



TRANSCRIPT OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, B.C., ON MONDAY, MAY 26, 2008 AT 7:30 P.M.

PRESENT:

COUNCIL MEMBERS

Mayor D.R. Mussatto
Councillor P.J. Bookham
Councillor R.J. Fearnley
Councillor R.N. Heywood
Councillor C.R. Keating
Councillor B.W. Perrault
Councillor S.A. Schechter

STAFF MEMBERS

F. Caouette, Acting City Manager
S.E. Dowey, City Clerk
J.M. Rowe, Assistant City Clerk
R.H. White, Director, Community Development
I. Gordon, Director, Finance
S. Ono, City Engineer
B. Themens, Deputy Director, Finance
T. Barber, Manager, Engineering Planning & Design
G Penway, Deputy Director, Community Development
S. Smith, Planner
J. Piercey, Planning Technician II
S. Wilks, Timekeeper

**Bylaw No. 7930 – 1532 Bewicke Avenue – File: 3345-02 BEWICKE 1532
AND**

**OCP Bylaw No. 7924 and Zoning Bylaw No. 7925 – 1404-1456 Bewicke Avenue –
File: 3345-02 BEWICKE 1404-1456**

The Public Hearing was called to order at 7:43 p.m.

Moved by Councillor Perrault, seconded by Councillor Heywood

THAT the meeting recess.

CARRIED UNANIMOUSLY

The meeting recessed at 7:44 p.m. and reconvened at 7:54 p.m. with the same personnel present.

Mayor D.R. Mussatto
Ms. Dowey!

Ms. S.E. Dowey, City Clerk

Thank you Your Worship. The first one is Bylaw No. 7930 to rezone Lot 5, Block 43, D.L. 547, Plan 1215, located at 1532 Bewicke Avenue. The amending bylaw will have the effect of reclassifying the said property from RS-1 (One-Unit Residential 1) Zone to CD-556 (Comprehensive Development 556) Zone to permit construction of a new two-storey front/back duplex, plus cellar. Each unit is approximately 1,600 square feet plus 840 square feet of cellar area, which is exempt from the gross floor area calculations. Two detached single car garages and two open parking spaces are provided in the rear and will be accessible from the lane. The applicant is **6368 LUCKY CONSTRUCTION LTD./RAFFAELE & ASSOCIATES BUILDING DESIGN CONSULTANTS LTD.** I received only one letter and that letter was opposed, Your Worship, and circulated to members of Council.

Mayor Mussatto

Thank you very much Ms. Dowey! The staff presentation is going to be Ms. Piercey. Welcome. Thank you.

Ms. Jocelyne Piercey, Planning Technician II

Thank you, Your Worship. Good evening Your Worship and Council members. This evening the property we have is a property rezoning application at 1532 Bewicke Avenue. The property is situated midblock between West 15th and West 16th Street. It is on the east side of the block. The site has an east/west configuration and slopes about 10 feet from the front to the back and it slopes upward to the east. The homes on this side of the block consist of single unit homes while the lots directly across the street contain two unit dwellings. The lot westward, which is behind the duplexes on the west side of Bewicke, consists of multi-unit townhouse complex.

The subject property is currently zoned RS-1 and has an Official Community Plan designation of Level 2 Low Density. The owner has applied to change the zoning from RS-1 to Comprehensive Development No. 556 in order to construct a new duplex on the lot. The reason it is being zoned to a Comprehensive Development is to ensure that the development doesn't exceed the Official Community Plan maximum of .5 fsr. Typically properties under a Level 2 designation can be rezoned from an RS-1 to an RT-1 and the FSR under RT-1, in this case, exceeds the Official Community Plan so we have turned in into a Comprehensive Development and we are limiting the fsr to 5 times the lot area. So, the proposal itself conforms to all aspects of the RT-1. The site specific is just to limit from exceeding the Official Community Plan.

The proposal consists of a front/back duplex with four parking stalls and they would be accessed from the lane.

This concludes my brief introduction of the project this evening and the Planning Consultant, Mr. Raffaele Funaro, is here this evening, on behalf of his client, to speak to the architecture of the project.

Mayor Mussatto

Thank you very much Ms. Piercey. Mr. Funaro wants to make a presentation at this time? Welcome sir. If you wouldn't mind, just for the record, if you could give us your name and address.

Mr. Raffaele Funaro, Raffaele & Associates Building Design Consultants Ltd.

My name is Raffaele Funaro. My company is Raffaele & Associates. I live in Vancouver.

Mayor Mussatto

Welcome sir, please proceed.

Mr. Funaro

We are proposing a duplex on lot and a detached garage at the back of the street. The dwelling consists of two stories above ground and a cellar level which will be partially below grade. The total square footage for all three floors is 3261.36 square feet which is proposed on a 6468.0 square foot lot.

Our proposed duplex is a West Coast Craftsman style home with dual detached single car garages. The lot slopes towards the front, requiring the rear unit of the duplex to follow the grade and be four feet higher than the front unit. This is different for one of them. We have designed the overall height to be adaptable to the current streetscape as well as with future developments. We have chosen a low pitch roof that mimics streetscape patterns and derived characteristics from the adjacent houses. Window to wall ratios have been extracted from surrounding houses and have been enhanced with large end gables that face the street. The connection between the left gable and the porch roof creates asymmetry in the façade and a movement in the visual massing. The porch and verandas also form a visual void space to lighten the massing on the streetscape. Hardiplank siding, wood trim, wood detailing, and vinyl windows have been proposed.

The streetscape consists of modest homes approximately twenty years old or more. The house at 1540 Bewicke Avenue maintains a vibrant landscape and 1522 Bewicke Avenue is mostly hedged with front driveway access.

The site is situated three houses south of Westview Elementary School, a short walk to St. Thomas Aquinas School and is less than ten blocks to Carson Graham Secondary School, with direct access to its fields, football, soccer, etc.

This location promotes family growth and safety through proximity. Capilano Mall is within walking distance and Lonsdale Quay and Westview Mall are a short distance away. This location is convenient for jobs and is good for the local economy. Local shops will benefit from denser populations and diverse family structures, duplex lifestyles.

The landscaping introduces young growth into the ecosystem and livens up the neighbourhood with plant diversity and promotes wildlife sustainability. Recycling and garbage pads have been included on the lane side of the development for each unit. So as you know, permeable stepping stones and interlocking pavers have been used in the landscape design to promote healthy growth around the duplex. Water permeability land cover will be used around plants and there will be a grass lawn.

I verify, what I can say, we instead of offer going with a normal duplex generally side by side with a five feet. We tried to do something different. We are going with a front duplex, front/back, making one entrance from this side here and one from the other side. Showing the house in the front like it is in half, no duplex. We went in and out in order to give more space and more room to the next door house. a good job and I think we did something different from the normal duplex. The lot is a very very difficult lot. It slopes from front to back. Jocelyne she said 10 feet makes 13 something more neighbourhood. it is very difficult to do with one duplex front/back because generally in a house we have a front, a back, we have a window, so on the side the less window you can have.

We managed to make a duplex. Altogether they look good and make some different type of design. In my opinion we did a job that can be very friendly for the neighbourhood and fit in this type of neighbourhood. Thank you very much.

Mayor Mussatto

Thank you very much for your presentation Mr. Funaro. At this point in the evening it is the opportunity for members of the gallery who have any questions to ask or comments to make who believe their interest in this property is affected by this proposed bylaw change, to do so. I ask that you keep your comments to five minutes and be respectful of others who may have differing points of view and then if you are unable to complete in five minutes we are certainly going to allow you to come back at the end if you have any other new information to provide we will let you do so. We had a sheet that was up earlier. We had one person sign. Ms. Anthea Hinglish is here, so I am going to ask Anthea if you wouldn't mind coming down. Then I will go to members of the gallery. Welcome Anthea. If you wouldn't mind, just for the record, your name and address. Thank you.

Ms. Anthea Hinglish, 653 West 16th Street, North Vancouver

Anthea Hinglish, 653 West 16th Street. Good evening Mayor and Council. This property backs onto the T-joint of the north/south lane and the east/west lane between 15th and 16th. I wonder how hard it is going to be getting out of the garages and open parking spaces without very good visibility. Off lanes are really busy; the east/west serving 16th and the north side of 15th and the north/south by cars and pedestrians going to and from home. The students from Westview Elementary School use this lane often running helter skelter down it at 3:00 p.m. and they go on skateboards and scooters and all those sorts of things.

Also in the middle of the lot at the lane end is a very important power pole. It feeds power north and south and up the east/west lane for the properties on 16th and north of 15th. I would like to know what the plan is for it. Overall I like the design of this duplex. It is quite pleasant to look at and I think it is a good and efficient use of the space but I am concerned about the power pole.

Mayor Mussatto

I don't know if anybody from Engineering is here or Community Development. Is Engineering able to respond to that? I don't know. Mr. Barber is here. He may or may not have an answer to that one. Mr. Barber!

Mr. Tony Barber, Manager, Engineering Planning & Design

Yes, Your Worship, I am afraid I don't have a direct answer. I can say that the Engineering Department has reviewed this application and has not identified access to be an issue in any way. I understand the configuration is very similar to other developments and that power pole situation is something that is usually also looked at and it is typically, if it is in the way of access, it is required to be relocated at the developer's expense.

Mayor Mussatto

Thank you Mr. Barber.

Ms. Hinglish

That is great except it is bang opposite where it goes up the lane. I don't know how you can move it without upsetting the configuration of the power lines.

Mayor Mussatto

Mr. Barber!

Mr. Barber

I am sorry. I cannot answer that without really looking at it but there is probably some creative ways of dealing with it, maybe with relocating the pole and then having some mid-span aerial connections to the other existing properties would be my guess.

Ms. Hinglish

Any chance of getting everything put underground? I can ask!

Mayor Mussatto

I think the cost of that Mr. Barber is significant for underground.

Mr. Barber

At this point we are requiring underground dip services to all new developments but we are not actually requiring the underground conversion of the main lines but the underground dips do facilitate that once the redevelopment in the area occurs and then it is possible to do it fairly economically depending on what the power configuration is.

Mayor Mussatto

Thank you very much Ms. Hinglish. I am going to go to members of the gallery now. Welcome please Ms. Bolton. Everyone this evening will certainly have an opportunity to speak. Welcome.

Ms. Toni Bolton, 1512 Bewicke Avenue, North Vancouver

Thank you. Toni Bolton, 1512 Bewicke. Good evening Mayor and Council. I just wanted to speak in favour of this proposal, but we would like clarification because part of the application says that the applicants have to provide underground hydro communication and cable. So, that is why we were wondering about that one pole that is a very significant pole. What would be underground?

Mayor Mussatto

Mr. Barber!

Mr. Barber

Your Worship, the only underground component actually is the dip so there is no over aerial line from the existing wiring to the garage or to the homes. But as I said earlier the underground dip does facilitate future undergrounding. It is all set up once all the others, if the others do redevelop, so over the course of several years we could then do an underground conversion at a later date.

Ms. Bolton

Okay. It just seems strange that it was one of the requirements that they had to provide but then I don't understand. I want to compliment the Architect for considering surrounding properties and not building to the maximum height or lot density. I did have one question. At a previous open house for another development and a conversation about profitability it was mentioned that other duplexes in our area are being built with inferior quality materials in order to make a profit. Can you reassure us that this is not the case?

Mayor Mussatto

Mr. Raffaele, if you wouldn't mind speaking to the microphone, we would appreciate it. Thank you very much.

Mr. Raffaele

On behalf of the owner, I believe I hope we finish the way we just said. I think we designed a very, very, very good quality material for a countertop.

Ms. Bolton

Presumably the owner is making enough money doing it that way?

Mr. Raffaele

Make enough money, depends. We do the best to build a beautiful house.

Ms. Bolton

Thank you.

Mayor Mussatto

Thank you Ms. Bolton for that.

Mayor Mussatto

Are there any other members of the gallery who have any questions to ask or comments to make? Please, sir, and then I will go to the lady just to your right. Thank you. Welcome sir.

Mr. Borzoo Rostamirad, 1540 Bewicke Avenue, North Vancouver

I am Borzoo Rostamirad. I am living in 1540 Bewicke Avenue. Because I cannot speak too good of English, I let my daughter to come and speak my idea.

Good afternoon. We are actually the neighbour adjacent that building on the north side of this new complex and we already submitted a letter regarding this. This new building will block our view on this side completely. So, right now we have a nice view of the whole downtown area and we really would like to keep that.

Basically this new building, to our measurement, basically it is going to be twice as high as the current one and also it is going to come forward like about five or six feet. It would definitely reduce our property price.

Mayor Mussatto

Would you mind, for the record, if you could just give me your name again. I am sorry I missed it.

Ms. Shackta Rostamirad

Sorry, I am Shackta Rostamirad. We are at 1540 Bewicke Avenue.

Mayor Mussatto

Bewicke, just to the north, yes. Have you spoken to staff about this issue at all?

Ms. Rostamirad

We already submitted a letter and it is in the file basically.

Mayor Mussatto

All members of Council have received that. Thank you very much.

Ms. Rostamirad

Thank you.

Mayor Mussatto

Are there any other members of the gallery who have any questions to ask or comments to make please just raise your hand. Yes, sir, if you wouldn't mind just coming down. Welcome. If you wouldn't mind, just giving us your name and address.

Mr. Johannes Schenk, 1522 Bewicke Avenue, North Vancouver

My name is Joannes Schenk and I am at 1522 Bewicke just immediately south of this project. I have to say quite frankly that just about anything you put in there would be an improvement on what is there presently. I don't say that in a trite manner in any way. I think everyone appreciates that there is going to be a clean fresh new building. I think it looks pretty good the way it is. I think my concern is the parking. Really, the neighbourhood, with what is going on down the block, with what is going on here and then with what is going to happen in the future, I mean it is going to turn into a giant parking lot, and this is just the tip of the iceberg. I guess the bottom end of the iceberg, whichever you care to look at it. You know, parking is an issue. The backyard in this unit is not going to be a backyard. It is going to be a back parking lot, with two garages and two external spots.

I think that ties in with the other individuals concerns about access and egress in the back, the kids going up and down the alleyway, just the general amount of traffic and the visual appeal of a series of backyards that are full of cars.

And then, I think, there is also the issue of the street parking because with the number of units that go in, that invariably attracts more street parking, and I think moving away from the Official Community Plan in this manner is going to change the character of the area. I think, at least from my perspective, that is going to be the biggest impact in that area. So, I don't know what you do about that. I am probably going to make this comment later in the evening in regards to the project down the road but I don't know why. You know one way to deal with this is maybe to issue permit parking. I don't know, if you pass a bylaw or something. To park on the street you have got to actually show a ticket in your car that that is where you are allowed to park so there isn't a proliferation of vehicles all over the place. And that is not an uncommon solution. It is applied in other municipalities and I don't see any reason why this municipality cannot do it. And that is not unduly onerous on the individuals developing. It allows them to get the maximum use of a lot but it at least do something to control what goes on with the vehicles. I don't have anything further to say than that.

Mayor Mussatto

Thank you very much Mr. Schenk. Mr. Barber, we do have a process for resident exempt parking, do we not?

Mr. Barber

Your Worship, that is correct. There is a policy on it and there is one block in the area I think that does have resident exempt parking. Fifteenth Street, I think, east of Bewicke, I believe. That is available if there is a petition signed by the majority and some other requirements that must be met as well.

Mayor Mussatto

So, that is something that is initiated by the local residents themselves. They just come to City Hall and you could explain it to them?

Mr. Barber

That is correct.

Mayor Mussatto

Thank you very much Mr. Barber. Are there any other members of the gallery who wish to speak? Yes, please. Welcome, Ms. Ireland. If you wouldn't mind just for the record give us your name and address.

Ms. Karen Ireland, 1504 Bewicke Avenue, North Vancouver

Karen Ireland, 1504 Bewicke Avenue. Good evening, Your Worship. Very briefly I agree with the gentleman who just spoke. Speaking about the parking, our small community is designated within the Official Community Plan for duplex development and if every duplex resident has four parking spots in the back, in the lane, for every lot, then what the gentleman said is indeed true, that it would be one huge parking lot. So, I would be more comfortable with three parking spots for this particular development to set precedence for the future. Thank you.

Mayor Mussatto

Thank you very much for that. Are there any other members of the gallery who have any questions to ask or comments to make, please, just put your hand up. Okay, once, twice, thrice. I will go to members of Council. Are there any members of Council who have any questions to ask, not comments, but questions with regards to this application?

Mayor Mussatto

Councillor Perrault!

Councillor B.W. Perrault

I have a question for staff regarding the parking. The proposal, as it is being put before us tonight, and I think there have been some changes since the last time we saw it, could you elucidate again the parking and the provision and the setbacks. What provision have we made and what is the proposed setback from the street?

