



**MINUTES OF THE PUBLIC HEARING FOR 705 WEST 3<sup>RD</sup> STREET HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, OCTOBER 18, 2021**

---

**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back  
Councillor D. Bell  
Councillor A. Girard  
Councillor T. Hu  
Councillor J. McIlroy  
Councillor T. Valente

**STAFF MEMBERS**

L. McCarthy, CAO  
K. Graham, Corporate Officer  
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services  
C. Baird, Deputy Corporate Officer  
J. Peters, Assistant City Clerk  
H. Granger, City Solicitor  
H. Reinhold, Deputy Director, Strategic and Corporate Services  
L. Sawrenko, Director, Finance  
L. Garber, Deputy Director, Finance  
M. Epp, Director, Planning and Development  
A. Devlin, Acting Deputy Director, Planning and Development  
Y. Zeng, Manager, Development Planning  
R. de St. Croix, Manager, Long Range and Community Planning  
D. Johnson, Development Planner  
E. Macdonald, Planner  
C. Alexander, Planner  
M. Wray, Planner  
K. Montgomerie, Planner  
B. van der Heijden, Planner  
A. Dempster, Planning Technician  
K. Magnusson, Deputy Director, Engineering, Parks and Environment  
R. Skene, Director, Community and Partner Engagement  
L. Orr, Deputy Director, Community and Partner Engagement  
H. Turner, Director, North Vancouver Recreation and Culture

The Public Hearing was called to order at 5:34 pm.

**PUBLIC HEARING – 705 West 3<sup>rd</sup> Street**

**1. INTRODUCTION**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735) would rezone the subject property from a Service Commercial (CS-1) Zone to a Comprehensive Development 735 (CD-735) Zone to permit the development of a 6-storey, 70 market rental unit apartment building, above a commercial ground floor that is proposed to be occupied by a child care facility. Two levels of underground parking for 87 vehicles are proposed. The proposed density is 2.60 times the lot area.

## **PUBLIC HEARING – 705 West 3<sup>rd</sup> Street – Continued**

### **2. STAFF PRESENTATION**

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

### **3. APPLICANT PRESENTATION**

Tim Ankenman, Architect, Ankenman Marchand Architects, and Shawn Pattison, Vice President of Franchise Development, Willowbrae Academy, provided a PowerPoint presentation on the application and responded to questions of Council.

### **4. SUMMARY OF CORRESPONDENCE**

- Email received dated October 18, 2021 from Rebecca Birkner, 1-224 West 16<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing access to childcare space for children with mobility challenges.

### **5. SPEAKERS**

- Anna Hardy, 1805 Westview Drive, North Vancouver, expressed support for the proposal, citing density and location, and expressed concern for pedestrian and cycling safety.
- Jennifer Vaughan, 201-733 West 14<sup>th</sup> Street, North Vancouver, expressed concern for the proposal, citing traffic, density, location, pedestrian safety and building height.

Mayor Buchanan declared a recess from 6:12 to 6:17 pm to allow an opportunity for additional speakers to phone in and provide comments.

- Mariam MacLeod, 317 Bewicke Avenue, North Vancouver, expressed concern for the proposal, citing traffic, building height, density and proximity to services.

### **6. ADJOURN**

Moved by Councillor Bell, seconded by Councillor Back

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735) and “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735, Rental Housing Commitments), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 7:07 pm.

*“Certified Correct by the Corporate Officer”*

---

CORPORATE OFFICER