block 62 project goes back about three years time, what we did originally was to prepare a comprehensive traffic and parking study for the project which identified the parking needs for the project, it also undertook to understand the traffic increases that would be anticipated and how that would be accommodated on the area street system. City staff has asked us to update that work to present date conditions, so just this past month we've been out collecting a bit of traffic information, updated parking information on 14th Street, but in the neighbourhood to again assess the requirements in terms of parking and traffic. As well as the pedestrian and cyclist needs of this project. So that additional work has been collected now and our report is being prepared.

Councillor Mussatto

And is the information up to now saying that the streets could handle this type of change?

Mr. Joyce

That's correct. Basically the area streets, generally the intersections are operating at about 60% of capacity, most intersections during the afternoon peak period, there are some issues though, we've identified along Chesterfield tonight as one speaker tonight did, that the traffic, in particular at the 15th intersection at Chesterfield is pressured and that we anticipate that some upgrades will be required at that location as well, Your Worship, we are looking at as the site plan suggests, some improvements to the 14th Street approach to Chesterfield. Today the way that the parking is configured on 14th Street east of Chesterfield is really not a very desirable traffic situation, and so we're looking to normalize that approach and create a safer environment for pedestrians and traffic.

Councillor Mussatto

Thank you, Your Worship, and my last question if I could, and I may have missed it in our realms of paperwork that we've had here, but where we're proposing to do the two towers, the 180' and the 160', right now for a large part of that is staff parking, and how is that staff parking addressed in that plan Your Worship?

Mayor Sharp

Mr. White!

Mr. White

Well Your Worship, we have quite a few options in that regard, and we will be trying to find the most efficient and effective option, the easiest thing to do would be to provide all the parking in the area west of the current City Hall, in a big parking garage that would accommodate all the residential parking, the public parking and the civic hall parking needs. We hope to be able to discuss the potential of having the Library parking associated with the Hollyburn tower, as the speakers from Hollyburn, Mr. Spaxman noted, there is extra space available in that tower. Now all of that, there is even capacity, Your Worship, under the civic plaza if it's extended, we could create more parking in 14th Street in that current situation, but underneath the civic plaza. What we'll be trying to do is find the most cost effective approach to do that, Your Worship, and it will be a subsequent part of the work, I did reference it quickly, in my summary of next steps.

Councillor Mussatto

Thank you very much Your Worship.

Mayor Sharp

Councillor Clark!

Councillor R.C. Clark

Yes thank you very much Your Worship, I too have a number of questions for staff. First of all, and I realize we're still early in the process, but where do we sit with daycare, Council's instruction was that a provision of daycare be part of the considerations.

Mr. White

Your Worship, I believe one speaker recommended that it be provided for in the existing Library, and that's the thought that we presently have, it's going to be at least three years before the existing Library becomes the former Library, and after that it would have to be a separate set of decisions to decide how to use that space. But certainly the main floor of the Library, the bottom floor would be well suited for that purpose. The Advisory Planning Commission didn't think that was such a good idea, the Chairman of the Social Planning Advisory Committee thought it was a great idea, he even mentioned it tonight. So, I mean there is going to be some more discussion about that Your Worship, and that will be a future separate decision by Council.

Councillor Mussatto briefly left and returned to the meeting.

Councillor Clark

And I realize Mr. White that that would be the case on a number of these issues I'm asking about. What about the affordable housing contribution, I haven't heard any mention of that.

Mr. White

Your Worship, it's still on the books, and I think one of the first speakers referenced a commitment by resolution that Council made some time ago to put \$260,000.00 into the Affordable Housing Reserve. Since that time we've been looking at completely separate and apart from that financial contribution to the Affordable Housing Reserve, the Affordable Housing Reserve fund for those that are maybe new to this is a reserve that Council has that is used to subsidize the creation of affordable housing, it was used partially to subsidize the creation of the homeless shelter that has transitional housing above it, Entre Nous Femmes development up in Cedar village had funding from it, the Quayside Housing on West 2nd Street got funded partially by the City through that Affordable Housing Fund, so our regenerating money into that fund is a good thought and it was the original commitment by Council and is still on the books, but there may be other choices that are coming up in the not too distant future, Your Worship, that Council might rather devote its resources to, and we haven't suggested that Council reconfirm that resolution, it could be changed as a resolution because there might be other better ideas that come up in the not too distant future.