Mayor Mussatto

If you wouldn't mind, I think I might go to Community Development, Councillor Perrault; they may be able to respond to that one, I think a little bit more appropriately.

Ms. Piercey

Through you, Your Worship, to Councillor Perrault, you would like to know the setbacks of the garage and the parking stalls?

Councillor Perrault

And also from the front yards, which is what I am concerned about, the setback.

Ms. Piercey

For the principal dwelling?

Councillor Perrault

Yes.

Ms. Piercey

Through you, Your Worship, the setback for the principal dwelling at the front is 25 feet.

Councillor Perrault

Is that the allowable setback or is that what they are proposing?

Ms. Piercey

Through Your Worship, that is the allowable setback under RT-1 regulations and that is what they are proposing, so their proposal does vary the normally required RT-1.

Mayor Mussatto

And the parking, I think was the other question?

Ms. Piercey

Through Your Worship, with respect to the parking, they are proposing four parking stalls. Under the RT-1 regulations two parking stalls would be required so they are proposing two over and above the normal requirement.

Councillor Perrault

What about provision in the event that somebody buys down the future and decides to put in a suite, what has happened here to disallow that from occurring? Have they put in any safeguards in?

Mayor Mussatto

Ms. Piercey!

Ms. Piercey

Through Your Worship to Councillor Perrault, sometimes we put in covenants on properties to safeguard against that and in this case we have not done, we are not proposing that.

Councillor Perrault

In terms of the provision in the basements is there an opportunity for a suite to be developed? Exactly what is the proposal for the basements? These are duplexes. We do not allow secondary suites in duplexes. What have they done with the basements in order to prevent that from happening, if anything?

Ms. Piercey

Through Your Worship, to Councillor Perrault, in the basement they have proposed rooms such as utility rooms and recreation rooms and computer rooms, which are typical rooms that you would find in a basement area that wouldn't have a suite in it.

Councillor Perrault

Would there be an opportunity to put in more than a two piece bathroom?

Ms. Piercey

They are proposing a three piece bathroom.

Councillor Perrault

Three pieces being?

Ms. Piercey

The sink, toilet and shower.

Councillor Perrault

Okay, thank you.

Mayor Mussatto

I see no further questions then. Councillor Bookham!

Councillor P.J. Bookham

Thank you Your Worship and through you, just with respect to the bathroom. It looked to me on the drawings as though it has sort of a shower/tub. That is was a full bathroom, is that correct?

Mayor Mussatto

Ms. Piercey!

Ms. Piercey

Through you Your Worship, yes, that is correct.

Councillor Bookham

Okay, and with respect to our discussion recently about habitable rooms in cellars. Can these rooms that are now designated, as I believe a work out room, a computer room and an entertainment room, can they be used as bedrooms? Can they legally be used as bedrooms?

Mayor Mussatto

Ms. Piercey!

Ms. Piercey

Through you Your Worship, the new regulations were passed for RS-1 Single Family and in this case in duplexes there isn't the provision to be used legally as bedrooms.

Councillor Bookham

So these rooms are to be used as designated for purposes other than for sleeping or cooking?

Ms. Piercey

Correct.

Councillor Bookham

Thank you.

Mayor Mussatto

Alright, I see no further questions then, so Ms. Dowey!

Ms. Dowey

We are now on to the next Public Hearing, Your Worship.

Mayor Mussatto

Certainly. So we are going to go on to the next Public Hearing and then the idea is that we are going to have the public discussion for both of them at the conclusion Ms. Dowey?

Ms. Dowey

That is correct Your Worship.

Mayor Mussatto

Right! And we are doing that just in case there was some comments that just slightly overlapped on the two because they are very close to each other but, indeed, Council will be deliberating both tonight. Unfortunately for the people for the first part of the Public Hearing you'll just have to wait until we have concluded the Public Hearing to do so. So, Ms. Dowey!

Councillor Keating briefly left and returned to the meeting.

Ms. Dowey

Thank you Your Worship. OCP Bylaw No. 7924 is to amend Schedule A of the City of North Vancouver Official Community Plan to change the Land Use Designation for 1404 - 1456 Bewicke Avenue, legally described as Lots 1, 3, 4, 6, 7 and 9, Block 44, D.L. 547, Plan 3454, from "Residential Level Two: Low Density" to "Residential Level Three: Low Density".

Rezoning Bylaw No. 7925 is to rezone Lots 1, 3, 4, 6, 7 and 9, Block 44, D.L. 547, Plan 3454, located at 1404 - 1456 Bewicke Avenue. The amending bylaw will have the effect of reclassifying the said property from RS-1 (One-Unit Residential 1) Zone to CD-553 (Comprehensive Development 553) Zone to permit the construction of three dwelling units on each of the six lots. This is a revised version of the proposal which was considered at a previous Public Hearing in October, 2007. Since that time the secondary suites have been removed, the floor area reduced, building separations increased and other changes. Four parking stalls (two enclosed/two unenclosed) per lot would be provided. The applicants are **RONALD W. MCINTYRE, BARBARA E. MCINTYRE, IRAJ B. KHORZOUGH, FATAMEH HEYDARI, MICHELLE C. GRAHAM, HASAN S. MONFARED, GITI ESLAMIAN, MAHDI HEIDARI/JORDAN KUTEV, ARCHITECT.** Council will consider Bylaws 7930, 7924 and 7925 under item 11, 12 and 13, Your Worship.

Your Worship, I would like to advise that I received 149 letters of support for this application inside the boundary, 86 letters of support outside the boundary, 8 letters that were neutral and one letter that was opposed, and all those have been forwarded to members of Council, Your Worship.

Mayor Mussatto

Thank you Ms. Dowey and we are just going to pause for a moment while people make their way into Council Chambers. I am just going to let people know that there are seats in the front if people would like to sit in the front. You are more than welcome to come down to sit in the front row. Ms. Dowey are we permitted to have chairs along the aisles or not?

Ms. Dowey

We are not Your Worship. I have some chairs at the back and I have chairs out in the foyer and this will be broadcast out in the foyer, Your Worship.

Mayor Mussatto

Thank you. People are welcome to stand right down near the edge, if you can. There is some room over here if people would like to stand. I think you can actually sit on the floor if it gets to be a little tiring. I apologize for that. There are seats outside that you are welcome to use as well. I am going to take a wild stab at this but I am assuming many of you have never been here this evening, so I would like to welcome all of you here to your City Council Chambers this evening.

The rules are such that we are all very respectful of other peoples' points of views and beliefs and that there is no booing or clapping and there is no show of support or derision on anybody's points of view. We are here to listen to peoples' points of view. Council has a difficult decision to make and we must be respectful and fair of other peoples' points of view. But, thank you very much for coming. Each and everyone of you will have an opportunity to speak this evening but unfortunately with a large crowd we may have to be a little bit patient but Council is certainly going to be here so that everybody does have an opportunity.

Now, the floor is Mr. Penway's and he is going to give the staff presentation. Thank you, Mr. Penway!

Mr. G. Penway, Deputy Director, Community Development

Thank you Your Worship. I will give a brief overview of the context for the application and the applicants have a presentation of their own.

The context for the site that we are speaking of then is projected on the screen. Fourteenth would be an east/west street running here. Bewicke Avenue is a north/south running street here, 15th Street and this is a lane, so, the sites included then are each of the lots which are six lots on the east side of Bewicke Avenue between 14th and 15th Streets.

In terms of the Official Community Plan, I'll just walk through the designations for this, which have changed a little bit or are in the process of changing as a result of the Marine Drive Study, which has occurred, and this is land use designations prior to the Marine Drive Study coming in. So again, just to context, this would be Bewicke Avenue running north/south, 14th Street to the south of it, 15th Street to the north and this would be the subject site.

So, through the Marine Drive Land Use Study there was a recommendation, which Council has supported for a number of changes. Not of this site but of lands further to the west across Bewicke and so those studies speak of residential happening on 15th Street that we call a townhouse type density Residential Level 4 of 1.0 floor space ratio, which is a ratio of how much building you could build relative to the lot area, and then on 14th Street below that Residential Mixed Use designation for commercial and residential use and there is a potential for 1.75 fsr as came out of the Marine Drive Task Force recommendation. The current Official Community Plan actually speaks of 2.0 fsr and there was a development approved here some time ago called the NOMA which is now just being occupied, which is about 1.8 fsr.

The proposed application then is to change the Official Community Plan designation for this subject site from the current Residential Level 2 Designation of 0.5. This is a land use category that allows for a variety housing types at .5 times the lot area. Most commonly those are duplexes but it does actually have potential for attached housing for more than two units and we do have some of those that have been approved as well. It is not the same as a duplex zoning per se. It is a potential for land use with attached units at .5 times the lot area. The proposal then is to change that from Level 2 to Level 3, which has a maximum potential of 0.75 fsr.

The context for this application then would be in the future, if these changes come to be, one day we would expect to see the lands to the north and to the east developed or continuing to be used for one or two family dwelling units that might already exist. It could be multi family as well but at 0.5 times the lot area. To the south the lands have this Level 3 designation. Some of the sites have already been redeveloped. To the west then a mixed use development could occur on the north side of 14th Street across the street from this and townhouses at 1.0 fsr here. And here we have a cooperative housing development, which has already been fully developed, although they do have more potential if they were choosing to add some units to that project in the future. Westview School is a block north at 16th and Bewicke Avenue.

Your Worship, in terms of the application we have six lots. They are each 50 feet x 130 feet approximately, so about 6,500 sq.ft. The intention is for them to be developed individually for three units on each lot. This site was the subject of a previous Public Hearing that occurred in October, 2007, so there was a previous Public Hearing on October 15, 2007. At that time it was a modified application. This is part of the same process. At that time we were speaking about four units, three of them being strata for sale units and one of those being a secondary suite, so three plus one or four in total and there were other provisions for a higher gross floor area and less open space. The applicants have gone through a number iterations or changes and the project is now back in a modified form. The proposed floor space ratio now is .625 fsr. That is reduced from .69 fsr. Lot coverage is 35%, height 30 feet. Parking would be provided off the lane. They have reconfigured the amount of the enclosed parking and I will let the applicants speak to this more directly because they have a presentation that covers that.

The projects had previously been to our advisory bodies. There is a proposed covenant if this project is approved, which would deal with a variety of commitments that the applicants are making, that deal with the number of concerns that came up in previous discussions with the neighbours, the other previous Public Hearing or at separate community meetings. And that would include things like the community amenity contributions, construction timelines, sustainability standards and a variety of other items.

Your Worship, I will leave it at that for my presentation and the applicants do have a presentation they would like to give.

Mayor Mussatto

Thank you very much Mr. Penway. Does the applicant or his representative want to make a presentation at this point in time?

Mr. Jordan Kutev, Architect

Good evening Your Worship. Good evening Council members. My name is Jordan Kutev and I am from Jordan Kutev Architects.

Mayor Mussatto

Welcome sir!

Mr. Kutev

I am representing the owners and the project at 1400 Bewicke Avenue and I would like to thank you first for giving the opportunity to come for a second presentation. The goal of tonight's presentation will be to highlight all the revisions and the modifications to the original design based on the comments we received from you, neighbours, associations as well as the City Planning Department.

I would like to start with a brief introduction of the project. Again, I will probably repeat Gary. Six owners came together and put six lots together, the entire block, and we came with this development as a joint force. This is a little bit of an unusual process and currently all the property at the east side, single family property, south of this property is already moved to family townhouse development. One of the property of the owners is rezoned to a single-family. The other five rezoned to duplex. The other five to single-family development. North, as Gary mentioned, normal is 1.8 fsr currently. The land use designation of this property is Level 2. The whole area is to be part of City Central area and redeveloped as a high-density family neighbourhood and our zone is Low Density Attached Form with .2 fsr. However the majority of the surrounding properties are already Level 3 or even Level 4, which means the higher density of .75 fsr.

Existing streetscape, you can see this is 15th Street, those are all properties along Bewicke and that is 14th Street, and you can see those houses are mainly one level of a basement level. The house across 15th Street is fairly large, three storey, 3 ½ storey appearance. The townhouse on the south side across 14th Street is also fairly large, 3 ½ storey appearance house. That was our original plan when we had the first Public Hearing and generally what we were proposing is duplex and single family house per lot.

Each single family house was supposed to have a legal suite within the house in order to provide some affordable type of housing and at the time we were proposing three enclosed garage and one carport.

The second addition of this plan we sort of revised all those enclosed garages, they turned out to carport, and the relaxation, which we were asking at the time was 15 feet reduction from 25 feet the front setback. We were asking for some parking relaxations and also the amendment of course. The fsr, the floor space ratio, for this proposal was .69 fsr excluding the legal suites. If we were to count the legal suites, which was the basement the fsr was to be close to .75 fsr.

During our last Public Hearing the Council advised us to continue with the public presentation and have another open house and continue negotiations with the Planning Department and coordination. We held an Open House in March 19, 2008 and there was a pretty good turnout. The comments and concerns of the majority of the people first was floor space ratio and the reduction was like .75 fsr was too high basically for everybody and somehow the middle ground .62, .65 fsr seems to be an acceptable level for the majority of the people. Maximum three units per lot, was sort of expressed by everybody, and the preferred scheme was three units, duplex and infill, or triplex. No legal suite was clearly expressed from everybody. Minimize the parking, carport provision base; this was sort of a little bit difficult question because a majority of the people was to minimize the parking. However there were a couple of people which were expressing concern with the amount of parking. So, increase green courtyard between the front and rear row of the units was also expressed as a concern.

Based on our coordination with the Planning Department and the owners' decisions we tried to address all those concerns and the first action which we took is we eliminated all the legal secondary suites from all six single family dwellings and we converted the legal suites to cellar, having a powder room, having a laundry room, having a storage room and having a large recreation room with just one window well. So, in total we have eliminated six suites. The second was the access to those legal suites previously in form of localized lower patio with large stair and this came, we have deleted this access. We have deleted the large patios and we just allowed one egress there, which is three feet tall and narrow, like in terms of sort of emergency. It is not a requirement. It is a good practice to have. There were a couple of comments that those legal suites could become illegal later on. It is very hard to convert those suites to legal.

The other action the clients decided to take is eliminate the lofts in the duplex unit. So generally our original scheme has loft in the duplexes and the single family houses and in R2 use the floor space ratio we have figures that all the duplex lots we have eliminated completely, which amounts to, possibly 400 sq.ft. per lot, and total we kept the lofts only in the single family houses which are larger units. So currently we have reduced the lofts from eight down to six, which turns down the substantial reduction to the floor space ratio and from the very first fsr .75 currently, we are at fsr .625, which will give us close to 4,800 sq.ft. total area reduction.

The other comments which we tried to address is increase the green space at the court yard in between the buildings, so we took again a look at the site plan and we did the major revision to the two corner lots, the two corner units and we rotated the units at 90 degree in order to provide sufficient setback. So, initially we had 16' 11" setback between those two units, this unit and the other corner along 14th Street. Right now currently this is 28 foot setback which almost doubled the amount. You can see the spaces are fairly green. An additional step, which we did, is reducing the parking setback. You can see the original model. The parking was 3½ to 4 ½ feet away from the property line just to provide enough maneuvering space. Currently we have reduced this to the three feet which is the minimum required parking setback and therefore increasing the courtyard space, so called courtyard green space, in between the two rows by another 1½ feet.

Also, we did redesign the five carports and we reduced them to two enclosed garages and two carports for a total of 4 units. Based on three units per lot, we are required 1½, so we will be required 4 ½. So we decided to go with the lower number, however we still have space for five lots if desired.

So, if you look, this is the revised site plan, and you can see substantial amounts of green space in between the buildings especially along 14th and along 15th Street. We have incorporated the sidewalk along 15th Street. The same as sidewalk along 14th Street. We have traffic calming bulges around 15th at Bewicke and 14th at Bewicke and we have several, again traffic calming humps, at the lane which are part of the owners' commitment. Unfortunately I am running out of time. I have quite a lot more. Can I continue?

Mayor Mussatto

If you can maybe go to the ones that are most important for you.

Mr. Kutev

This is one very important. This is Barbara McIntyre's lot, the lot which is right on 14th Street, the corner. So this is her approved duplex and you can see how much footprint and how much green space there is. This is the second edition, which is already revised, so you can see this is our current proposal for Barbara McIntyre's lot. You can see the amount of green space is substantially larger than....

Mayor Mussatto

So, Mr. Kutev, what I am going to do is give you one more minute because I know you are representing six properties. If you can go to the ones that are the most important for you and then if someone has questions then I'll certainly have you come back and finish them. I just want to be fair.

