



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 16, 2014.

PRESENT:

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor D. Bell
Councillor P. Bookham
Councillor L. Buchanan
Councillor G. Heywood
Councillor C. Keating
Councillor R. Clark

STAFF MEMBERS

K. Tollstam, Chief Administrative Officer
B. Pearce, Director, Special Projects
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
B. Themens, Director, Finance
G. Penway, Director, Community Development
E. Adin, Deputy Director, Community Development
D. Pope, City Engineer
M. Epp, Planner 2, Community Development
S. Ney, Director, Human Resources
S. Wilks, Timekeeper

The Public Hearing was called to order at 6:11 pm.

1. INTRODUCTION OF BYLAWS

**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8316
(CCNV 105 Carrie Cates Court - Foot Of Lonsdale CD-642)**

**Heritage Designation Bylaw, 1997, No. 6945, Amendment Bylaw, 2014,
No. 8371 (Site De-Designation)**

The Corporation of the City of North Vancouver has applied to rezone the property located at 105 Carrie Cates Court, legally known as:

Lot A of the Public Harbour of Burrard Inlet and of the Bed and Foreshore of Burrard Inlet, Lying in Front of District Lots 271 and 274, Group 1, New Westminster District, Plan EPP30712

The amendment to "Zoning Bylaw, 1995, No. 6700" will have the effect of reclassifying the said property:

FROM: CD-057, CD-323 and M-2 (General Industrial)
TO: Comprehensive Development Zone 642 (CD-642)

Continued...

PUBLIC HEARING - Continued

**Re: “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8316”
“Heritage Designation Bylaw, 1997, No. 6945, Amendment Bylaw, 2014,
No. 8371”**

This zoning amendment would allow for public open space and Commercial, Waterfront, Marine and Civic uses (including a proposed gallery and accessory banquet use). The proposed zoning designation would limit the building height on the site to a maximum of 15 metres (49.2 feet).

The proposed amendment to “Heritage Designation Bylaw, 1997, No. 6945” would result in the continued protection of the Pacific Great Eastern Railway Station building, but would no longer specify the Foot of Lonsdale as a Designated Heritage Property, in order to allow for the possible relocation of the building to an alternative site.

2. STAFF PRESENTATION

The Planner 2, Community Development, provided a presentation regarding the application and responded to questions from the gallery and members of Council.

3. APPLICANT PRESENTATION

Reid Shier, Director/Curator, Presentation House Gallery, John Patkau, Principal, Patkau Architects, and Joseph Fry, Principal, Hapa Collaborative, provided a presentation regarding the application and responded to questions from the gallery and members of Council.

4. SUMMARY OF SUBMISSIONS – Letters of Support

The following letters of support were received from:

- Email from Allen Glazer, 16-1925 Indian River Crescent, North Vancouver, dated March 21, 2014.
- Letter from Dr. Kris Bulcroft, Capilano College, North Vancouver, dated June 11, 2014.
- Letter from Jeanette Langhlann, Uno Langmann Ltd, Vancouver, dated June 12, 2014.
- Letter from Pamela Shaw, 956 Kennedy Avenue, North Vancouver, dated June 10, 2014.
- Email from Roger Evan Larry, Relevision, 1818 Robson Street, Vancouver, dated June 12, 2014.
- Letter from June Morris, Summerhill Parc, 135 West 15th Street, North Vancouver, dated June 10, 2014.

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PUBLIC HEARING - Continued

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No. 8371”**

4. SUMMARY OF SUBMISSIONS – Letters of Support – Continued

- Letter from Tony Valente, 168 Esplanade Street, North Vancouver, dated June 8, 2014.
- Email from Bill Jeffries, dated June 9, 2014.
- Letter from Gordon Smith, dated May 14, 2014.
- Letter from Kathleen Campbell, Vancouver’s North Shore Tourism, 124 West 1st Street, North Vancouver, dated June 6, 2014.
- Letter from Peter Leitch, North Shore Studios, 555 Brooksbank Avenue, North Vancouver, dated June 6, 2014.
- Letter from Richard Shapka, Canadian Association for Photographic Art, West Vancouver, dated May 29, 2014.
- Letter from Jason Duncan, North Shore Photographic Society, 2347 Inglewood Avenue, West Vancouver, dated May 20, 2014.
- Letter from Derek Sutton, West Vancouver Seniors’ Photography Club, West Vancouver, dated May 18, 2014.
- Letter from Clay Little, Capilano University, North Vancouver, dated June 6, 2014.
- Letter from Innes Yates, North Vancouver, dated June 8, 2014.
- Letter from Laing and Kathleen Brown, 1057 Blue Grouse Way, North Vancouver, dated June 5, 2014.
- Letter from Benjamin Woodyatt, North Van Urban Forum Society, 141 East 18th Street, North Vancouver, dated June 8, 2014.
- Letter from Allison Youssef, North Vancouver, dated June 9, 2014.
- Letter from James Bird, 449 East 10th Street, North Vancouver, received June 11, 2014.
- Letter from Michael Kershaw, 728 West 14th Street, North Vancouver, dated May 29, 2014.
- Letter from Emily Neufeld, 886 East 12 Street, North Vancouver, received June 11, 2014.
- Letter from Dr. Paul Budra, North Vancouver, dated June 4, 2014.
- Letter from Joni Low, 592 West 16th Avenue, Vancouver, received June 11, 2014.
- Letter from Bahar Habibi, North Vancouver, dated June 8, 2014.
- Letter from Kevin Pike, 456 East 18th Street, North Vancouver, dated June 9, 2014.
- Letter from Jim Breukelman, 4104 Burkeridge Road, West Vancouver, dated June 9, 2014.
- Letter from Holly Goldsmith-Jones, 4726 Marine Drive, West Vancouver, received June 11, 2014.

