



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON TUESDAY, MARCH 3, 2015.**

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**PRESENT:**

**COUNCIL MEMBERS**

Mayor D. Mussatto  
Councillor H. Back  
Councillor D. Bell  
Councillor P. Bookham  
Councillor L. Buchanan  
Councillor R. Clark  
Councillor C. Keating

**STAFF MEMBERS**

K. Tollstam, CAO  
K. Graham, City Clerk  
J. Ficocelli, Deputy City Clerk  
B. Themens, Director, Finance  
G. Penway, Director, Community Development  
M. Epp, City Planner  
P. Navratil, Deputy City Engineer  
S. Smith, Planning Planner 2  
P. Penner, Community Planner  
D. Mitic, Manager, Transportation  
T. Forrest, Planning Analyst  
M. Hunter, Manager, Parks and Environment  
S. Wilks, Timekeeper

The Public Hearing was called to order at 6:00 pm.

**1. INTRODUCTION**

**Official Community Plan, Bylaw, 2014, No. 8400**

(A Bylaw to Establish a New Official Community Plan)

This bylaw will have the effect of rescinding the current City of North Vancouver Official Community Plan and replacing it with a new Official Community Plan, including an updated Regional Context Statement. The Official Community Plan is the City's long-range planning tool for guiding the growth and development of the City. It includes a broad vision for the community's future, with supporting goals and objectives. The Official Community Plan applies to the entire City. Major policy areas and chapters within the Official Community Plan include:

- Foundation (Community Vision)
- Land Use/Density
- Transportation, Mobility and Access
- Community Well-Being
- Natural Environment, Energy and Climate
- Parks, Recreation and Open Space
- Arts, Culture and Heritage
- Economy and Economic Development
- Municipal Services and Infrastructure
- Regional Context Statement (Alignment with the Metro Vancouver Regional Growth Strategy)

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## **PUBLIC HEARING – Continued**

**Re: Official Community Plan, Bylaw, 2014, No. 8400**

### **1. INTRODUCTION - Continued**

A previous Public Hearing was held on September 29, 2014. In January 2015, the Official Community Plan Bylaw was revised and referred to a new Public Hearing. The main changes include:

- Changes to densities in the East 3rd Street area (Moodyville) (see Schedule A - Land Use Map);
- Continued potential for a secondary suite and a coach house;
- Increase to height and density for the 200 block of East 15th Street (north-side); and the 1500 block of Eastern Avenue (east-side) (see Schedule A - Land Use Map).

### **2. APPLICANT/STAFF PRESENTATION**

The Director, Community Development, provided a presentation on the application and responded to questions from members of Council and the public.

### **3. VANCOUVER COASTAL HEALTH PRESENTATION**

The Medical Health Officer, Vancouver Coastal Health, provided a presentation and responded to questions from members of Council and the public.

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

The following submissions, expressing support, were received after second reading, as amended, of “Official Community Plan, Bylaw, 2014 No. 8400” on January 12, 2015:

- Email dated March 3, 2015, from Jaques Fourie, 623 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Wanda Fourie, 623 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Chad Silverton, 719 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Erika Rathje, 8-140 East 20<sup>th</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Cydney Bevilacqua, 209-221 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Christie Silverton, 719 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Sean Sullivan, 600 block East 1<sup>st</sup> Street, North Vancouver.

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## **PUBLIC HEARING – Continued**

**Re: Official Community Plan, Bylaw, 2014, No. 8400**

### **4. SUMMARY OF CORRESPONDENCE - Continued**

The following submissions, expressing support, were received after second reading, as amended, of “Official Community Plan, Bylaw, 2014 No. 8400” on January 12, 2015:

- Email dated March 3, 2015, from Laurel Hickey, 638 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Maureen Reierstad, 703 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Jodi Gorety, 732 East 3<sup>rd</sup> Street, North Vancouver.
- Letter dated March 3, 2015, from Phil Reivstad, 703 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Kevin Hoy, 86 St. David’s Avenue, North Vancouver.
- Email dated March 3, 2015, from Amarpreet Bal, 548 East 2<sup>nd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Carolina Jovic, 504 East 2<sup>nd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Paul King, 659 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Dusty Rhodes, 703 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Ryan Deakin, 808 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Lloyd Stonehocker, Kamloops.
- Email dated March 3, 2015, from Satpaul Gill, 548 East 2<sup>nd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Anudip Bal, 548 East 2<sup>nd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Dan and Loretta Totten, 722 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Inna Shekhtman, 713 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Kevin Plimbley, 713 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Victoria Ballantine, 446 East 1<sup>st</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Leo McPeak, 532 East 2<sup>nd</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Mike Bloxham, 622 East 2<sup>nd</sup> Street, North Vancouver.

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## **PUBLIC HEARING – Continued**

**Re: Official Community Plan, Bylaw, 2014, No. 8400**

### **4. SUMMARY OF CORRESPONDENCE - Continued**

The following submissions, expressing support, were received after second reading, as amended, of “Official Community Plan, Bylaw, 2014 No. 8400” on January 12, 2015:

- Email dated March 2, 2015, from Balwinder Randhawa, 508 East 2<sup>nd</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Susanna Song, 622 East 2<sup>nd</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Brenda Lloyd and Robert Kryciak, 543 East 4<sup>th</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Cathy Lewis, 655 East 4<sup>th</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Susanna Song, 622 East 2<sup>nd</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Mark Tompkins, 512 East 2<sup>nd</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Gordon and Sandra Finlay, 642 East 2<sup>nd</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Anita Brown, 500 block East 4<sup>th</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Kelly Brown, 500 block East 4<sup>th</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Carolyn Gregory, 733 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Joan Menzel, former City of North Vancouver resident.
- Email dated March 2, 2015, from Marlene Goodbrand, 553 East 1<sup>st</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Charyl Reid, 519 East 1<sup>st</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Usha Parbhakar, 542 East 2<sup>nd</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Zeenat Jetha and Chris Hannan, 245 East 18<sup>th</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Lynn Fujino and Peter Larlee, 241 East 18<sup>th</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Andy Sellwood and Megan Higgins, 243 East 18<sup>th</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Ron Carmichael, 538 East 1<sup>st</sup> Street, North Vancouver.

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## **PUBLIC HEARING – Continued**

**Re: Official Community Plan, Bylaw, 2014, No. 8400**

### **4. SUMMARY OF CORRESPONDENCE - Continued**

The following submissions, expressing support, were received after second reading, as amended, of “Official Community Plan, Bylaw, 2014 No. 8400” on January 12, 2015:

- Email dated March 2, 2015, from Pablo Rojas, 309-36 Water Street, Vancouver.
- Email dated March 2, 2015, from Marguerite Peden, 723 East 3<sup>rd</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Frances Carmichael, 538 East 1<sup>st</sup> Street, North Vancouver.
- Email dated March 2, 2015, from Valerie Knuttel, 308-126 East 12<sup>th</sup> Street, North Vancouver.
- Email dated February 28, 2015, from Kay Fuller, 549 East 2<sup>nd</sup> Street, North Vancouver.
- Email dated February 27, 2015, from Ed Duda, 1055 West Hastings Street, Vancouver.
- Email dated February 27, 2015, from Brent Willox, 252 East 22<sup>nd</sup> Street, North Vancouver.
- Email dated February 27, 2015, from Mackenzie Stonehocker, 415 East 20<sup>th</sup> Avenue, Vancouver.
- Letter dated February 27, 2015, from Nelson Chan, Citimark Properties Corporation, 500 block of East 3<sup>rd</sup> Street, North Vancouver.
- Email dated February 27, 2015, from Janet Smith, Lower Lonsdale.
- Email dated February 27, 2015, from Debra Ann Skippon, 543 East 1<sup>st</sup> Street, North Vancouver.
- Email dated February 27, 2015, from George Lewis, 543 East 1<sup>st</sup> Street, North Vancouver.
- Email dated February 27, 2015, from Penelope and Derek Human, 4533 Ranger Avenue, North Vancouver.
- Email dated February 26, 2015, from Teresa da Roza, 2863 Tempe Glen Drive, North Vancouver.
- Petition with 5 signatures, dated February 26, 2015, from Alfonso Pezzente, 300 block East 18<sup>th</sup> Street, North Vancouver.
- Email dated February 25, 2015, from Yvonne Haswell, 639 East 1<sup>st</sup> Street, North Vancouver.
- Email dated February 23, 2015, from Don McDowall, 625 East 1<sup>st</sup> Street, North Vancouver.
- Email dated February 23, 2015, from Carol McDowall, 625 East 1<sup>st</sup> Street, North Vancouver.