Mr. Kutev

Thank you. I will go quickly through the legal covenants which the owners agreed to put on the properties in order to satisfy many of the comments of the neighbouring properties: \$50,000 contribution to the Marine Drive Amenity Fund; coordinated construction start and phasing timelines; off-site work including lanes, speed bumps and corner bulges; maintenance agreement respecting all the units common gardening and general upkeep; on-site pedestrian right-of-ways; and construction accordance with the approved plans. And finally, but not least, the sustainability commitments and there is a big list of sustainable initiatives. The first one is lets' say using energy efficient furnaces ready to be hooked up to Lonsdale Energy Corporation, lots of sustainable initiatives. I can elaborate further on that. This is somewhat retention, which is \$36,000 estimated by the consultant, which will be installed as another sustainable initiative. And the final and probably not least is stained glass. All the front entry doors fronting Bewicke Street the owners have committed themselves to improve the visual.

Mayor Mussatto

So, what we might do Mr. Kutev, and thank you very much for that. I kind of rushed you through that. If there are questions with regards to that I am certainly going to allow you to bring up your points later. If people do have questions with regards to the final slides with regards to sustainability and such and storm water retention but I think it is important that we go to the rest of the people so that they can have their opinions known. So, thank you very much for that.

Now is the opportunity for members of the public to speak at the Public Hearing this evening. This is a quasi judicial system so we certainly want to make sure that everybody has their opinions heard and heard fairly. We did have a sign up list outside the door earlier and people did sign up. Certainly if you didn't have your name on that list we are going to allow you an opportunity to speak once everybody on the list has had a chance to speak.

The rules are such that you have five minutes to come, make your opinions known either through comments or questions. If you have a question you certainly can ask the question of staff who will certainly take notes and do their best to answer them once you have finished your presentation. If you are unable to finish after five minutes we will just ask that you allow anybody else to speak first before you come back to ask any questions or make any more comments. That way we try and keep it as fair as possible here. So, thank you all for coming out this evening.

I will go to the list then and the first name I have on the list is Mr. Ron McIntyre. Mr. McIntyre is here. Welcome Mr. McIntyre. If you wouldn't mind, for you and everybody else that comes up, if you wouldn't mind just giving us your name and address, I would very much appreciate that.

Mr. Ron McIntyre, 1404 Bewicke Avenue, North Vancouver

My name is Ronald McIntyre and I represent 1404 Bewicke. My address is 539 West 21st Street. I have twelve letters of support of this project so I will take five minutes and hopefully go through as many as I can and I can return.

Mayor Mussatto

Yes.

Mr. McIntyre

The first one I have is from Valerie Ann Ross of 2028 Fell Avenue, North Vancouver and Ann Ross is here tonight. On behalf of Ann Ross: "I have lived in the City of North Vancouver for over 40 years and regularly drive by the proposed site at 1400 block Bewicke. I supported this project at the first Public Hearing after being informed of the density, appearance and overall design. Since the October 2007 Public Hearing I believe the six owners of 1400 block Bewicke have made significant concessions to this project in an attempt to satisfy various concerns voiced by the Bewicke Creekside Association whom I believe are a vocal minority in that neighbourhood. I believe the project will greatly enhance the entire Bewicke neighbourhood. I also believe it will provide more affordable housing especially in terms of younger families moving from small one or two bedroom condos to a duplex for more space because of the addition of children, pets or senior family members. This project cannot be compared to the proposed Millennium 435 foot tower where the Official Community Plan calls for a seven storey height restriction nor can it be compared to the proposed development at the corner of 17th and Lonsdale. These applicants are asking for .125 fsr over the allowable Official Community Plan a .5 fsr in other words a request for additional 815 sq.ft. for each lot. I cannot understand how others can come forward and offer comparisons between these six individual owners attempting to make the entire block appear as one beautiful development versus the 17 storey highrise in the Lower Lonsdale or Central Lonsdale area. I again re-emphasize my support of this project and believe the owners

have made significant concessions. On behalf of the neighbourhood I ask you to endorse this project through your support.”

Okay, the next letter I have from a Central Lower Lonsdale resident, Brandy Parkhouse of Apartment 302 - 140 East 14th Street, North Vancouver. Brandy is here tonight.

“Regarding the proposed development 1400 block Bewicke, I am a 25 year old resident of the City of North Vancouver who is currently renting a one bedroom apartment in Central Lonsdale. I am aware of the above proposed project in the area south of Westview School. I believe this project would be a great improvement for the Bewicke area and I also feel it is a modest request of 800 sq.ft. over the stated Official Community Plan of 3,250 sq.ft. per lot. I cannot understand how others have verbally eroded this project when it represents a unique”

Mayor Mussatto

Mr. McIntyre I just would like to say one thing. I would like to keep the comments to, not questioning the motives of others. I would like to keep the comments to what you think of the support of the proposal before us but not questioning the motive of others because I don't want that to happen and it is not allowed in this Council Chambers.

Mr. McIntyre

... okay, I will try to edit that.

Mayor Mussatto

Please if you could, yes.

Mr. McIntyre

Okay. “Well I ask Mayor and every Councillor to support this project.”

The next letter is from David Ross, Apartment 402 - 250 West 1st Street, North Vancouver who cannot be with us tonight, and he writes, “I am a condominium owner in Lower Lonsdale. I am aware of the 1400 block Bewicke project proposed for that area. Six owners coming together under one application and making the entire block appear as one. I am also aware of the owners' request for a modest increase in density and Official Community Plan amendment in order to make this proposal go forward. I do not believe the 1400 block Bewicke can be compared to the 435 foot Millennium tower and they are not even remotely similar. I support this proposal and hope Council will recognize the value and benefit of such a project to affordable housing and improvement of a residential area in North Vancouver that is in dire need of revitalization.”

The next letter is Derek Hardy, Apartment 401 – 360 East 2nd Street, North Vancouver, and he writes, “I have been a North Vancouver City resident for over 20 years and I am aware of the 1400 block Bewicke Avenue project, its design and density. I am in favour of this project going ahead. This is a rundown block of six houses which I know attracts and has many problems with transients. I support the unusual concept of six individual owners coming together to create a unified appearing block and still keep their own lots particularly since I know many of the owners wish to remain in that area and live in one or more of their units. So, I strongly urge you to support this project. Thank you.”

Mayor Mussatto

Thank you Mr. McIntyre and certainly when the time comes if you have others to read I will certainly allow you to do that. Thank you very much. The next speaker I have is Mr. Iraj Babai. Welcome, Mr. Babai. If you wouldn't mind, just for the record, your name and address.

Mr. Iraj Babai, 1416 Bewicke Avenue, North Vancouver

Your Worship and City Council, my name is Iraj Babai and owner of 1416 Bewicke Avenue. I have done two surveys of our neighbourhood by knocking on almost every door in the immediate Bewicke area. My first survey containing 102 signatures was presented to Council in October 2007. That survey was basically dismissed by some Council members as nothing more than people signing just to get me off their doorstep and go back to watching TV. This time I spent almost two weeks canvassing the neighbourhood to submit a second survey tonight. This consists of a formal letter signed by every individual and stating they agree with our proposed project, its design and density. I received inspiration for this formal letter and subsequent polling of the neighbourhood from Allan Burgesse, husband of Bewicke Creekside Community Association member, Karen Ireland, who came to Council Chambers on May 5th this month, with the statement, “Are you listening to us.” “You are elected by us.” With a view to proving Mr. Burgesse correct we are submitting 235 signed letters of support as well as numerous letters written by individuals mostly from the immediate Bewicke neighbourhood who are asking you as their elected politicians to endorse this project and allow the process of improving the area to move forward. I have 149 people who received Public Hearing notices about our project who are now staunch supporters of both our hard efforts as well as our proposal. I also have 86 signed letters of support from parameter suites adjacent to immediate Bewicke area. Although many of those supporters cannot or declined to come here tonight they represent the silent majority of the neighbourhood who do not agree with the views of the Bewicke Creekside Association and do not wish to be represented by them. Their signed endorsement of our project indicates they are neither intimidated nor silent, as Toni Bolton claimed on May 5th.

Mayor Mussatto

If we can leave names out of it please Mr. Babai.

Mr. Babai

Sure, I am sorry. We also elected you as our politicians. I am asking you to listen to the silent majority of over 240 supporters. To those who took time to come here tonight to speak on our behalf, to the owners of 1400 block Bewicke, to the two Advisory Design Panels, City Planners, and other City staff who have endorsed this application since inception. Your Worship, I would just like to show.

Mayor Mussatto

If you just put it on there. That is fine. You don't have to touch anything there. Thank you. It is upside down if you can just rotate it?

Mr. Babai

This is a map of our immediate area. Basically from the top of Bewicke and up to here, all these dots, this is our block, these are all the people who signed. There are a lot of people you see no dots on them and I knocked on their doors at least four times and unfortunately no one opened the door but some of these people signed my petition last time so I don't want to automatically assume that they would have signed this petition as well, but this is basically the idea. I know that there is another question is going to pop up tonight about the comparison between a triplex and a duplex and I would like to answer this by just doing a simple calculation, if time allows me. Some people are thinking a duplex would be basically making money. That is the same calculation based on a triplex and a duplex, for land \$700,000, everything is the same, same sort of calculation per square foot if we are building a triplex or a duplex. Basically all the fees are pretty much the same. The total for this one, for the triplex is this, and for the duplex is this much.

Mayor Mussatto

Mr. Babai, what we will do is this, I know you want to explain this so I think what we will do, in all fairness to give you time. If you don't mind, listen to other people speak and then you could come back and explain without rush. Okay. Thank you very much for that.

Mr. Babai

Sure. Thanks so much.

Mayor Mussatto

The next speaker I have is Tirdad Mogari and I apologize for my pronunciation. Thank you sir, if you wouldn't mind just your name and address.

Mr. Tirdad Mogari, 1436 Bewicke Avenue, North Vancouver

Thank you Council. My name is Tirdad Mogari the owner of the 1436 Bewicke, on behalf of me and my wife, Michelle Graham here. Thank you for the opportunity again, members of Council. I am the owner of 1436 Bewicke Avenue and we bought this property about two years and then there are so many reasons that we see that it has to be give a chance for us to change the density and the Official Community Plan. I am a builder nothing to hide about it. I used to live in Maple Ridge and plans, properties, cutting lots of properties and greens. I never liked to do that but that was the only we could make a living. When I had the opportunity to come to North Vancouver by having a little bit of money I found this opportunity that what I believe I am exercising, to go to areas that I believe in the density, high density, I believe in that we don't need to expand our City so far for so many numerous reasons that we are not supposed to do that. Everybody is aware of it now.

The high density information among us, all of us we know, of a big city, high traffic, usage of a car, gasoline, energy use, everybody knows about that. So, I am really believing in high density because I think it gives the people a chance to use less cars and be close to the amenities and also be close to the schools and of course more providing affordable housing because the lands is not concern anymore it is just a matter of living space. So, therefore, in that particular area when I bought this property I found out, of course, ultimately we decided to keep it for us because I can't see for future for my kids, I'll be able to buy property for them with the price rises we are all witnessing. However, apart from that I can see this location. When I was approached to buy this property by my agent, I studied very heavily due to my expertise and past experience that I exercise in different areas and different cities, this particular area has all the means and necessities and necessity points to be changed for the different Official Community Plan and high density. Number one, Bewicke, it is a very, very busy area so I mean putting two houses in there. How do we see as five year olds, and seven year olds, can bike around that area with the high risk of accidents and of course, you know, traffic area. Being close to the school, being close to malls and all the amenities, corner stores, shops, you cannot find better than this, location. There is no other places like that. Very seldom you can find.

However, we are all aware of it, the City's face is changing. Everybody we know in every city from Surrey, Maple Ridge, North Vancouver even West Vancouver, everywhere, they are getting aware of it. Everybody is getting aware of it. This change of the view of the City is more important than for anybody else and everybody appreciates that they would like to live together in a more close dense area and due to the consumption of the energy and the expenses of that people would like to make it more easier and also affordable.

And upon that, I need more time to talk, but as you can see lots of people, last time over, we were told that we are just the owners here supporting this as my colleague Mr. Iraj Babai brought lots of supports, signed and people who are willing to see these changes, people who have been there for numerous years, and people who came to North Vancouver not too long ago, like myself. So, therefore we have it all here. We can see all the possibilities, all the needs that we need are required for changing that for the better living area. However, also I would suggest that by a few people in the past meeting that we had that why don't you go and clean up your place. Why don't you get rid of your tenant and put in new neighbours here. You know, there are a lot of people with drugs, I see a lot of polices coming in there. How in the hell can I do that. You know the place, going back to 50 years old, how much money can I spend there and clean that up and still be able to afford my mortgage. So, this area has been in a very rat and drug trafficking area since so many years ago and my mother-in-law also, she has been living here for 30 some years, and the moment she found out that I bought this property and I am willing to change it, she immediately supported me. She said I am there for you because I don't want to see drug trafficking. I don't want to see loitering around that area. So, what else, Council and members that you are representing us, would you like to see. This is the opportunity. We are no the devil worshipers. We are people who would like to do the changes. Thank you for the opportunity.

Mayor Mussatto

Thank you very much for your presentation. The next speaker I have is Parisar Heydari. Welcome. If you wouldn't mind just for the record your name and address. Thank you.

Ms. Parisar Heydari 1428 Bewicke Avenue, North Vancouver

Good evening Mayor Mussatto and Council. First of all, my mother. My name is Kati.

Mayor Mussatto

Welcome, both of you.

Ms. Heydari

My name is Parisar Heydari. My mother and I have been residing at 1428 Bewicke Avenue since 2005. Before then, we lived in Montreal for 13 years. We are long time Canadian residents. I am here tonight to discuss our proposed triplex development. A single family house plus side by side duplex. My mother is a widow and has sacrificed a lot to buy our house. She used most of her retirement money to assist me in its purchase. I have also worked diligently and lived frugally to pay off sizeable monthly mortgage payments plus tried to save money for future plan construction and labour costs. I need to be close to my mother because she suffers from a serious heart illness. However, I also need my privacy and a home for my own family.

I am committed to looking after my mother in her senior years rather than resorting, resorting to a nursing home where I feel she would be lonely and without her immediate family. We would sell one of the duplexes to recover some of the construction costs during development. I hope you will agree to our rezoning application. This has taken all six owners almost two years of negotiation and hard work to reach this point tonight. I ask, Mayor Mussatto and members of Council, for your unanimous endorsement of our project. Thank you.

Ms. Kati Heydari

Thank you for your help.

Mayor Mussatto

Thank both of you for your presentation. The next speaker I have is Samran Monfared and I apologize for the pronunciation. Welcome sir.

Mr. Samran Monfared, 1444 Bewicke Avenue, North Vancouver

Hi everybody. My name is Samran Monfared. First of all I want to thank everybody for giving me the opportunity to explain my thoughts and ideas about this project. My parents are the owners of 1444 Bewicke Avenue. Unfortunately they are not in Vancouver at the moment so I want to take this chance to talk about myself as a part of this plan. Based on a study since Canada's Research and Income that has been announced in Calibate 75202XIE Minimal Growth and After Tax Family Income from 1995 to 2005 was 8.9%. But relatively this number does not include the inflation. To find out about the actual increase or decrease in Canadian family income, actual net income minus national inflation we can refer to a better source which is the National Council of Research. In that project they focus on the families with one child or more and they included all provincial and federal transfer benefits.

Mayor Mussatto

You just have to place it down and Ms. Dowey will turn it on for you. Good.

Mr. Monfared

This chart has been published by Campaign 2000 in September 2007. As you can see in this chart British Columbia has the second largest decrease in actual income by 16.7% from 1995 to 2005. At the same time Vancouver has experienced the average 11.5% yearly increase in the housing market which comes to the total of 115% increase from 1995 to 2005. Now, my question is who is responsible for 16.7% decrease in actual income and 115% increase in the housing market? I assume that every Council member has some economic knowledge. Increase in prices means that the market is not in its equilibrium price and quantity. It means that our supply and demand are not equal. You might say, okay, but how can we keep the prices down and increase the quantity to the equilibrium level.

As far as I know, and based on what I have learned in school, increasing the supply is the only way. Since Vancouver's population is going up every year we cannot have single family houses, maintain our forests, and keep the prices down. I am a finance student at Simon Fraser University and I will graduate in two years. My average net annual income after graduation would be about \$40,000. Today a two bedroom apartment in the City of North Vancouver is about \$500,000. Even if we do not include the taxes and mortgage interest I will have to work 13 years in a row to be able to purchase an apartment in the City of North Vancouver and it only happens if I don't eat anything. Realistically it takes more than 25 years for a young person like me to own a very small apartment. Again, my question is, who is responsible for this situation. Prices are going up every year and no one really cares about the new generation. If we get the approval this project will benefit the younger generation so they can afford a beautiful house instead of a small apartment. Projects like the 1400 Bewicke will provide more affordable choices to my generation. North Vancouver is my City. I would love to stay in this community and for someone in my situation it is only possible if they increase the number of affordable housing. Thank you.