Councillor Clark

My next question, Your Worship, would be with respect to the numbers, the cost, etc., I noticed, Mr. White, in your description of Next Steps, there were no numbers attached to it, I'm presuming that was an oversight and that we will have a ball park estimate that Council can go with?

Mr. White

Yes Your Worship.

Councillor Clark

Okay. My last question then would be with respect to the land swap, without going into too much detail, and getting myself into trouble, I would like either yourself or the proponents to comment on what assurances Council has going forward that the land swap will happen, what factors may predicate that deal would change?

Mayor Sharp

Mr. White!

Mr. White

Your Worship, we're in the final states of negotiations with Hollyburn, but it's not been resolved yet, some of the things that transpire and this public hearing will have some impact on what the proposal to Council will be. But I think it's fair to say that Hollyburn have been full partners in the preparation of this work to date, we have a, in a sense I'm in the cooperative side of this and there's another group of staff that are working on the land transfer negotiations to perhaps they have a tougher job, but I think there is every indication that Hollyburn wants to make this land transfer, it's a good deal for both of us, I think, and perhaps Mr. Sander or Mr. Spaxman could speak directly to you on that.

Mr. Spaxman

Your Worship, we are proceeding in full anticipation that we should reach agreement, all the preliminary discussions today have been extremely favorable to both sides, there's been some strong negotiation and we seem to be coming to a place of agreement, I anticipate that would happen quite shortly.

Mayor Sharp

Okay, Councillor Fearnley!

Councillor R.J. Fearnley

Yes, I though we halted this process a while ago because we weren't satisfied about some of the things we're hearing about, public consultation, and we've gone through another process here, and I thought we were doing what we're supposed to do here, but I'm just wondering does the what we've done with this project meet the current standards for public involvement, and I'm wondering if you can maybe tell us, what was that involvement, what did that entail?

Mr. White

Your Worship, and perhaps you can put up the diagram that shows the public consultation process, and Mr. Ducote may have additional comments to make. The first thing we did, Your Worship, was hire an independent urban design consultant, because there was some concern on the part of the critics of the planning staff's process to date and the City staff's process generally, that we didn't have the expertise we needed and we should have fresh eyes devoted to this project. Mr. Ducote went through the process that he engaged in, which Council agreed to, but it was his recommendations for process, and we did have a broad advertisements of open houses, both in the paper and through mailers that went out to a very broad area around City Hall, some people say they didn't receive material on that, but we sent out in most cases 5,000 flyers to request peoples attendance to make them aware, as well as advertising in the North Shore News. Then Your Worship, we asked people that wanted to have further input to come together in a workshop setting, and spent time with them and got their ideas and bounced our ideas off them, and then we went through another public open house process Your Worship.

In addition to that sort of broad community involvement, in which people have to be somewhat able to talk about architectural design and densities and those sorts of things, and it's somewhat of an educational process, but it usually works out fairly well, we used blocks of wood and tried to make it as straight forward and simple as possible, but we also had the various advisory committees that are all citizens in our City that contributed to this, the Advisory Design Panel, which is appointed by Council of citizens and professionals in the design field viewed this proposal and recommended it to Council, and recommended changes to us as well, which we've made, the Advisory Planning Commission, Mr. Kanigan spoke on behalf of the Social Planning Advisory Committee, the Library Board, we've had open houses in the Library as well, Your Worship, it's quite an extensive period of public consultation, that's what Council requested, and that's what we tried to provide.

Councillor Fearnley

Part of that question was that it meets the standards that we've developed for public consultation.

Mr. White

It precedes it, but it meets those standards as well. There's been, I think what Councillor Fearnley is referring to is a recently adopted process to engage the public and I believe it fully complies with all of those guidelines.

Councillor Fearnley

I guess some of the other criticism has been pointed at putting tall buildings on this site and the increased density on this particular site, and I'm just wondering since you're the City Planner, does this plan conform with the OCP?

Mr. White

Yes Your Worship, and just to, some people were talking about the concern you know, what's going to happen in the neighbourhood, that's the second part of our work, Mr. Ducote's also been commissioned by Council to do that work and to engage the public. A very similar process is the diagram shown here will transpire for that broader piece of work. The initial results though suggest that we won't have as many towers and they won't be as tall as the plan provides for, we actually have more capacity for towers than we have density to fill it, so it's unlikely that we'll have a real tight configuration of towers based on the research that we've done to date, and that material has already been displayed once in a public forum, but we'll certainly be making it available again, as this process continues.