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## **PUBLIC HEARING – Continued**

**Re: Official Community Plan, Bylaw, 2014, No. 8400**

### **4. SUMMARY OF CORRESPONDENCE - Continued**

The following submissions, expressing opposition, were received after second reading, as amended, of “Official Community Plan, Bylaw, 2014 No. 8400” on January 12, 2015:

- Email dated March 3, 2015, from Michael Dundee, 242 East 27<sup>th</sup> Street, North Vancouver.
- Email dated March 3, 2015, from Jan Malcolm, 522 East 4<sup>th</sup> Street, North Vancouver, siting density and the East 3<sup>rd</sup> Street area.
- Email dated March 3, 2015, from Lorraine Douglas, 727 East 6<sup>th</sup> Street, North Vancouver, siting traffic and building height.
- Letter dated March 3, 2015, from Holly Wawzonek, 522 East 6<sup>th</sup> Street, North Vancouver, siting density.
- Email dated March 3, 2015, from Caroline Sarich, 475 Alder Street, North Vancouver.
- Email dated March 3, 2015, from Ron Polly, 842 Cumberland Crescent, North Vancouver, siting density, quality of life and park space.
- Email dated March 3, 2015, from Brian Wawzonek, 522 East 6<sup>th</sup> Street, North Vancouver, siting density.
- Email dated March 3, 2015, from Kevin Healy, 436 East 2<sup>nd</sup> Street, North Vancouver, siting Moodyville area.
- Email dated March 1, 2015, from Nachiko Yokota, 125 St. Andrew’s Avenue, North Vancouver, siting density and traffic.
- Email dated February 24, 2015, from D. O’Connor, 618 East 2<sup>nd</sup> Street, North Vancouver, siting density.
- Email dated February 23, 2015, from Sharon White, 1-124 West 1<sup>st</sup> Street, North Vancouver, siting building height.
- Email dated February 12, 2015, from Pat Kotush, 603-1320 Chesterfield Avenue, North Vancouver, siting density and transportation.
- Email dated February 9, 2015, from Traute Scholz, 428 East 7<sup>th</sup> Street, North Vancouver, siting density.
- Email dated February 9, 2015, from Kenneth Izatt, 352 West 17<sup>th</sup> Street, North Vancouver, siting density.
- Email dated February 6, 2015, from Kevin Froese, North Vancouver, siting density and growth.
- Email dated February 6, 2015, from Suzanne Izatt, North Vancouver, siting density.
- Email dated January 18, 2015, from Ray Vesely, 468 East 4<sup>th</sup> Street, North Vancouver, siting density.
- Letter received January 12, 2015, from Brad Nelson, 1500 block Eastern Avenue, North Vancouver, siting density and building height.