Mayor Mussatto

Thank you very much for your presentation. The next speaker I have is Mahdi Heydari. Welcome sir.

Mr. Mahdi Heydari, 1456 Bewicke Avenue, North Vancouver

Thank you Your Worship. My name is Mahdi Heydari. I am here tonight with my wife Hereena. Thank you Mayor Mussatto and members of City Council. I am the owner of 1456 Bewicke Avenue. I have moved to British Columbia about four years ago. When I came to Vancouver I was hoping to purchase my own house with the money I had saved in the previous ten years. When I purchased 1456 Bewicke house I realized that the house was extremely old and it required major repair, renovation and updating. I succulently consulted with several renovation firms regarding an estimate to perform the necessary repairs. However, after much discussion and conclusion I came to realizing that considering the age and the condition of the house construction costs would be excessive in relation to improving the overall value of the house. This project has encouraged many financial challenges for every individual owner including architectural and structural fees, redesigning, revision, storm water management, and sustainability features. With ever increasing construction costs and labour shortages there is no guarantee we are going to recover all our costs let alone make a marginal profit as well, mentioned at the Council meeting here three weeks ago.

The only assurance we have is that four of the current owners want to build and live in one or more of their own units thereby protecting our investment financially. We have been supported and endorsed by City staff and planners since the very first day of our application.

Two Advisory Design Panels have unanimously supported this project. The six owners of 1400 block of Bewicke are working class individuals and families with children who do not have the luxury of buying million dollars homes in Upper Lonsdale or Canyon Heights, who are trying to improve this neighbourhood not only for ourselves but for every other resident of the Bewicke area. Please consider the endorsement of the benefit of our project and show your support at this Public Hearing. Thank you very much.

Mayor Mussatto

Thank you very much Mr. Heydari. The next speaker I have is Yolane. While you are working your way down I just would like to compliment the young people in the audience this evening. They are extremely well behaved and they are doing a lot better than I would have at their age. Welcome. If you could just give us your name.

Ms. Yolane Devasia, 728 West 14th Street, North Vancouver

Good evening. My name is Yolane Devasia and I live at 728 West 14th. I have followed this proposal for the development of the block for seven months mainly because I was told that this project was going forward in it's development. This is a block of old wartime houses. They are outdated and run down. It would need a lot of money just to make them looking nice and making the neighbourhood looking really nice. In order to develop any block on a busy street it is necessary to increase the density or else the developer they will lose to make a lot on their investment. Increasing the density in this busy block the only .12 fsr which means about 800 sq.ft. per lot is not offensive to this neighbourhood. It would be an enhancement. It only gives some assurance to the owners of the block that they will not lose money by making this development. I support the development and I hope the City Council will also support it. Thank you very much for your time.

Mayor Mussatto

The next speaker I have is Ali. Is Ali here. Welcome sir. If you wouldn't mind just your name and address for the record.

Mr. Ali Heydari, 28 – 728 West 14th Street, North Vancouver

Thank you Your Worship. Your Worship and members of Council. My name is Ali and I am here tonight with my wife, Neda. I am the owner of Unit 28, 728 West 14th, right across from 1400 Bewicke. Tonight I stand before you in support of proposed amendment to the Official Community Plan in order to make the Bewicke project go ahead. I have been living in the Bewicke area for three years. One of my main concerns in purchasing at Noma was the fact that the 1400 block Bewicke is directly east of my complex are run down, old, and in need of modernization. I do not consider this area as safe as other similar areas in North Vancouver.

There appears to be many homeless people wandering the neighbourhood plus drug addicts and alcoholics loitering in the back lanes. Many of the residents of Bewicke have experienced violence and a street fight in the middle of the night particularly the rear alley of the 1400 block Bewicke. Several residents in the area have already reported violence incidents to the RCMP on numerous occasions. Three weeks ago my car was parked on Bewicke Avenue. In the middle of the night a witness saw someone, obviously drunk, walk over the roof and trunk of my car causing considerable damage and substantial repair costs. That being said, I and many new owners in Noma, who are also concerned about the safety of this area have signed the petition and fully support the project at 1400 block Bewicke. We are confident this project will play a huge roll in improving the area for all residents in and around Bewicke Avenue. I ask for your support in helping the owners of 1400 block Bewicke build a safer, better neighbourhood on the North Shore. Thank you.

Mayor Mussatto

Thank you very much Ali for that. The next speaker I have is Amir Zadeh. Welcome sir. Thank you.

Mr. Amir Zadeh, 514 West 25th Street, North Vancouver

Good evening Your Worship and members of Council. Thank you for the opportunity. My name is Amir Zadeh and I live at 514 West 25th Street. I am a 40 year old professional engineer living on the North Shore for the last twenty years. For quite a while I have been trying to purchase my own property in this area but due to high prices in the region so far I have been out of luck. I support the 1400 block Bewicke Avenue project because I believe this kind of project will increase the livability of more affordable housing on the North Shore. Increasing a little bit of density in such projects will heighten my chances of staying on the North Shore close to my family and work and therefore not moving to Langley or Maple Ridge. Thank you for listening to me tonight and I hope you help the owners of this block to develop these lots. Thank you for the opportunity.

Mayor Mussatto

Thank you for your comments sir. The next speaker I have is Nilofar. Welcome.

Ms. Nilofar, 20 – 728 West 14th Street, North Vancouver

Your Worship and Councillors. Thank you very much for giving me this opportunity to be here today. My name is Nilofar. I live at Unit 20 – 728 West 14th Street in the new Noma development directly across the street from 1400 Bewicke. I support this project for the following reasons. This project is more affordable for young professionals like myself. It allows young families with children and pets to own a home in North Vancouver. I believe we should all be able to choose where we want to live and not be forced to the area we don't to live.

I often work late and by the time I get home it is dark. I don't feel safe walking in the Bewicke neighbourhood because on several occasions I have observed loitering and drug exchange in the area, especially at the rear lane of 1400 Bewicke. I believe many of these people are either drunk or addicted to drugs. By the time I get home I want to take my dog out for a short walk but most time I stay within our development for safety reasons. Lastly I have seen this project at the City Hall meeting. I believe the Architect has put forward a beautiful project that would bring value and benefit to our entire neighbourhood. This is one of the reasons I bought at Noma. I want to see clean new houses across the street. I appreciate your support and ask that you to allow the Bewicke neighbourhood to improve by endorsing this project. Thank you very much.

Mayor Mussatto

Thank you very much for your presentation. The next speaker I have is Laurie Gourlay. Welcome Ms. Gourlay.

Ms. Laurie Gourlay, 1456 Bewicke Avenue, North Vancouver

Good evening everybody. I will make it short and sweet. I do support this project. I rent one of the houses there. I have been there for two years. I will miss it but I do support it.

Mayor Mussatto

Thank you very much for your presentation. The next speaker I have is Anthea Hinglish. Welcome again Ms. Hinglish.

Ms. Anthea Hinglish, 653 West 16th Street, North Vancouver

Mayor and Councillors, looking at the plans of these six owners proposals I note that there is now some green areas at the north and south ends but hardly anything in the middle. I also note that this is only possible because they hope to cram three buildings on each lot and two garages and two parking spaces by building 10 feet nearer to the street, than the 25 foot setback the City stipulates, and put the parking two feet closer to the lane than the original plans, one foot more than the City rules, which makes visibility harder to enter the lane from the garages, and the open parking. A lot of school children use this lane going to and from Westview School. At the May 5, 2008 Council Meeting I was one of the four speakers of five permitted to speak on this subject. I remarked then that there are three other projects in this area, one of which we had the Public Hearing tonight, who are able to redevelop, stay within the Official Community Plan and still be okay with a return on investment. As far as I know all are building to code or better and using environmentally sensitive products and materials inside and out. As has been stated this area can be rezoned for duplexes and still stay within the Official Community Plan. I really would be quite happy to see this happen as each property would have a real back garden for children and all residents to enjoy their own private outdoor space.

I ask Council to take into consideration the fact that although there seems to be only a few people who come and speak against these projects as presented, that there are several other residents in the immediate neighbourhood who feel the same way, some of whom have already expressed their views at the earlier Public Hearing but are unable to be here tonight. I wanted to make an observation, and you probably will shut me down, but I feel it is necessary to state there has been intimidation put forward by some of the owners to some of the neighbours and I find it despicable. I am not naming names but I just want to say that. A final suggestion, if a duplex only at the front of the properties is approved and if there is square footage available how about a coach house type of dwelling above the garages as a rental unit.

Mayor Mussatto

Thank you Ms. Hinglish. I just want to confirm your address at 653 West 16th.

Ms. Hinglish

Yes, sorry.

Mayor Mussatto

Thank you for that. The next speaker I have is it Lea Graham. It is wonderful to see so many people at Council meetings. Please, don't be deterred by the numbers. You are welcome to come out every Monday night. If you wouldn't mind, just your name and address and welcome.

Ms. Levy Graham, 659 East 6th Street, North Vancouver

My name is Levy Graham and I live at 659 East 6th, North Vancouver. I have lived in North Vancouver since 1967 and my husband used to be in real estate for more than 35 years so I have seen a lot of changes here in North Vancouver. I used to have friends on West 17th, west of Fell Avenue, where there used to be rat infested small houses, dilapidated, worse than the ones that I have heard described on Bewicke the property in question. I pass by Bewicke quite often on my way sometimes from Wal-Mart, Silver Harbour, which I have been a member for quite a while and I have seen so many changes in North Vancouver being here for 40 odd years. When I saw the plans and the signs of this project, and I happen to be one of the lucky ones who live in a house built by Mr. Mogari, so I know when this project is finished, hopefully it will be approved, people will say, why don't we have more developments like this. Thank you.

Mayor Mussatto

Thank you very much Ms. Graham. The next speaker I have is Jessie Fishier. Welcome sir.

Mr. Jessie Fishier, 4000 East Braemar, North Vancouver

My name is Jessie Fishier. I live at 4000 East Braemar in North Vancouver. I think the proposed development of these properties is phenomenal for the neighbourhood. Being a local contractor trying to get into this area for myself even to buy a house, it will provide an opportunity for somebody like me. It is just much much easier if there was more properties like this available. I think it is a great idea. Thank you.

Mayor Mussatto

Thank you much Mr. Fishier for the comments. The next speaker I have is Jose Hibono.

Jose Hibano, 529 East 1st Street, North Vancouver

Did not speak

Mayor Mussatto

Okay, you will certainly have an opportunity at the end of the night so I will just leave that one gone. The next one is Jasman Pinto. Is Mr. or Ms. Pinto here?

Jasman Pinto

Did not speak

Mayor Mussatto

How about Linda Yanko present. It is carrying on a bit late so maybe perhaps they have left. I'm sorry, yes, please I apologize for that. Welcome.

Ms. Linda Yanko, 135 West 21st Street, North Vancouver

I didn't know I was supposed to talk here tonight. I was just here to support the project and that is all I can say because I wasn't prepared. I was surprised that my name was called but I am just here to support the project. I hope it goes through for the development and the City and it will be a great help to the people who need housing, affordable housing.

Mayor Mussatto

If you don't mind can we just get your name and get an address for our records.

Ms. Yanko

Linda Yanko. I live at 135 West 21st Street.

Mayor Mussatto

Thank you very much. The next speaker I have is Agnes Mandosa. Is Agnes Mandosa here? Welcome.

Ms. Agnes Mandosa, Vancouver

I am Agnes Mandosa. I used to live in North Vancouver for 25 years. I have recently moved to Vancouver. I am in support of this project having heard all the different arguments, pros and cons about the project, I think we definitely need affordable housing, especially here in North Vancouver with the prices the way they are. I used to be able to go to work by walking when I lived in North Vancouver so I do miss that. So, hopefully people who are going to be buying in this project will be able to have that luxury to walk to work and save on their gas. Thank you.

Mayor Mussatto

Thank you very much Ms. Mandosa. The next one is Manouchehr Joyneq. That is why we put "please print" on the sheet, so I will just put that there.

Manouchehr Joyneq

Did not speak.

Mayor Mussatto

The next speaker I have is Elisabeth Oswald. Welcome to Council this evening. If you wouldn't mind, just for the record, your name and address.

Ms. Elisabeth Oswald, 651 West 14th Street, North Vancouver

My name is Elisabeth Oswald. I live at 651 West 14th Street. I have lived at this address since 1976. My husband and I live at the south end of the 1400 block Bewicke and look at these houses daily. I am here tonight to support this project. Most of those living at 600 block West 14th also support this project and think it will be a huge improvement to this area. Unfortunately most of us are either working full or part-time and don't have the time to attend meetings. Personally, for me it is very difficult to come here. I have cancer and by evening I am just too tired to come to Council meetings. I apologize but I might have to leave earlier, that is why we signed the original petition as well as the current letter of support. Also we do have a problem with drugs in our area. I even had a person sitting in my rec room one morning who was a drug addict. This project will help bring people into the neighbourhood who would improve our community. Thank you very much.

Mayor Mussatto

Thank you very much Ms. Oswald for making time to come out this evening. We very much appreciate it. The next speaker I have is Vilma Pilar. Thank you very much. Welcome Ms. Pilar.

Ms. Vilma Pilar, 657 West 14th Street, North Vancouver

Good evening Your Worship and Councillors. My name is Vilma Pilar and I live at 657 West 14th Street, just across from the proposed project, and the reason I am here tonight is that I would like to support this project and the following reason is I have two teenagers, three kids, and I would like to feel safe when they come home late. What I observe at midnight when I move my car at the back lane I see people moving around. It is kind of scary and as well as the other people mentioned earlier about the drug concerns. It is really a concern and being a mother of three kids, I mean, you would like to protect your children. So, that is my main concern as well and if this project is going to be on the go then it is going to perhaps limit the busy traffic down there. That is all. Thank you.

Mayor Mussatto

Thank you very much Ms. Pilar for that. The next speaker I have is Tamara Gris. Welcome.

Ms. Tamara Gris, 1604-155 West 1st Street, North Vancouver

Good evening Your Worship and members of Council. My name is Tamara Gris and I have lived in the Time building at 1605 – 155 West 1st Street for the past four years with my husband and thirteen month old son. I am a professional and am employed as a teacher at a private school in West Vancouver, and this evening I am here for two reasons. One to act as a character reference on behalf of Zara and Iraj Babai and to support Iraj's plan to rezone the 1400 block Bewicke Avenue in North Vancouver. Iraj and his wife Zara told me that some of the people who are against rezoning having been making personal attacks against them. That is why I would like to begin my address with a character reference. I met Zara and Iraj in 2007 while I looked for a suitable daycare situation for my son. Immediately I felt comfortable with Zara because she greeted me and my son in a warm and friendly manner and she started to interact with him right away. We visited for a bit and then she gave me and Louis a tour of her home and talked about the daycare program. I visited many daycares, over 16 group daycares, and many family daycares and I felt that my son would be most well cared for at Zara's daycare. Just to be sure that my initial impressions were spot on I asked Zara for a couple of references. She gave me the names of two women who had their children in her care. One was a mortgage broker and the other was a lawyer. They both said that Zara was very loving towards their children and took good care of them. They highly recommended her daycare, which she runs out of her home in the 1400 block of Bewicke. Zara and Iraj's house is old but it is well kept on the inside and I can assure you that they are decent hardworking people. They provide a clean, nurturing and stimulating environment for their child and mine. I don't know if I can say this part of it in light of what you said before.

Mayor Mussatto

So maybe we will just take to the positives of issues. as opposed to questioning the motives or issues.

Ms. Gris

Well, it wasn't actually questioning the motives or the issues but I was just going to say this was a question that I had myself. Why would someone spend a lot of money to improve the outward appearance of their home and landscaping when they plan to tear down their home to build a new one. I support the plan to rezoning the 1400 block Bewicke for several reasons. First I believe that eco-density can be good for a community. I would read a quote from the City of Vancouver about eco-density: "It has been illustrated at the tricycle where the driving wheel is environmental sustainability, while the side wheels that keep it up and allow movement are livability and affordability". The right kind of quality density in the right places can help address climate change as well as lower our ecological footprint. Density uses less land to house more people reducing pressures on the region to sprawl over agriculturally productive land or cut down trees in the case of North Vancouver.

A range of different housing choices and prices can be provided to suit people's diverse needs. Higher density building, infills, enables sharing of resources such as energy and water. Dense communities support vibrant and walkable commercial areas with residents walking and biking more and driving less. These communities also support public transportation systems and community amenities and can make green systems such as district energy cheaper to build.