Councillor Fearnley

So I'm not quite sure, did you say that it does comply with the OCP?

Mr. White

Your Worship, yes it complies, this site allows towers as tall as 180', there is a proposal for one tower of that height on this site.

Councillor Fearnley

The other thing is that we've got some questioning about whether the building is suitable, I think they've been quite clear, but I wonder, we've got the Chief Librarian, she's a staff member, I wonder if maybe she'd like to talk about current Library usage, and how we see those numbers now and in the future?

Ms. J. Watkins, Chief Librarian

Thank you Your Worship. We actually just did a configuration of the statistics this afternoon based on our 2005 current statistics just so that you can see what on an average every day happens in terms of the Library. We have 1,100 people who use our facilities, 1,800 items are checked out and 118 items are checked in, so 3,600 items are handled on a daily basis. We have 150 holds that are processed and filled, and we have 250 information questions that are answered. 375 sessions are booked on public computers each and every day, and 100 children attend literacy based programs. In addition to that we register 20 new people and that's every day, that's every day on average all year. So it's a very well used Library space, we do all of that in 13,900 square feet, and that is about .29 square feet per capita, and comparative to other Libraries across Canada, the average is .5 square feet per capita for public Library space. We actually use that as a standard across the country, however we do use other standards to compare our Libraries to, that would be our neighbours on the North Shore, in comparison to West Van, they have 1.25 square feet per capita, and in terms of the District, it's .55 square feet per capita and growing with their new Library facility that's being built. So you can see that in fact we are under sized compared to our colleagues.

The other thing is we've chosen to be a single site Library system, so we actually are choosing to use the most cost effective operational model. We will be combining both administration and public service delivery in one setting, and we will not be expanding to deliver an expanded branch service and if you compare that to other Libraries across the Lower Mainland, single site Library systems usually have .6 square feet per capita. And if you do the math, that means if we have 54,500 people in the next 17 years now, we've been working on this for about six years already, we actually would require at bare minimum at least 33,600 square feet, so we actually do operate on a very small space and I just would make one other comment, our space also really restricts peoples ability to have access to materials, we are in a book in a book out situation at the present time, if we buy a book we have to take a book out of the collection, which doesn't allow us to meet the information needs and the recreational reading needs of the community as well. Did I answer your question? Or more than?

Mayor Sharp

Okay thank you very much. Councillor Keating!

Councillor C.R. Keating

Thank you very much Your Worship, I promise not to ask such complex questions. I guess I just two questions.....one again regarding affordable housing, if I'm to understand correctly from Mr. White's comments during the public hearing process earlier on, the contribution to affordable housing is yet to be decided by subsequent specific resolution, is that staff's interpretation?

Mayor Sharp

Mr. White!

Mr. White

Your Worship, I guess the way I tried to explain it is that \$260,000.00 commitment is still on the books.

Councillor Keating

And that money, Your Worship, will come from the proceeds of sale of the lands in question here?

Mr. White

Your Worship, that was the intention.

Councillor Keating

Thank you very much Your Worship. The second question I have is can you confirm again that the amount of lands, buildable land for sale at this point is in fact 306,000 square feet?

Mr. White

Your Worship, the proposal before you in the Bylaw allows up to 300,000 square feet onsite and up to 306,000 square feet in all.

Councillor Keating

But that would be the total buildable square feet for sale at market rates.

Mr. White

That's correct.

Councillor Keating

Thank you very much Your Worship.

Mayor Sharp

Okay Councillor Heywood!

Councillor R.N. Heywood

Thank you very much Your Worship, just a couple of questions, in terms of the cost, this would be to Mr. White, you mentioned a figure tonight, I think it was \$300.00 per square foot, you come up with \$11.5 million for the Library. I'm assuming that we add on parking, we add on traffic upgrades, we add on the plaza, and we add on refurbishing the old Library and issues such as that, so is this the kind of information that's going to be forthcoming as we move forward?