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PUBLIC HEARING - Continued

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4. SUMMARY OF SUBMISSIONS – Letters of Support - Continued

- Letter from Sharon Kahanoff, 436 East 34th Street, North Vancouver, dated June 9, 2014.
- Letter from Rob Clinton, 804-168 Chadwick Court, North Vancouver, dated May 29, 2014.
- Letter from Danny Singer, 409 Chesterfield Avenue, North Vancouver, dated June 8, 2014.
- Letter from Patricia Singer, 409 Chesterfield Avenue, North Vancouver, received June 11, 2014.
- Letter from Isabelle Pauwels, 201 Carnarvon Street, New Westminster, dated June 9, 2014.
- Letter from Henri Robideau, 741 East 28th Avenue, Vancouver, dated June 8, 2014.
- Letter from Merla Beckerman, 1427 Duchess Avenue, West Vancouver, received June 11, 2014.
- Letter from Karen Love, 2649 Quebec Street, Vancouver, dated June 8, 2014.
- Letter from Babak Golkar, 3271 Royal Avenue, North Vancouver, received June 16, 2014.

The following letters of concern were received from:

- Email from the North Shore Heritage Preservation Society, 2695 Nelson Avenue, West Vancouver, dated June 9, 2014, stating concern for the de-designation for the PGE Station.
- Email from Joan Peters, dated June 16, 2014, stating that there is no plan for the entire waterfront area.

The following letters in opposition was received from:

- Nil

5. SPEAKERS - In Support

- Alexi Makris, 5 – Lonsdale, North Vancouver, stated support for the Presentation House Gallery proposal, citing economic vitality for Lower Lonsdale.
- Tom Phipps, 412 East 17th Street, North Vancouver, stated support for the Presentation House Gallery proposal, citing location and cultural benefit to the community.

Continued...

PUBLIC HEARING - Continued

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5. SPEAKERS - In Support - Continued

- Gary Mathiesen, President, Quay Property Management, 123 Carrie Cates Court, North Vancouver, stated support for the Presentation House Gallery proposal, citing revitalization of the Lower Lonsdale area.
- Stuart McLaughlin, President, Grouse Mountain Resorts, 6400 Nancy Green Way, North Vancouver, stated support for the Presentation House Gallery proposal, citing revitalization of the Lower Lonsdale area and an attraction for both residents and tourists.
- Alia Youssef, 99-2418 Avon Place, Port Coquitlam, stated support for the Presentation House Gallery proposal, citing Gallery programming, education and engagement with youth on the North Shore.
- Gordon Harris, 902-889 Homer Street, Vancouver, stated support for the Presentation House Gallery proposal, citing the niche market of the Gallery and a well-conceived project.
- Jacki Wong, 3588 Norwood Avenue, North Vancouver, stated support for the Presentation House Gallery proposal, citing cultural significance and the dedication to education.
- Babak Golikar, 3271 Royal Avenue, North Vancouver, stated support for the Presentation House Gallery proposal, citing the success of the Gallery, the diverse cultural offering and exposure for local artists.
- Louise Ranger, President, North Vancouver Chamber of Commerce, 124 West 1st Street, North Vancouver, stated support for the Presentation House Gallery proposal, citing revitalization for the Lower Lonsdale area.
- Michael Audain, 200 Block Esplanade, North Vancouver, stated support for the Presentation House Gallery proposal, citing economic vitality in the lower Lonsdale area, importance of the Gallery to the community, and the significance of the architect who designed the building.
- Joni Low, 201-592 West 16th Avenue, Vancouver, stated support for the Presentation House Gallery proposal, citing quality of life for residents on the North Shore.
- Annette Cheung, 2848 Munday Place, North Vancouver, stated support for the Presentation House Gallery proposal, citing youth engagement and exposure to arts and culture.
- Howard Nemtin, 1708 Columbia Street, Vancouver, stated support for the Presentation House Gallery proposal, citing inadequacy of the current space and lack of opportunity to create a legacy for the community.
- Wing Chow, 600 West 29th Street, North Vancouver, stated support for the Presentation House Gallery, citing the importance of photography as an agent for social change, learning and engagement of youth.
- Bill Curtis, 1551 Jones Avenue, North Vancouver, stated support for the Presentation House Gallery proposal.

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PUBLIC HEARING - Continued

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5. SPEAKERS – In Support – Continued

- Patricia Singer, 409 Chesterfield Avenue, North Vancouver, stated support for the Presentation House Gallery proposal, citing benefits for the community and tourism.
- Danny Singer, 409 Chesterfield Avenue, North Vancouver, stated support for the Presentation House Gallery proposal, citing the Gallery programming and the quality of directors.

SPEAKERS – With Concerns

- Ivan Leonard, 215 St. Andrews Avenue, North Vancouver, stated concern that the Gallery consumes a large portion of the Waterfront area.
- Rob L’Heureax, 170 East 5th Street, North Vancouver, stated concern regarding the business plan, revenue projections, placement of the building and loss of parking.
- Jennifer Clay, North Shore Heritage Preservation Society, 732 East 8th Street, North Vancouver, stated concern with respect to de-designation of the heritage site and provided options for the location of the PGE Station.
- Linda Heyes, 140 East Keith Road, North Vancouver, supported a new location for the Gallery and stated concern that it be located where it does not take up as much waterfront space.

In Opposition

- Nil.

6. ADJOURNMENT

Moved by Councillor Clark, seconded by Councillor Keating

THAT the Public Hearing “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2014, No. 8316” and “Heritage Designation Bylaw, 1997, No. 6945, Amendment Bylaw, 2014, No. 8371,” adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:58 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

Karla D. Graham, City Clerk