Denser mixed-use neighbourhoods with a high quality of public realm and accompanying amenities are great places to live. The plan to rezone the 1400 block of Bewicke certainly follows many of the key principals of eco-density. The area has already been introduced to the concept with the new construction of Noma. Triplexes are more affordable than single family homes and Bewicke is a major thoroughfare for vehicles so I doubt that anybody would be willing to spend over \$1.5 Million for a new single family home in that location. It will reduce pressure on the City of North Vancouver to sprawl out, cut down forest and infringe upon park land to build more housing. If the rezoning application development is approved it will use environmentally friendly heating systems and low emission building material and there will be a storm water management system and it will make district energy cheaper to build.

The densification of this area is suitable because it already is on a major thoroughfare for vehicles and it has public transportation. It is also in walkable distance to many commercial areas such as the Capilano Mall and shops along Marine Drive.

There is also a newly constructed elementary school at the corner of Bewicke and Larson and many parks in the area that will allow people to walk and bike more and drive less which can help address climate change as well as lower our ecological footprint. All the houses in the 1400 block of Bewicke are old wartime houses and they look rundown. New construction like the Noma development and this development will revitalize and beautify the area. The plans for Whistler styled architecture with lots of wood and tall windows and extensive landscaping with lush gardens and trees will make the area more visually appealing. And my last point, over the last two years Iraj has worked hard to develop a plan to revitalize the 1400 block of Bewicke. He has listened to the feedback from the City and residents in the area and with help from his Architect he has revised the plans to make them more suitable to all who will be affected by this development. Please approve the rezoning bylaws and allow this development to go ahead. Thank you for listening to me this evening.

Mayor Mussatto

Thank you for your comments Mr. Gris. We appreciate that. the next speaker I have is Johannes Schenk. I think he is still here. Welcome again sir.

Mr. Johannes Schenk, 1522 Bewicke Avenue, North Vancouver

My address is 1522 Bewicke. The Official Community Plan exists as it is and it was there for a reason. This is just a significant deviation from the Official Community Plan. This isn't just a minor change. This is a major change and on what planning principle? What is the rationale for it that you can put in terms of planning principles? I mean there isn't any. It is a business appearance. That is fine. That is life but that isn't a planning principle. So, I have heard several arguments this evening, I mean, low cost housing. Well, lets put a covenant in there for some low cost housing and make a commitment to that, but that isn't there. Why isn't it there? Well, I don't know.

In terms of a higher density living zone, you have the whole Lower Lonsdale area and then you also have that buffer up in Westview in the shopping centre area around Safeway. You have got a huge lot behind there. It is already zoned for high density. It is just falling down on its ears and it is just a matter of time. So, there is room for high density in this area. It is just a little bit up the street already. Also, across from Safeway there is a large high density area already. There is lots of room in North Vancouver for high density and it isn't just confined to Lower Lonsdale. It is already there. So, you don't have to make more high density by converting segments of this area in the 1400 block. Now, this is going to change the character of the neighbourhood significantly. It is going to change parking. It is going to change sight lines. It is going to change the greenbelt look. It is going to change garbage removal. Taxes are going to go up because of these changes.

And again, I am not disputing that anything you put there is going to be better than what is there already. I mean that is an obvious one but there are lots of individuals or consortiums that are going to come along the way and clean up this area. It is just a matter of time. It is a question of whether you want to do it now and how you want to do it. This consortium could do what they do within the confines of the Official Community Plan as it stands. There is lots of room for that. The area would look great if you turned it into Ottawa Gardens. Ottawa Gardens has duplexes now. New ones and they may have been obtained by variations as well within that Official Community Plan but they look great. And so, what is proposed just doesn't fit. It is creeping in on the rest of the area. I think that the one thing that was very telling, when you look at these plan diagrams from the top view, it is quite different than when you look at the model that was presented as part of one of the earlier presentations. I think the Architect had a mock-up plan. It looks very different than these plans in terms of what you appreciate the actual density to be because it is up on a two dimension slope going up north and up east, the slope, and you see a lot of roof sight line for instance. It is going to be very different than normal where you have a single integrated block that is cohesive. You are going to have this step of roofs coming up. You can see it quite plainly in the diagram when you look at it again you will see that. I don't have anymore to say that other than it is what it is presently and there is no rationale to change it that this is supportable planning justification. Thank you.

Mayor Mussatto

Thank you very much for your presentation Mr. Schenk. The next speaker I have is Anna Donnelly. Welcome.

Ms. Anna Donnelly, 3 – 650 West Keith Road, North Vancouver

My name is Anna Donnelly. I live at 650 West Keith Road and I am with Baker House Strata and I have been there two years and we actually have three units on a standard lot. We have absolutely no setback and we have five parking spaces by five garage spaces so I think we are actually very fortunate. I didn't realize that was such an issue. I am speaking for all three of the owners. When we saw the proposal in the fall we were thrilled to see it and then when we realized in the North Shore News that it came out as not being approved we were actually a little shocked. We are all strongly for this project. We feel that we have no problems at all with the setback. We think that four parking spaces is at least what should be there. We have no problems at all with the basements. I have a young child and we just find that the more space you have for children, they seem to collect a lot of gear lately, so, bicycles and things like that, rec rooms. These are all things that young families need and I think this proposal on this site makes sense for that. You know, you have a brand new school up the hill that is not to capacity. I don't know if you guys know that but it is under utilized because people don't want to live in this area and you have heard some of the complaints here about drug use and stuff, and we've experienced some issues ourselves.

But, all in all, we find that the pluses of being near Bewicke are much greater than the minuses. It is a great area. We take the bus. We cycle everywhere. We are directly beside Mosquito Creek which we are enjoying and we just find it is a great area to live in. And we approve of this site and we hope you that you think about that because our footprint, with a bigger house strata, is over 6000 sq.ft. on a standard lot. This is approved and our units have been there for more than 12 years. So, obviously Councils before you have thought about this area and the future. I don't know if you are aware of Baker House Strata? It is a heritage house in the front and two side by side duplexes at the back. The heritage house is over 2400 sq.ft. unfinished basement. The side by side units in the back are 1860 sq.ft. each. So, this is a fairly sizable unit. Some of my neighbours that have approved this are directly to the back of us, they cross the lane so what they see are our garages and we see their large fence and yet we all seem to get along. We have no issues around traffic. The only issues that we occasionally do have are noise variances, vagrancy and people coming through our property to cut through to 14th from Keith. So, that is the only thing we experience in that neighborhood. But, I think this would be a tremendous project. I think you need to look forward to the future and think about the families and the people that are going to live there and that it makes great sense, great use of lot.

We have nice green space. A lot of people come to visit us because we have a couple of our owners have businesses running from the home and we have a lot of people coming in and out of our site and they never complain that there is not enough green space. We have lovely azaleas and all kinds of lovely small perennials and everyone always comments what a beautiful renovation it was. How great it is. No one ever feels like it is small or cramped or not to the period. Thank you very much.

Mayor Mussatto

Thank you very much Ms. Donnelly. Not trying to give away my age but I believe myself and Councillor Perrault, and possibly Councillor Fearnley, were here for the rezoning of that building years ago. Thank you for your presentation. Off course Councillor Perrault was eight years old when she did the rezoning. The next speaker I have is Steve Brining. Welcome Mr. Brinning.

Mr. Steve Brining, 2507 Jones Avenue, North Vancouver

Your Worship and fellow Councillors. I am here to speak on the behalf of this proposed development. Iraj actually asked me to speak. I did live in that neighbourhood for awhile, for about a year with my wife, and we did have vandalism problems. We lived on the lane just below and our cars were broken into, windows smashed, and I think that part of the issue, that they are addressing here, is building a comprehensive neighbourhood is going to help with ending some of that vandalism.

I am a realtor and I have no interest in this project or will ever have any interest in the project but I do have an interest in increasing density. And one of the things that happens to me on a day to day basis when clients are looking for affordable housing is, you know, in North Vancouver that is becoming more and more of a problem. Certainly you can buy a condominium, two bedroom or three bedroom, but as families grow and they have children, they need more space than that. I can't tell you how many times I go into a two bedroom apartment and there is a baby crib there and these people are actually looking for a space that can accommodate a growing family and I think this development offers that kind of an opportunity. Currently I am working with somebody that is looking for house in North Vancouver or a duplex for under \$700,000 and it is pretty tough to find. Certainly a single family dwelling for under \$700,000 in North Vancouver is almost impossible and if you can find it you can't live in it because it needs extensive renovation.

I didn't grow up in North Vancouver. I grew up in Toronto and I lived in a neighbourhood, and I moved here actually 30 years ago, so I have lived here as long as I lived in Toronto. I lived on a street called Manning Avenue in downtown Toronto and we had semi-detached duplexes there on 33 foot lots. My house was 14 feet wide and my neighbours house was 14 feet wide. They were 2½ storeys tall and they were fabulous neighbourhoods because of the density. People actually sat on their porches on Saturday afternoon and waved at their neighbours and there were restaurants nearby and shops nearby and people could walk and do all their business.

It was close to downtown so there was a quick access. And so, for me, high density is something I really go to embrace and when I look at this project I think that is what is happening here. So, I would urge you to vote in favour of this proposal. I think it is innovative and it is exciting. You know it is exciting to see this kind of development and, I might add, that one of the attractions for me living in North Vancouver is how effectively I think you are managing density. When I look at what is going on down by the Pier and the proposal for the Maritime Museum and open-air markets. I think it is fabulous. I think you guys are doing a great job and I think this really fits in with what you are trying to do there. I would really urge you to support it. And Iraj, when he asked me to speak, this other lady talked about his character, and I have to tell you he is also a fellow realtor, but he did a kindness to me about six or eight months ago. Just out of the goodness of his heart so you know speak to his character I think he has a great character and I am really happy to have met his acquaintance. And again, I would urge you to vote in favour of this development. I think it is good for the City.

Mayor Mussatto

Thank you very much Mr. Brining. We have come to the end of the list of the people who have signed up but certainly for the people in the gallery here to have an opportunity to speak, I am going to afford that. So, if you would like to speak I am going to take names and then we will go through them. So, if you can just give us your name please. Excellent thank you Niki. Thank you Carol. Yes, sir, Ron McIntyre. Fiona Walsh and then in the middle here Bruno Mehdi and then any others that would like to speak just raise your hands. Yes, Karen, and Toni Bolton, I have a mental block here. Thank you Toni. Thank you Innes. Are there any others at this point in time. Then what I will do is I will go back to Ron and I think Iraj wanted to finish this. Yes, got you on that, Ivan is on there. So, then we will go to Niki Ershan. If you wouldn't mind just giving us your name and address for the record.

Councillor Bookham briefly left and returned to the meeting

Ms. Niki Ershan, Business Owner

My name is Niki Ershan. I am a business owner in North Vancouver.

Mayor Mussatto

Okay, thank you. Welcome.

Ms. Ershan

Good evening. My name is Niki, as I said, and I am a CGA in a public practice in North Vancouver. I have had an office on the North Shore for the last 14 years. Right now my office is on Harbourside Drive in North Vancouver, which is a pretty new area in North Vancouver to be developed as well. We are quite thrilled to be in this area and previous to that I used to live in the District I believe it was, on the North Shore close to the Second Narrows Bridge. One of the reasons I am here is that a lot of people are talking about the personal and family reasons for people wanting to have lower value of the housing so people can afford to live in North Vancouver. One of the biggest other things that people have not realized is the fact of people, these new families, leaving North Vancouver, the effect it has on the businesses on the North Shore. I have lived on the North Shore for the last 25 years. As I said, I have run a business out of it for the last 14 years and all of my family, every one of us, lives on the North Shore. So, we go a span from one shore to the other.

I mean, the last figures I have seen a large number of our clients are disappearing to the different areas and these are the people they are kind of a demographic of the people who are disappearing are the young families. They are people who are young professionals, getting married, the first child comes, the second child, they cannot afford to live on the North Shore anymore and these are the people who have, we have lost.

They are teachers that I know. They are people who have been raised, born, bred on the North Shore and they don't live here anymore. They have gone to Maple Ridge, Port Coquitlam, as far as Prince George. I had one entire Italian/Canadian family that I knew for years and years and one by one they are moving to Prince George. I actually ended up asking them if they were originally from there and they said no. We have all been born and raised on the North Shore we just can't afford to live here anymore because of the fact that there is really not proper house for us to live and it is hard for us to commute over the bridge or all these other things. So, we are losing a lot of people who are potential clients for the businesses as well. So, that is another sort of thing that needs to be discussed. I actually, at the last Council meeting, I had a letter that I sent over that this time. I actually felt very strongly to be able to come here and bring that up to yourself because for us to be staying, all of us are working here, all of us have children and we have put everyone in different places to be able to come here and to bring our issues forward to you because as people of the North Shore we would like you to kind of know what is important to us. This is quite important. Economic reasons of course for other people who live here and people who have businesses are also important to be brought up. That is something that needs to be discussed as well. Thank you.

Mayor Mussatto

Thank you very much Ms. Ershan for your presentation. The next speaker I have is Carol Abbott. Welcome Carol.

Ms. Carol Abbott, 719 East 7th Street, North Vancouver

My name is Carol Abbott and I live at 719 East 7th Street. I am the Coordinator for the Queensbury Enhancement Association. I would like to read you a quote by Leo C. Roston. "I think the purpose of life is to be useful, to be responsible, to be honorable, to be compassionate. It is after all to matter, to count, to stand for something, to have made a difference that you lived at all".

We are asking that you turn this development down because it goes well beyond the Official Community Plan. This proposal has shown our City staff and the residents of our City of North Vancouver nothing but disrespect. The guidelines put forth for the Official Community Plan allow their neighbours to live fearless in their community. Peter McMarten recently wrote in the Vancouver Sun that the death of suburbia is so accepted, a fact among urbanists, that a whole literature has grown up around it. I can also abide, like Twain, I believe the report that the death to be exaggerated if not wishful thinking. But now comes the ultimate insult. There are those who wish suburbia to be jettisoned into the coming apocalypse and if suburbia hasn't died a natural death by the time the apocalypse arrives they wish it to be vigorously disassembled, all those streets and two car garages gone for good for the good of humanity.

The developers of this proposal took a gamble, just like in Las Vegas, when you gamble you can lose. We are proudly the City of North Vancouver not Las Vegas. If these developers and development came from our Queensbury neighbourhood we would strongly oppose it just as the Bewicke Association is doing. We also have drug problems in our neighbourhood. We have property damage and walking Grand Boulevard after dark can be daunting. We have young families with babies all over our Queensbury Enhancement Association. The demographics and the type of people that are moving into our neighbourhoods now are double income with a higher level of education and within three or four city lots without basement suites. We now have six children about to be born. The demographics of the neighbourhood are changing again just as they did when I first moved in 22 years ago.

Your Worship and Council we urge that you turn this proposal down and finally lay it to rest for the sake of our Official Community Plan in the City of North Vancouver. Thank you and good evening.

Mayor Mussatto

Thank you very much for that Ms. Abbott. The next speaker I have is Fiona Walsh. Welcome Fiona.

Ms. Fiona Walsh, 453 East 13th Street, North Vancouver

My name is Fiona Walsh and I live at 453 East 13th Street, North Vancouver. I have brought my laptop here because I have revised what I said so many times. I now have to look at the laptop. I can't print it out.

Mayor Mussatto

No problem at all.

Ms. Walsh

I am speaking on behalf of the Grand Boulevard Ridgeway Residents Association and of the Coalition of Community Associations of the City of North Vancouver. When the current Official Community Plan was written it was, I quote, "intended to provide a degree of certainty for the future of the community. As a result it is expected that it will not be revised on a frequent basis". When the Official Community Plan was finalized in 2002 the citizens had reason to feel that it would be maintained by future City Councils. If it is any indication of the direction this Council is taking, tonight's Agenda has three requests for an Official Community Plan revision. I have been watching recently and it seems there are quite a few each time.

Site 8, the enormous development focused public attention on the Official Community Plan and the outrageous changes being proposed. The proposal may have been tabled but it has not gone away. According to Anthem Properties, the developer of the Loblaw property at 17th and Lonsdale site, City Council asked them to put extra height on their proposed tower over and above the Official Community Plan guidelines as if it or may soon be common practice. The development now under discussion was rejected by Council last November. That should have ended the matter but it is back with minor changes. As presented this time it is still a radical departure from the community's expectation. It is very much opposed by the residents of the surrounding properties and those citizens who wish to uphold the guidelines of the current Official Community Plan.