Mr. White

Your Worship, what usually happens in a civic project like this, it starts out with the Library, then we want to underground the hydro lines, and that adds cost, then we want to provide parking in a better way, and that adds cost and so on. The core idea here was to create a new Library, that's the smaller cost, the bigger cost, is to improve all the other things that are happening around Block 62, the plaza, the proposal for instance in Council's memo, Council got a memo from Engineering that suggested why don't we move Chiba gardens here, it's not a bad idea, but it certainly wasn't an idea that came up earlier in the process, but it's a tremendous potential, but that might be an extra cost, it might be something that Council wants to fund and prove Chiba gardens, put it in the heart of the City close to where maybe where Chiba would have wanted it in the first place. All of those kinds of things can be picked by Council or discarded by Council as this process continues. Affordable housing is by resolution, going to be compensated to the tune of \$260,000.00, so that's in the cost right now, it might come out of the cost if we find a way of creating some affordable housing in the near future. But it's offsite. So there's a variety of things that have yet to be determined, Your Worship, and that process will ensue if council gives final adoption to this and get the land exchange done.

Councillor Heywood

So when we look at all these issues then, in terms of the Library and the implications of that, we are talking about a project in the neighbourhood of \$25 - \$30,000,000.00?

Mr. White

Your Worship, I think the City Manager perhaps would know the latest number?

Mr. A.K. Tollstam, City Manager

Thank you Your Worship, the estimate right now, basically this is rough, would be about \$24,000,000.00 and we're hoping to get higher amounts from our sale of our lands. But I just wanted to point out, this isn't something new, if you look at the centre for Lower Lonsdale, JBCC was financed from the sale of our lands, so this isn't something the City is new at, we've been working on this for years now, I just wanted to point that out for Council.

Mayor Sharp

Is that it Councillor Heywood?

Councillor Heywood

Yes thank you.

Mayor Sharp

Councillor Perrault!

Councillor B.W. Perrault

Yes and I just want to repeat a question and it's others that sort of alluded to it but I want to go at it again. There was a couple of people who did ask the question, how can we afford this, how will we do this, and I wonder if staff could elaborate again in sort of layman's terminology, how we're going to pay for the Library.

Mayor Sharp

Mr. White!

Mr. White

Your Worship, if I may? If we sell 300,000 square feet to Acme Development Corporation on Site 3, that's the, sorry Robyn, could you put up the original diagram? So that the two towers on the south plus the space beside it, Site 3 in yellow would create the capacity for 300,000 square feet of for sale residential density. If land is selling for construction at \$80.00 a buildable square foot, that's worth \$24,000,000.00, if it's at \$90.00 a square foot it's worth \$27,000,000.00. In addition to that, this site created surplus density, Council made a conscious decision and not building another market tower on this site, that capacity for extra growth could be transferred somewhere else. If that's done, up to 66,000 square feet, also at \$80.00 a square foot, it's another \$6 or \$7,000,000.00, I can't do that calculation in my head, so the total value of Site 3 plus the transferable density might be in the order of \$40 - \$31,000,000.00, it might sell for more than that, we don't know at the present time. But that's the source of revenue that we're thinking about.

Councillor Perrault

My next question, I just have one more question and thank you for that. So in essence you could say that the Library will be self funded, because the money acquired from the sale of those properties will go towards paying for the new Library. Is that.....*break in tape*...the City is totally debt free, am I correct?

Mr. White

Correct.

Councillor Perrault

My next and final question is with regard to public consultation. How many open houses, how many workshops did we have?

Mr. White

When would you want us to start counting Your Worship, because you know to start with, we've had six locations for a Library, each one of those has involved some sort of public process. But in the most recent situation, what we had was two open houses, a workshop, we had advisory committee reviews, two by the Planning Commission, two by the Design Panel, we had advertisements in the paper, there were three of those, we had circulars that went out to the general area, not just the immediate neighbourhood but the general area. More than 10,000 of those, so it's been quite a comprehensive process of attempting to get community engagement?

Mayor Sharp

Okay, at this point I'm going to ask for a motion to conclude. Councillor Fearnley!

Councillor Fearnley

So moved.

Mayor Sharp

Councillor Clark!

Councillor Clark

Second.

Mayor Sharp

All those in favour, contrary, carried unanimously.

Moved by Councillor Fearnley, seconded by Councillor Clark

THAT the Public Hearing conclude.

CARRIED UNANIMOUSLY

The Public Hearing concluded at 10:49 p.m.

Certified a true and accurate transcript of the Public Hearing

Original Signed by:

Robyn G. Anderson, Acting City Clerk

Date: November 4, 2005