For the democratic process to work, it takes more time and patience, but it always welcomes public input in community matters if stated clearly and respectfully of all points of view. In this particular case I feel that the developer has not been respectful of opposing viewpoints to the point of producing and distributing criticism of community members who voiced their opinion of the plans development. If the development had stayed within the Official Community Plan they wouldn't have needed to spend their hard earned money and so much time to defend their demands for changes. We need to come together in a spirit of understanding, both sides of the issues. If we listen and try to address the concerns of the citizens involved in the life of the community we will leave the table with a feeling that we have all won something. The most important thing is how we feel about the decision made. That is true democracy. We must be seen to be and felt to be open and ready to listen to each other. Threats and disrespect only lead to unrest that stifles the breath and weakens the heart of the community.

This particular development has resulted in all the dreaded problems that a clear, adhered to Official Community Plan, would have avoided. You, Mayor Mussatto, members of Council and City staff have been well aware of the tensions and ill feelings over these past months. What we needed, and sorely lacked, was a strong leader and conscientious mediator. What is left is an angry, divided community. If the process towards sustainability and densification is to have this side effect we don't look forward to the future. Whatever your final vote is tonight everyone will lose, the developer, the Bewicke Community and the City of North Vancouver. There is an awareness of unscheduled growth within the City and with it comes a feeling of insecurity. We feel betrayed by the number and the type of revisions we are seeing. The Official Community Plan is now referred to as the Obsolete Community Plan. You seem to have the plans for the future of the City. When are you planning to start an official Official Community Plan revision so that all citizens will have input regarding those plans and know what to expect at least for the next five years? Thank you Mayor.

Mayor Mussatto

Thank you very much for your comments Ms. Walsh. the next speaker I have is Bruno Mehdi. Just as you are coming down Mr. Mehdi, I just wanted to, one point that was brought up by Ms. Walsh, Mr. Penway, was the proposal rejected last October or what was the status of the proposal?

Mr. Penway

Your Worship, after the Public Hearing Council defeated adoption of the bylaw but did not reject the application so it is still an alive and active application.

Mayor Mussatto

So it wasn't rejected but it wasn't approved. I just wanted to make sure of that. Welcome sir. If you would mind just giving us your address.

Mr. Bruno Mehdi, 376 Cartier Road, North Vancouver

Good evening Mayor and Council. My name is Bruno Mehdi. I live at 376 Cartier Road, North Vancouver. I was invited tonight to come over and I was happy to be invited. I read an article in the North Shore News last week or ten days ago I think it was regarding this project.

I just want to give you some background of where I come from. I was raised in Europe, in France, and where cities are all over the place and we had a trend about 15 years ago to go back towards the countryside and people would go back and build their houses in the countryside maybe an hour/an hour and a half from the cities and in last past ten years the cities have been building tramways, have been building public transport, more efficient, so that the carbon footprint of every one of us decreases. In the last two years we have seen a shortage of petrol and raising of prices and the carbon footprint of all those cars being used for long distance transport.

So, Vancouver became an image, a symbol of how a City should be, a city. Vancouver is seen back in Europe as a model city and the best city to live in North America. I am sure you all know that. Why, because of its density. The carbon footprint of the people here in Vancouver is much less than people back south. And also, when we moved to the North Shore we wanted to live in the North Shore. We looked forward to buying our own house here but unfortunately if I have to do that as the young man said earlier, I would have to starve for the next 20 years and my three children too, which unfortunately I can't afford to. We cannot do that. At the moment we are looking to switch houses to rent another house. It is difficult to find one and you all agree to that. One of your concerns as a Council is to provide properties and housing for your citizens and it is difficult to do so. This type of properties, this type of development, I don't see it as a high density.

I would call it as a higher density than what the Official Community Plan allows for but everybody is allowed to change and the rules and regulations we have today will change in the next five years. This is to respond to the change and evolution of your society and the needs of your citizens and this is why I do support this project and I believe that change is part of daily life and it is also part of your daily duties.

Mayor Mussatto

Thank you very much for your comments Mr. Mehdi. The next speaker I have is Karen Ireland. Welcome again Ms. Ireland.

Ms Karen Ireland, 1504 Bewicke Avenue, North Vancouver

My name is Karen Ireland and I live at 1504 Bewicke Avenue and I am going to ask you to indulge me because I am the subject of insults and abuse over the past years of this period of time. My presentation will involve derogatory statements mostly directed at myself and I think this is relevant because I think that is why some people don't come out to speak and I think that it is because the Official Community Plan is not clear.

Mayor Mussatto

Ms. Ireland, you certainly could speak your mind but you are not going to be allowed to be disrespectful. I am trying to watch that tonight.

Ms. Ireland

Alright. If you view me as being disrespectful I would appreciate you stopping me.

Mayor Mussatto

I certainly will.

Ms. Ireland

Thank you. My husband and I said since the beginning that this project is too much. In my history I have contributed in many ways to our community through the Arts Commission, Maplewood Mudflats, Lookout Emergency Aid Society, the Arts Council, Marine Drive Task Force, and as a member of the Bewicke Creekside Community Association. I have helped address some eight development applications plus traffic, crime, drug trafficking, parks, policing, homelessness, all issues within our community.

My first indication that this project was becoming personal was when a resident advised me that an email had identified me as not being trusted. I responded to the author saying that this should not be reduced to personal conflict but it is about community. When the fourth reading of the original application was delayed the Mayor suggested that communication could continue as long as no additional information was added.

This communication with confirmation of no new information may have been the catalyst for a flyer selectively distributed to residents near and far accusing myself and another resident as responsible for breaking the law providing new erroneous and false information, calling us devious and underhanded and strongly implying dishonesty. They suggested that they had not known about opposition and I suggest when five lots are purchased within a very short period of time and a joint application is quickly developed that there is intention of development and that the opinion of the neighbourhood is subsequent and that the applicant said that they would not have invested if they had known about opposition.

Being responsible for the delay may I say that all residents including myself have a life, have a job, have family, and the time we take to absorb, reflect and respond to issues takes what is often unavailable time and has no short or long term tangible benefits for us individually. And to my knowledge, in a democratic society, the only time limit on the setting and changing of opinions are those built into the actual process. And may I say that although I have problems with this particular development I am really impressed with the people who have come tonight. I think that is a display of democracy and I am very impressed with that.

Why am I raising these issues when I prefer to talk about the project because it continues? Within the past few days I was stopped while I walking, and in response by an applicant, and in response to my restatement, yet again, that it is about community. I was advised that I have betrayed personally the applicants. I am personally responsible for their family's mental and physical health, their financial situation, the conflict within the community, and ultimately threatened that if this does not pass we will not let it go and you had better be prepared to testify before a judge.

At the first reading of this revised application, Councillor Schechter, when three people spoke said, maybe those three people have the better part of this community in mind. Maybe they do. Why am I picking on you Councillor Schechter, because of the maybe? Why else would I be here? For self gain, because we're going to make money from this, because we like being abused, threatened and being verbally attacked in speech and in print.

Mayor Mussatto

Karen, I just will stop the time for a moment please. Please don't question the motifs of any member of Council. I don't think that is very appropriate.

Ms. Ireland

Okay. I am finished with that part.

Mayor Mussatto

I don't mind people talking about me but I am certainly going to protect any member of Council about that. Thank you.

Ms. Ireland

Okay. I am comfortable mentioning the next thing but it is what someone told me and I have to mention it. A resident told me last week they called me for advice and told me that they had been offered a benefit to speak in favour of this project. Now, Your Worship, may I address what I would like to have been addressing during the whole of this presentation, the project itself. I like the trees. If the covenant indeed states that the construction will be finished within a year I like that very much and I would like that clarified because it is unclear to me. I don't like the wall of the building that will replace my view. It seems to be 60%. The setback will create a tunnel claustrophobic along Bewicke. For the community amenity, I think that these folks have made a generous...

Mayor Mussatto

Ms. Ireland, I think you have got some more to points make and I certainly want to hear them. So what I am going to ask you do, if you could just hold on to those points you were going to go to make. We are going to go through and then I will certainly invite you back. Mr. Penway, you made note of the question about the construction schedule, or Ms. Piercey? I don't know who is going to address that and then we will come back after. The next speaker I have is Toni Bolton. Ms. Bolton, welcome and as you are making your way down I just want to apologize. I had a mental block. I know your name; I just had a Darrell moment. If we could just get your name and address for our record it would be great. Thank you.

Ms. Toni Bolton, 1512 Bewicke Avenue, North Vancouver

My name is Toni Bolton, 1512 Bewicke Avenue. I just thought I would talk about the history of the current application based on my research and information provided by industry professionals and City staff members. During the period of September 2005 to March 2006 five lots detailed in the current proposal were sold at prices varying from \$509,000 to \$590,000. We were told by our neighbours selling the properties that someone would be building duplexes. We were subsequently contacted by one of the applicants who requested that he speak at a neighbourhood meeting planned in April 2006. There was a lot going on at that time. You can see on our neighbourhood meeting agenda that this was item three on our agenda. At that time a proposal for duplexes was presented and I recall it was not met with a lot of enthusiasm for the particular design. We kept in touch with the applicants, assisting with neighbourhood communication. At a subsequent neighbourhood meeting in February 2007 a proposal was presented for a duplex and a single-family home with an in-law suite on each lot.

On February 12, 2007 we advised both Gary Penway and the applicants in writing that concerns had been expressed that this proposal was far exceeding an acceptable level of density in an Official Community Plan designated Level 2 area. Mr. Penway subsequently advised that no application had been received at that time. This is February 2007, so a little over a year ago.

Today the density has been reduced marginally. I am confused about the process of this application. The previous application went before the Advisory Design Panel and the Advisory Planning Commission in the summer of 2007. Most of the comments from those bodies referenced the geothermal component, which has now been removed. Therefore this application has not been reviewed in its current form. One comment was that if geothermal was not installed the units be pre-plumbed for solar. Why has this application not gone back for an updated review? There is a document July 25, 2007 from the Architect and Mr. Penway stating commitments to voluntary contributions of \$50,000 amenity contribution, \$36,000 for storm water retention, \$270,000 for geothermal. We understood that the \$50,000 amenity contribution was in lieu of DCC's, so at the end of the day the applicants have saved \$270,000 by not using geothermal. Regarding the amenities, it states that traffic bulges at the corners of 14th and 15th will be covenanted. Adera has just completed the bulges at 14th and Bewicke at a cost of \$64,000.

Our area is a hive of activity with increasing stress on livability. There are many development applications in our area. I am just going to show you there was another application tonight at 1532 Bewicke, which is right there. This is the 1400 block of Bewicke. There is an application that has already been approved there for a duplex. There is another coming there for a duplex. There is a current development application on the City website for this block here for four townhouses and a coach house by one of the current applicants. So, to say that these people are not developers is not strictly true, we don't believe.

We appreciate the comments of Councillors Keating, Fearnley, Bookham and Heywood at first reading. We share Councillor Keating's disappointment that rental stock will not be replaced and support his suggestion about a covenant on one third of the units. Numerous Architects, developers and City staff have suggested to us that this proposal as presented is too much. However, the rumour is that it is a done deal. They even suggested that the units be covenanted to be occupied by the current owners. Other developers in the area are building within the Official Community Plan. How many are waiting to see if this is approved. I suggest that one solution may be to implement the previously proposed Master Plan for Marine Drive and include our area or conduct an overall Official Community Plan review for the area. There is mentioned that some neighbours simply do not support an Official Community Plan change, however an Official Community Plan change with a community benefit would be supported.

Mayor Mussatto

Toni, do you have much more to add?

Ms. Bolton

About 10 seconds.

Mayor Mussatto

Okay.

Ms. Bolton

There is also mentioned in the staff report that communications with the neighbourhood has been strained. This is a gross understatement. We request that you reject this application, which came from a land assembly specifically to build in excess of the Official Community Plan. Were this scaled back to within the Official Community Plan we would all be flexible to changing conditions and values and look forward to our future as neighbours. Thank you very much. I also got a letter from Bill Diamond who is very sick and he specifically asked that Ms. Dowey read it. Would that be allowed?

Mayor Mussatto

What we will do is give it to Ms. Dowey and we certainly will read it at the end of the presentation, as long as it is not more than five minutes. Thank you. Ms. Dowey, what I am going to do, is go to the other speakers that haven't spoken yet, and then I am going to ask you to read that if you don't mind. The next speaker I have is Elizabeth Allen.

Ms. Elisabeth Allen, 5 – 620 West 15th Street, North Vancouver

My name is Elizabeth Allen and I live at 5 – 620 West 15th Street, which is the street to the north of the property, and we live at the very end of the property in which I believe was the home of the first Lord Mayor of North Vancouver, the Vance House. I have been listening to this debate with quite eager interest. This is my first meeting that I have ever attended. I have attended several meetings in Vancouver. I have recently retired as Principal of a Vancouver school but we have always lived in North Vancouver. We lived and our children graduated from Handsworth and my husband, once we finally got rid of empty nest, as we are empty nesters now, once we finally got rid of our children. We decided to move down to 15th Street. We did so thinking very carefully because we were quite well aware that some of the area was quite neglected. There was a great deal of graffiti in the area but we decided that where we were going to live was developed beautifully, which is one of four townhouses attached to the original Vance House and if anybody knows that development, I think they've been about 19 years now, they'll know how tastefully it has been done.

I am speaking in favour of this motion. There has obviously been a great deal of bitterness within the area. I am not part of either party who have spoken tonight. I am one of the silent majority who are out there and I think I represent a number of those people who have not come to Council who probably do not have such excellent civic motives of some of our neighbours in our area and I could feel a little ashamed of that and I do thank those people who have got that interest of the Bewicke neighbourhood. But I have supported this motion after careful consideration, and I don't know the technicalities that have been presented tonight, I don't have that kind of expertise, and in all honesty I'm not to sure I am interested in that expertise.

But for two simple reasons I have supported the motion. Number one, anything is better than what is there right now and I think the plans that have been put in place very carefully, the designs of those homes are excellent and I think it can't but help improve the quality of neighbourhood. Secondly, as I have mentioned previously, I have two daughters who are graduates. They are graduates from Handsworth and from the University of British Columbia. One daughter has to live in Surrey because she cannot afford to live in North Vancouver and one daughter is still renting downtown. I did tell them to marry rich men but they didn't listen to their mother. So, unfortunately there are two young ladies out there who would love to return to North Vancouver. They love the City they grew up in but they cannot afford to do so. I think it is part of our civic duty to allow for some types of housing that can house people who do not have the financial means that other people do. So, for those two very simple reasons and not for anything to do with politics, that is why I supported the motion and I urge you to do the same. Thank you.

Mayor Mussatto

Thank you very much for your comments Ms. Allen. Before we carry on we do have a procedural issue we have to deal with here because Council is going past 10:30 p.m. I am going to need a motion to proceed past 10:30 p.m. Councillor Shechter!

Councillor S.A. Schechter

So moved!

Mayor Mussatto

Councillor Heywood!

Councillor R.N. Heywood

Second!

Mayor Mussatto

Any discussion! Call the question! All those in favour! Opposed! It is carried unanimously! Thank you.

Moved by Councillor Schechter, seconded by Councillor Heywood

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 Mussatto

The next speaker is Mr. Ivan Leonard. Mr. Leonard has not spoken this evening so I am going to go to him next. Welcome Ivan.

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

Ivan Leonard, 215 St. Andrew's Avenue. Just to be in harmony with everyone else I have a daughter who rents in Surrey and I have a daughter that owns a home in Deep Cove. I have a lot of sympathy here for a lot of people here and I can hear both sides of the community fighting to save what they believe are their rights and I think the problem lies in that there is not an overall plan for this community. I think this is one of the things that we should be looking at. We have an overall Official Community Plan but what about the community itself. It is quite a small community.

I remember that we did, in 2001 we had a Land Use Study. I remember taking part in that and we have had in 2005 a Marine Drive Study, and I believe that particular study did not include the western part of Bewicke, but in 2001 I understand it did. And I understand also that it was going to be reviewed in 2007 and I cannot recall ever hearing anything about that now. Can I ask someone on Council whether that has been reviewed?

Mayor Mussatto

You cannot ask Council, but you certainly ask staff.

Mr. Leonard

I mean staff.

Mayor Mussatto

Mr. Penway!

Mr. Penway

Perhaps I will just try and probe for a little more information about the 2001 study. We did do a Marine Study, which was done by consultants, which happened several years before the Marine Drive Study, which is the most recent one. That study was not formally endorsed by Council and that is why we carried on with the next generation of that work, which was the Marine Drive process, which we have now concluded.

Mr. Leonard

But the first study included, I remember, the western part of Bewicke up to the creek and the Marine Drive Study did not.

Mr. Penway

Your Worship, the thing I can confirm is that the Marine Drive process did not. I don't have a copy of the previous study. It was never endorsed by Council. There were questions about it and that led to the process that we went to, so I couldn't tell you one way or another whether it was in or out. But I can tell you it was not adopted as City policy.

Mr. Leonard

We really then do not have a kind of a Master Plan for that area. Is that right?

Mayor Mussatto

Mr. Penway!

Mr. Penway

Your Worship, the Official Community Plan is the long range plan for that community and that has gone through some recommendations for changes for the Marine Drive Planning Study starting from Bewicke west. There is no direction for changes to Bewicke east. Bewicke west versus Bewicke east so this application is an application for a change in an area that did not come out of a recommendation, for changes through the most recent study, because it was not part of that boundary. So, in terms, is there a plan for the area? The Official Community Plan would be that plan for the area now.

Mr. Leonard

So, one of the problems is then that because there is not kind of a vision for the area that is just an adhoc, whatever someone comes out, whatever plan comes up, and however more convincing an argument they can present. This is not the way we should be running a City. A person should come in to their property and measure up to what they are allowed to build and build, and I think this is the problem we have here. I'm just realizing that we have got the study for the Central Lonsdale right now.

What can we offer these people who are desperately trying to save their community on both sides? What can the City offer as a plan? And I can understand both sides of the issue here, and it is a very hot issue, and it is going to continue. And affordability is part of all the crisis and I hope we can hope to solve this situation because it isn't going to go away. It is just going to get worse and worse. So, I think it is the case of having a vision, reviewing, it is about time maybe we should review the Official Community Plan, start working on that project. But, understanding, sympathy for people and let us have a plan laid out so everyone knows where they stand. Thank you very much.

Mayor Mussatto

Thank you very much Mr. Leonard. For the people in the audience, Council has been going since 6:00 p.m. this evening. We haven't had a break. I am going to take a three minute break but if everybody goes and starts talking then we are not going to get done on time so we are going to try and get right back as soon as Council has had just a few minutes break, just a bathroom break. Do we need a motion for that, Ms. Dowey?

Ms. Dowey

No, Your Worship, you can recess the meeting.

Mayor Mussatto

I am just going to declare a three minute break for members of Council and then we will be right back at it. I have got a list of a few other speakers and then anybody else who hasn't spoken I am certainly going to give them that opportunity to do so.

Mayor Mussatto recessed the meeting at 10:34 p.m.

The meeting reconvened at 10:37 p.m. with the same personnel present.

Mayor Mussatto

So, if we could get back to order, it would be great. Alright I am going to call the Council Meeting back to order. So, I have got Mr. McIntyre, Mr. Babai and Ms. Ireland still had some more to offer. Before I go to that are there any other people that haven't spoken before please just raise your hand? Yes, please. Welcome.

Ms. Robyn Adair, 651 15th St W, Bsmt, North Vancouver

Mayor and Council, my name is Robyn Adair. I am at 651 West 15th Street. I am one house away from this development. When I bought in this neighbourhood five years ago I knew full well what the Official Community Plan was and what I was able to do with my lot. Any purchasers subsequent to that including the applicants should also have known what they were able to do on their lot. If they overpaid for their property I don't think it is up to the neighbourhood to suck up the difference in density in order for them to be able to make their project equal. That is pretty much my main comment.

I would also like to comment on a few things that have also been said tonight on the behaviour that has happened. I actually did not really want to come tonight, as much as I haven't see you guys for a while, it is nice to come and be part of what is going on. It has been really disturbing to me what has happened in my neighbourhood with this development. To see neighbours who have spoken their opinion be targeted and personally attacked is distressing and I think the behaviour is totally unacceptable and also I think this project is accepted, part of that acceptance is accepting the behaviour and that makes me really sad and disappointed. I just wanted to let you know that. Thank you.

Mayor Mussatto

Thank you for your comments. So is there anybody else that hasn't spoken? Yes, sir, welcome.

Mr. Eric Ortmayr, 636 West 15th Street, North Vancouver

Hello, my name is Eric Ortmayr. I am at 636 West 15th Street in North Vancouver. I just want to touch upon some of the comments made earlier today. Some people have said there is no affordable housing in the area. That is simply is not true. There is a housing cooperative just kitty corner to this development. It is called the Creekside Housing Cooperative. Another person mentioned today that they live at 620 West 15th where they built townhomes around a heritage house and I lived right next to that development for many years. And I was skeptical at first and I just would like to say that I think it was a development that was well done.

Another person today, earlier, mentioned that there are a number of developments in the area, that have sacrificed quality of construction to increase their profits, and that is one of my main concerns. It has become apparent to me that there is an obvious lack of attention to detail by the Advisory Design Panel.

Mayor Mussatto

So, if you could please not question the motives of the Advisory Design Panel. They are all volunteers on that committee. They volunteer in our community.

Mr. Ortmayr

I would like to find out that the Adera Development on West 14th has a large concrete wall that everybody is staring at. It also has a number of protrusions sticking out of the roof disrupting the skyline and I just would like to avoid things like that in the future. These items like the concrete wall and the protrusions were not shown in the plans so a lot of times developers come up with their plans and we see these nice drawings and there doesn't seem to be any mechanism to adhere to these drawings.

Perhaps someone can correct me if I am wrong but a lot of times the developments deviate from what is shown on the plans. Basically what I would like to see in development in my neighbourhood are good materials, good design, and good architecture and that is going to build a good community. I would also like to point out that at \$50,000 contribution to the Marine Drive fund is not very much. I think that could be done a little better and that is all about what I have to say for today.

Mayor Mussatto

Thank you very much Mr. Ortmayr for that. Is there anybody else that has not spoken this evening? I am going to go to the back because this gentleman in the back has not spoken yet. I want to make sure everybody has a first chance at it. Welcome.

Mr. Allan Burgesse, 1504 Bewicke Avenue, North Vancouver

Good evening. My name is Allan Burgesse. I live at 1504 Bewicke Avenue and I have been referred to tonight actually. I would like to first of all say that I oppose this development as it is proposed. I do think that developing this area is a very, very good idea and I think duplexes are the way to go. I should point out that where I live is 1504 and the view I am going to have out of my house would be exactly the north side of 15th Street and the elevation isn't here. I haven't see that elevation yet. It is the third time I have mentioned it. I am looking for an elevation to see what we will see from our dining room/living room. We now see the Noma. It has wiped out the City pretty well. So, what are we going to lose through this development? I pass that on. If it was a duplex well then obviously it wouldn't be as much, so therefore I do have a motive that way, personal. But I also feel that the density is really a big issue and also a plan. And we do have plan, as it has been pointed out, and we should stick to it. Thank you.

Mayor Mussatto

Thank you very much Mr. Burgesse. Are there any other members of the gallery who have not spoken yet this evening? Okay. Then what I am going to do is go back in fair order. I think I have Mr. Ron McIntyre who had some more to add. Mr. McIntyre welcome again. As you make your way down if you have letters, you have five more minutes, if you have letters you are not going to be able to read would you please just pass them on to us and we will photocopy them while you are speaking and hand them out to the rest of the members of Council. You have got five minutes depending how fast you read or not.

Mr. McIntyre

I know it is getting late Your Worship and in order to expedite this a little more I will just read the list of the names. All the letters are for our project. Who I haven't gone to was Elizabeth Cross McIntyre, 804 – 1515 Eastern Avenue, in the City. There is also Kevin Hardy, 401 – 360 East 2nd Street, North Vancouver. So, we do cover Central and Lower Lonsdale areas of support.

There is also three letters similar with Maryanna Perady, 215 – 141 East 6th Street, North Vancouver; Merydell Parady, 401 – 175 East 10th Street, North Vancouver; Matt Swatridge, 215 – 141 East 6th Street, North Vancouver and also Owen Begin, 848 Lynn Valley Road and they all offer their support and I can just give the letters over to Ms. Dowey to copy.

I think I really should go out of my way and read the letters from residents that are going to be directly affected by this project. I point to letters submitted by Mary McGarvie at 652 West 14th Street and also Jeannette McGarvie, 652 West 14th Street. They, I suppose for of time I will read Mary McGarvie's letter:

"I am writing this letter in support of the proposed project on Bewicke Avenue. I do not agree with others who come forward and want to see this project defeated. It would be a major improvement to the area and would provide more affordable housing for families with children and pets who want to live and work on the North Shore. My mother's house is directly across from 1404 Bewicke and she walks past this block almost daily. We both realize how old and run down the entire six houses really are. This project is dearly needed to improve our area. I ask you to unanimously endorse this project at the Public Hearing."

So, I will submit this to Sandra Dowey.

Mayor Mussatto

Thank you very much Mr. McIntyre.

Ms. Dowey

Thank you.

Mayor Mussatto

Thank you very much Mr. McIntyre. Iraj Babai.

Mr. Babai

Your Worship, Council, I would just like to clarify a few things. I am not the owner of 645 West 14th as was mentioned by one of opponents of our project. So, I just wanted to clarify that. As they have gone around the neighbourhood and said that I am the owner of all the houses except for Ron and Barbara McIntyre's house I am not the owner of all of these houses. I wish I were.

Somebody mentioned that this project was opposed, as is, right from the beginning. It was not. It was supported from the beginning and that is the reason why Ron and Barbara McIntyre, who already have their lot rezoned for duplex, joined us.

This is the only reason they agreed to join this project and only after we spent at least \$120,000 and we are not talking about the financial loss in our income due to the time we have spent on this project. We found out there is significant opposition by about six people in our neighbourhood. Another comment was made about the view; I have to mention the name.

Mayor Mussatto

If it is disrespectful to them I don't want to hear it.

Mr. Babai

No, not at all, from Karen Ireland and Allan Burgesse's house the density and view they are talking about, they were the ones actually who came here in this Council Chamber and supported the Noma project and so now they are saying that they are losing their view because of our project.

Mayor Mussatto

I don't want to question that. He has already spoken. He can speak for himself. I want you to speak for your points of view.

Mr. Babai

And if you allow me I am finished with that. Can I just take a couple of more minutes to go through this list that was going to previously?

Mayor Mussatto

Yes.

Mr. Babai

As I mentioned last time, I will try to do this very quickly. I am sorry for my voice. I have been talking to a lot of people in the last two weeks. The land value for a triplex or duplex we assumed it is \$700,000. This is actually what I paid myself. The actual price was actually \$695,000 but I just rounded it off. \$12,000 for Purchase Property Tax, design and rezoning and permits are about \$75,000, whether we do this as a triplex or a duplex. Construction site if it is a triplex we are talking about 6,000 sq.ft. at \$160, which is a very conservative number right now. By talking to a number of builders who are saying that the construction costs have gone up even in the last two months. So, this is a very conservative number I am presenting. \$960,000 to build a triplex and at the same rate \$768,000 to build a duplex. The builder's cost would be \$100,000 to build a triplex, \$75,000 to build a duplex. The financing charges at the rate, I think I calculated that on commercial rates based on 7% I believe, \$70,000 for a triplex, \$50,000 for a duplex.

Civil Engineer is about \$10,000, lawyers' fees are about \$10,000, and landscaping is about \$30,000 and the realtor fees, if we sell two houses out of three in a triplex, is about \$50,000 and realtor fees, if we sell one house out of a duplex, assuming that one is going to be used by the owner, is going to be about \$25,000. So, I have gone through the same method of calculation for a triplex and a duplex. The cost of land and building a triplex is \$2,024,000. The cost of a duplex is \$1,755,000. If we sell these houses at \$700,000 each, let us say we sell all three of them, the sold price is would \$2.1 Million.

Mayor Mussatto

Wrap it up in about 30 seconds Mr. Babai.

Mr. Babai

The sold price for duplex would be \$1.4 Million so our profit would be \$76,000 for a triplex and minus \$355,000 for a duplex. If I sell these for \$750,000 I would be making \$226,000 for a triplex, which is for five years of work. I think I would have been making more money if I had worked at Wal-Mart and if I sold these at \$750,000 the profit would be minus \$255,000. Thank you very much.

Mayor Mussatto

The next speaker I have is Karen Ireland. As you make your way down, I think Mr. Penway has an answer. I think we had a question about the construction timing I believe.

Mr. Penway

I guess Your Worship there is a draft covenant that has been prepared and it provides for a construction schedule for the six lots if the project were to be approved and it provides that from the time that the first lot starts construction, meaning the pouring of the concrete footings, within the next twelve months the other five lots would need to commence construction as well. So, it is a twelve month time line that triggers from the time that they start the actual construction of the first lot.

Mayor Mussatto

Welcome again Karen.

Ms. Ireland

I think I will start at the project again, please, if I may, at the beginning. In point form, I like the trees, the landscaping I think is probably good. I like trees along the street. If the covenant indeed states that the construction will begin and finish within a year I like that very much but I think I have misunderstood that. Perhaps I could ask, through Your Worship, to Mr. Penway to explain what that covenant is about the construction?

Mr. Penway

Yes, Your Worship, if I could. If the project were to be approved the applicants would need to proceed with the construction plans and permit processes, which can take some amount of time, and it is unknown how long that would take. But, from the time the construction commences meaning the pouring of the concrete footings for the first of the projects, within the next twelve months, would all have to start commencing construction. So, it is twelve months starting at the date that the first building is pouring concrete.

Ms. Ireland

May I ask a second question, which is what is presumed to be the length of time for building a particular lot?

Mayor Mussatto

Mr. Penway!

Mr. Penway

Your Worship, it is a three unit development and they do vary. I think the applicants might be in a better position in terms of their anticipated timing schedule. It is a wood frame building. It is not like a high-rise or something. I don't think you are talking about 18 months or something. I think a typical home you are talking about something much less than that which I think the applicants can speak to.

Mayor Mussatto

Mr. Mogari, if you could come to the microphone and answer that question for us please.

Mr. Mogari

I think the average timing for the situation that we have, the contractor, so average house is about six months but due to the situation and the density and the demand so we can extend about two months, eight months.

Mayor Mussatto

Eight months. Very ambitious.

Ms. Ireland

Am I understanding that it would be eighteen months for the full construction? Eighteen months or two years?

Mayor Mussatto

Okay.

Ms. Ireland

Now, what I would like to know also is if that is exceeded, if that is in a covenant form and that is exceeded what is the monitor on that and what is the penalty if it is not satisfied? Please.

Mayor Mussatto

I am going to go to that in just a moment, if you could just stop the clock, thank you Sue. And we have another procedural issue we have to deal with before 11:00 p.m. I apologize Karen to interrupt you, but I need a motion to continue after 11:00 p.m. We are getting very close to the end of this Public Hearing and I would like the motion to finish to conclude the Public Hearing and then items. It sounds like a lot but they are not, it is items 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23. It is basically the Public Hearing tonight and the School Board issue we have to really deal with tonight. If we could have a motion to do that.

Ms. Dowey

Your Worship, and the three bylaws, items 11, 12 and 13.

Mayor Mussatto

And the three bylaws, hopefully we will get to that discussion, I am sure we will. Councillor Schechter!

Councillor Schechter

So Moved!

Mayor Mussatto

Councillor Perrault!

Councillor Perrault

Second!

Mayor Mussatto

Any discussion? I see none then I will call the question. All those in favour. Opposed. So, Councillor Fearnley, which ones are you opposed to?

Councillor Fearnley

We could deal with this item and bylaws that we have currently waiting to be dealt with but let us call it the quits after that. I got a feeling the others is going to go.

Mayor Mussatto

The discussion for the School Board, I believe, Ms. Dowey, you are going to do the two Public Hearings tonight Councillor Fearnley. The other one, the School Board issue is extremely timely with the advertising and it is critical that we get that at least out. We are not making decisions tonight. The Public Hearing will come forthright. So, can we not do that Councillor Fearnley?

Councillor Fearnley

No.

Mayor Mussatto

Perhaps Councillor Fearnley then maybe you could just leave and we could just do that. If you vote against it, it is going to cost money, and it is not going to be good. If you just leave and then we can certainly deal with it and if you are unhappy you can bring it back. Would that be appropriate Councillor Fearnley?

Councillor Fearnley

No.

Mayor Mussatto

Ms. Dowey!

Ms. Dowey

Your Worship, through to Councillor Fearnley, could we then just deal also with item 19. Item 19 is the timely one for the Alternative Approval Process.

Mayor Mussatto

We need that one do we not Ms. Dowey?

Ms. Dowey

That is to do with the Park Reservation. Thank you. So, that would be items 11, 12, 13 and 19.

Mayor Mussatto

Okay, so we will go with that then. I will call the question, all those in favour! Opposed! It is Carried Unanimously! Thank you Ms. Dowey.

Moved by Councillor Schechter, seconded by Councillor Perrault

THAT the requirements of the Procedure Bylaw to terminate the meeting at 11:00 p.m., be waived, and the meeting continue after 11:00 p.m., if necessary to conclude the Public Hearing and deal with items 11, 12, 13 and 19 on the agenda.

CARRIED UNANIMOUSLY

Mayor Mussatto

Ms. Ireland, I apologize. The floor is yours.

Ms. Ireland

No problem, thank you. We were talking about construction. My question was what is the monitor and what would the penalty be if that timeline within the covenant is not satisfied?

Mayor Mussatto

Mr. Penway!

Ms. Penway

Your Worship, there are two things that would be involved. Staff would monitor. It is a binding agreement between two parties so we would be in a position to compel them to make application. If they did not do that it would be opportunity for litigation to try and follow a suit or the option that Council would clearly have is to, it is not provided for in the covenant, but it is an option that Council always has, which is to amend the zoning back to something less. So, the tools that we would have would be either seeking compliance with the covenant or if they fail to do that, litigation. But the more likely thing would be to simply revert back to different zoning.

Ms. Ireland

So, that is unlikely to occur. Both of those events are unlikely to occur in a delay, in my estimation. So I might suggest that there could be a donation to the Marine Drive Amenity Fund if there is a delay of perhaps of three months after the stated time with an allowance for delays, something that actually the community can feel comfortable with. Now, I would like to ask the applicants how many, because my view is from

Mayor Mussatto

If you could address your questions to me Ms. Ireland.

Ms. Ireland

I'm sorry, excuse me. Now, I would like to ask the applicants how many entrances off of 15th Street in the development because when I came today the plans were not ready, so it is unclear to me.

Mayor Mussatto

Perhaps the Architect, Mr. Kutev, if you could just take the microphone please. Thank you.

Mr. Kutev

Unfortunately we skipped quickly through the elevations here and I could not show you but generally your view is exactly the same as the one which you see from 14th Street just reversed. And currently this house is redesigned so is shorter, substantially shorter. There is an entrance to this house and entrance to the duplex on the corner so those two units, the duplex, has an access and the single family house has an access through but the width is not correct. The width is substantially larger.

Ms. Ireland

So you are saying that there are two entrances onto Bewicke and those representations are not accurate?

Mr. Kutev

Those are old ones and the new ones are in the computer but we don't have time to go through. Do you want to see it?

Mayor Mussatto

How long will it take Mr. Kutev? Is that fine Ms. Ireland?

Ms. Ireland

Yes, that is good. Thank you. Now, affordability. A lot of people tonight have been talking about affordability. Now, I am not sure that that issue has been entirely addressed from a purchaser's perspective and what these properties will actually be offered for. \$700,000 has been suggested. Now, I understand it depends on construction costs etcetera. I said that the community amenity I have mixed feeling. I think the \$50,000 is an interesting amount. I think the net result is that the neighbourhood gets nothing in return for this development. I am concerned about the safety for children during the construction period, because of the traffic calming promised for Bewicke in the spring is not happening until the autumn, and does not include a crossroad anywhere along Bewicke, most specifically at 15th Street.

I am concerned about the precedent of this development. The proposal is .63 fsr but it is being zoned, if it is passed, at .75 fsr, which will never be reversed. That is a precedent within our community, which is a small community, designated within the Official Community Plan for duplex. This is a huge chunk of our community. Density will not solve crime. A lot of people are concerned about the crime in our neighbourhood. Police came, had meetings with us, they put in extra patrols about four years ago. It helped hugely. They have been very helpful. We can do that again but having a triplex or a duplex will not solve crime. There is no doubt that we need development.

If the Official Community Plan were followed the applicant would not be frustrated and angry and taking it out on the residents of the community. I sympathize with the applicants because of this process. Unfortunately it happened. We wouldn't be spending our valuable times as residents dealing with issues that should be predictable if the Official Community Plan was predictable. As the applicants are, I am weary of this and sad about what it has done to our community. I am in favour of duplex with creative infill on these lots. Three other developments within the community say that they can make money within the Official Community Plan and it is unclear to me why these applicants cannot as well. Thank you very much for your time.

Mayor Mussatto

Thank you Ms. Ireland. Mr. Kutev, you were going to, and Mr. Mogari were going to add.

Mr. Kutev

I just want to make clarification to a previous statement.

Mayor Mussatto

So, is it adding new information for us?

Mr. Kutev

No, just to clarify. As client's representative to 1400 Bewicke Avenue, and I am client's representative for the development, which was mentioned for 645 West 14th and I just want to clarify that those are completely different developers. The only similarity there there is they are Iranian but they are completely different owners of the property.

Mayor Mussatto

Thank you very much Mr. Kutev. Mr. Mogari!

Mr. Mogari

Your Worship, members of Council, on behalf of some of the people who came here to support us, I would like to take this opportunity to say, lots of people found out they spent lots of time for this issue. Of course they left. There are some facts that has to be regard to again. Please I just really appreciate you put your attention on that. We talked to a lot of people. We have brought a lot of signatures. We have brought a lot people not just because they like me or my kids or my families because they believe in these density changes. If the Official Community Plan has not been done, delayed, that is nothing wrong with our plan. If a density change is required by staff or future planning for the City Hall so it has nothing to do with us. But, if you don't want to change it, when are we going to change it. The people present here to show their support. You have seen a lot of them. They are there to provide the support and now we are getting lost and I apologize on behalf of some of my colleagues that it became a little bit personal. It is not a matter of personal. It is the matter of density. It is the matter of the requirement is there. We have to open our eyes. We need the changes.

Yes, I am one of the owners, but I can see that area requires that. It has all the needs to be changed, amenities, facilities for the kids, affordability. Referring to the question that was asked about affordability, I am sorry, we cannot really dictate the number. Who can know tomorrow all the pricing. Who can know after 2010 how much it would cost. Maybe it will go down. So maybe we are asking \$720,000 and it comes to \$600,000. Too bad for us. So we can't. We don't have a crystal ball. Nobody can support that. So, we cannot put a limit on that.

And the square footage, we have changed everything that we thought that can provide the square footage, that it be reasonable for that site. We did the changes. We gave a lot of the square footage away. We gave a lot of green that was required. We gave up also the parking spot to bring the traffic down. We are providing also some fund and also changes in the neighbourhood as you can see. That is all we can afford as six individual owners who are just the middle class. We cannot afford \$1, \$2 Million, \$2 Million, like a big developer. That is all we can do and all we want is just to provide more housing for myself, for my family or if I even sell it in the future. For other people who came here to the presentation, say they would like to have affordable houses in the neighbourhood. High density so people can live together.

And the last point I want to mention is about the crime. Yes, I appreciate people mentioned about the crime. Crime is everywhere. My car was broken into on 2nd and Queensbury. Yes, there is. But, of course, when there is more people, more watch, more Block Watch, more families, so people who were doing, exercising the crime, of course they take it somewhere else. Hopefully, it will disappear one day with support of the City, RCMP, and policing.

So, please I ask you to see all the facts. Forget about all these arguments, fights that we had, and somebody comes against another person, threat another, all these things unheard of, just look at the facts. The desire of changes and density demand is there. If Official Community Plan has not been done we are lacking that but you shouldn't stop us. We can see the support there.

Mayor Mussatto

Mr. Mogari, would you please address me. You have one minute left please tie it up.

Mr. Mogari

My apologies. So, that is all I can say. Please look at the facts. Look at the changes we have done thoroughly and the promises that we will provide for this plan. Thank you very much.

Mayor Mussatto

Thank you very much. Ms. Dowey you had a letter.

Ms. Dowey

I did Your Worship, from Bill and Audrey Diamond, 1348 Bewicke Avenue, North Vancouver. "I had hoped to be able to deliver this in person but unfortunately I am not. I have been advised the Official Community Plan is a document that was created to give citizens of the City an understanding and level of certainty with regards to what to expect with future development in the City. If plan, by definition is a "method of acting a specific project or definite purpose". Having said that, the Official Community Plan has a living element which allows for changes to be considered and possibly made. My understanding such changes take place when new information is provided and the change to the Official Community Plan will result in a benefit to the community. An example that comes to mind is Block 62. An opportunity arose that would enable a new Library to be built, something that was not considered when the Official Community Plan was developed. Recommendations were made, discussion took place and in the end the Official Community Plan was amended for the benefit for all residents to have a new Library.

This brings me to the development in question tonight, specifically the 1400 block proposal. I have tried to obtain more current financial estimates to present this evening but the applicants did not follow through with their commitment. At the Open House held at Capilano Mall in March, 2008 there was a commitment to provide financial information by April 10, 2008. I am not sure if the City has a copy of the tape recording from that meeting but I am sure Mr. Penway and others can confirm this promise as made, as they were present when it was made. So, these numbers are based on data provided by the applicant at the October, 2007 Public Hearing.

Assuming the development goes forward with the 1,800 sq.ft. house and a two by 1,500 sq.ft. duplex on each lot versus the development staying within the Official Community Plan and building two times 1,600 sq.ft. duplex on each lot. I calculate an additional profit of \$1.2 Million. I am not an expert on amenities and Building Code but from what I have heard this development project is basically proposing to contribute \$50,000 to the Marine Drive Amenities Plan in exchange for the increased density. So for \$50,000 the applicants are looking to gain \$1.2 Million. So this is not an issue of profit, rather an issue of how much and exchange for what.

I am opposed to this Official Community Plan amendment. Number one, I do not see a reasonable community benefit in exchange for the increased density. If passed these lots will become .75 fsr and the trend will be set for future development in this area. Number two, there are three other developments within one City block, one being discussed this evening. If they are able to build within the Official Community Plan why is this group not able to also build within the Official Community Plan. This further supports the theory of the increased density request being driven by additional profit.

At a recent Council meeting Councillor Keating put forward the idea of having a covenant on the lots that at least one of the three units per lot be a rental unit. If this was the case I would see this as a reasonable community benefit and support the increased density to .62 fsr, as requested. As it is if this development goes through we will be losing four plus rental homes. If the covenant recommended by Councillor Keating was implemented, we would have six rental units in the neighbourhood. The only additional covenant I would want to see is that the rental unit be maintained to an equal or greater standard than the owned unit. In closing, I strongly urge Council to reject this Official Community Plan amendment unless the two mentioned covenants are added. Bill and Audrey Diamond.”

Mayor Mussatto

Thank you Ms. Dowey.

Ms. Dowey

Thank you Your Worship.

Mayor Mussatto

So, we now then need an option for members of Council to ask questions. You have had two chances to speak Mr. McIntyre. That is all we are going to give you. Toni, have you spoken once or twice?

Ms. Bolton

Once.

Mayor Mussatto

Once. Okay. We have to be fair about that. Ron, yes. Have you got something to hand out to us, yes. We can photocopy it, yes. Ms. Bolton, just hold on a moment. If you wouldn't mind, Ms. Dowey, please. We will just make copies for Council. Thank you. Are those copies already. Okay. Sorry, Toni, please.

Ms. Bolton

Toni Bolton, 1512 Bewicke, I will be very quick. I just want to make one comment and ask one question. It was mentioned that we had been going door to door. I just wanted to confirm to you that nobody to my knowledge has been door to door with the exception of the applicants. Number two, I mentioned that the applicant for 645 West 14th was one of the these applicants and through you could you ask Jordan the name of the applicant on the City website is Ali Daei, that is also the name of one the applicants on this proposal. Is it the same person, or a different person?

Mayor Mussatto

Mr. Kutev are you able to respond to that or Mr. Babai?

Mr. Babai

Ali Daei and Mr. Reza Modani owned some parts of my house on Bewicke but they do not anymore. They are not the owners of my house. Originally yes, they were, but then I purchased the house, the two shares out of three, from them and I informed the City a little bit late actually but informed the Planning Department and Ms. Dowey as well.

Ms. Bolton

Thank you. I will just mention that on the documents for the covenant it does mention Mr. Daei so I guess it hasn't been adjusted. And talking about density and affordability, if there was a community benefit it is not density that anyone opposes. It is density to this level for no benefit. I personally.....know what a supported row houses or something that would have been smaller and more affordable. I just wanted to clarify that. Thank you.

Mayor Mussatto

Thank you Ms. Bolton for that. Yes. I am just looking at that young little girl in the beautiful green dress knowing that she is still awake. So, I am just hoping we can get her to bed on time. Councillor Schechter as well. Yes.

Ms. Parisa Heydari

Mayor Mussatto and again Council, good evening. I know it is very late. I am just taking the last two minutes from the other speech I had. So, we have been all like you, false accusation, but I am not responding to those. But, we just keep calling developers. So my mother, she was beside me, now she is having pain so she is sitting there.

My mother, as I said earlier, she is 65 years old. I am 35. I have been living in this country after my education, hard working. Here, as somebody mentioned earlier, that they gamble Las Vegas so I never been there. I am not a gambler. I have been told North Vancouver is a family area. We studied, when we wanted to purchase this house, my mother put all her retirement money in order that later on, I am working hard again for the cost of the construction, we are going to build the house in order to survive and for me to pay the mortgages even living in this house for the rest of my life and so just selling one of these triplexes for the highly cost that has been increasing for the last years and it is going up again, and so, we just wanted to survive. We didn't do anything wrong. We have been told from the beginning that we are doing a good improvement in the neighborhood. We have been encouraged from the beginning even by all these neighbours but now they are asking us to go back after a \$120,000 totally we spend, beside the money we lost, so much other costs, that we consider and go back again to the duplexes. Me, myself and my mother, we are not going to survive. I don't know from here where we have to go and what we have to do. We are already been in pain for the last two years. Sorry, I am just trying to be firm and just trying to make this speech but inside me I have been crying a lot. I have been praying this to living in the property that I worked hard for. I am not a developer. We all are families, especially my property, definitely family. Thank you very, very much for your patience.

Mayor Mussatto

Thank you very much Parisa for that. So, Ms. Dowey, you have read them out. We have got all the papers from the different people. We have heard the submissions. Now, it is just an opportunity then to go to members of Council for questions.

Ms. Dowey

That is correct Your Worship.

Mayor Mussatto

Do any members of Council have any questions? Councillor Schechter, and then, Councillor Perrault.

Councillor S.A. Schechter

Your Worship, one quick question. We have heard a lot about criminal activity in this area and that previous RCMP and increased enforcement help. Could we please make sure that all of the comments about law enforcement issues are relayed to the RCMP by staff.

Mayor Mussatto

I think that can probably been done. Staff doesn't need a response I think for that. Councillor Bookham!

Councillor Schechter briefly left and returned to the meeting.

Councillor P.J. Bookham

Thank you, Your Worship, through you to Mr. Babai.

Mayor Mussatto

Iraj, if you wouldn't mind coming up to the podium.

Councillor Bookham

When you first approached City Hall about developing this property as a group of owners did you go with the intention of developing at the level that we saw with three units with the rental unit? Was that your idea to develop at that level or were you given any encouragement to try to present this level of density to Council from our staff?

Mr. Babai

We presented duplex for the whole block designed by Bill Curtis, a designer living on the North Shore. The design was not supported by the Bewicke Association. Even today a lot of people in the neighbourhood, when I was knocking on the doors, they were just wondering why that design was not supported. They liked that design but the Association made that big, clear to us, that they do not and they wanted something a lot more substantial and more beautiful. So, what we did is we interviewed about 10 Architects I would say. The last one is Mr. Jordan Kutev. Some of those Architects are actually from the North Shore and they all came up with this idea that if we try to build an expensive duplex with a better design we all lose money. Even at that market, which was in 2006, which was a much better market than right now. So, they all unanimously, including Mr. Kutev who is here right now, recommended to us the only way to recover the cost of building something better, with better design, is to increase the number of units and that is what we did.

Councillor Bookham

And so that was suggested to you by the Architects?

Mr. Babai

Yes, not just one but all of them and the idea about the suite came from the City, in terms of affordability, and we welcomed that. It never occurred to us before. We thought it was such a great idea since we have a basement in our development so maybe it is a good idea to have a rental unit here. The rental unit would have helped the owners of these units in terms of paying a portion of their mortgage and at the same time it would have provided some means of housing for people who cannot afford to purchase a house.

Councillor Bookham

Thank you.

Mayor Mussatto

Are there any further questions by members of Council? I see none then, so we need a motion to conclude, do we Ms. Dowey?

Ms. Dowey

That is correct, Your Worship.

Mayor Mussatto

Councillor Heywood!

Councillor Heywood

So moved!

Mayor Mussatto

Councillor Schechter!

Councillor Schechter

Second!

Mayor Mussatto

Any discussion! All those in favour! Opposed! It is carried unanimously! Thank you.

Moved by Councillor Heywood, seconded by Councillor Schechter.

THAT the Public Hearing conclude.

CARRIED UNANIMOUSLY

The Public Hearing concluded at 11:23 p.m.

Certified a true and accurate transcript of the Public Hearing regarding Bylaws Nos. 7930, 7924 and 7925

Original signed by

Sandra E. Dowey, City Clerk

June 6, 2008

Date