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## **PUBLIC HEARING – Continued**

**Re: Official Community Plan, Bylaw, 2014, No. 8400**

### **4. SUMMARY OF CORRESPONDENCE - Continued**

The following submissions, expressing concern, were received after second reading, as amended, of “Official Community Plan, Bylaw, 2014 No. 8400” on January 12, 2015:

- Email dated March 3, 2015, from Samuel Tolentino, 222 East 3<sup>rd</sup> Street, North Vancouver, siting density, walkability and transit.
- Email dated March 3, 2015, from Doris Cowan, 215-175 West 1<sup>st</sup> Street, North Vancouver, siting density, height, infrastructure and quality of life.
- Letter dated March 3, 2015, from Stephani Samaridis, 442 East 2<sup>nd</sup> Street, North Vancouver, siting livability, density, traffic and safety.
- Email dated March 3, 2015, from Gisela Temmel, 313 – 175 East 4<sup>th</sup> Street, North Vancouver, siting affordability, quality of life, unit values.
- Email dated March 3, 2015, from Toni Bolton, 310 West 3<sup>rd</sup> Street, North Vancouver, siting housing options, parks, senior citizens and livability.
- Email dated March 3, 2015, from Edward Rule, siting traffic.
- Email dated February 27, 2015, from Curtis Leggo, 634 East 3<sup>rd</sup> Street, North Vancouver, siting variation in density on the North and South side of East 3<sup>rd</sup> Street.
- Email dated February 18, 2015, from Rob Orpen, 400 block East 2<sup>nd</sup> Street, North Vancouver, siting density.

### **5. SPEAKERS**

- Fred Dawkins, 827 West 19<sup>th</sup> Street, North Vancouver, spoke on behalf of North Van City Voices, with respect to density.
- Bill Mason, 101-2609 Westview Drive, North Vancouver, spoke in support of the Official Community Plan and asked Council to consider a special study area for the Moodyville area.
- Stephani Samaridis, 442 East 2<sup>nd</sup> Street, North Vancouver, expressed concern for livability, transportation and density.
- Jerry Zaslove, 1555 Eastern Avenue, North Vancouver, expressed concern for density, traffic and livability.
- Rebecca Nguyen, 329 East 3<sup>rd</sup> Street, North Vancouver, City Mark, spoke in support of the Official Community Plan.
- Bob Bunting, 655 East 4<sup>th</sup> Street, North Vancouver, spoke in support of the Official Community Plan and the development of guidelines to maintain livability.
- Andrew Harris, 559 East 2<sup>nd</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Dimitrina Stroumera, East 2<sup>nd</sup> Street, North Vancouver, spoke in support of the Official Community Plan.

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## **PUBLIC HEARING – Continued**

**Re: Official Community Plan, Bylaw, 2014, No. 8400**

### **5. SPEAKERS - Continued**

- Joe Heilman, 248 West 27<sup>th</sup> Street, North Vancouver, spoke in opposition, siting density, and presented a petition with 52 signatures.
- Cathy Lewis, 655 East 4<sup>th</sup> Street, North Vancouver, spoke in support of the Official Community Plan and development guidelines.
- Judy Sullivan, 622 East 1<sup>st</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Barry Forward, Chair, North Vancouver Board of Education, expressed concern for the Special Study Areas designated for the Lucas and Cloverley sites.
- Ingrid Leonhard, 82 St. David's Avenue, North Vancouver, spoke in support of the Official Community Plan.
- Guy Heywood, 365 East 11<sup>th</sup> Street, North Vancouver, expressed concern for subsidy of market rental housing and land values.
- Neal Gregory, 733 East 3<sup>rd</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Nelson Da Silva, 523 East 1<sup>st</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Betty Escott, 1005 – 1515 Eastern Avenue, North Vancouver, spoke in opposition to increased height and density on Eastern Avenue and presented a petition with 102 signatures.
- George Pringle, 163 West 5<sup>th</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- David Stone, 638 East 1<sup>st</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Joseph Kimoff, 519 East 1<sup>st</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Jackie Swanson, 436 East 2<sup>nd</sup> Street, North Vancouver, expressed concern for the Moodyville area.
- Kerry Morris, 784 East 15<sup>th</sup> Street, North Vancouver, expressed concern for coach houses and secondary suites.
- Craig Tonini, 623 East 4<sup>th</sup> Street, North Vancouver, expressed concern for traffic, density and the 3<sup>rd</sup> Street area.
- Louise Bradley, 428 East 5<sup>th</sup> Street, North Vancouver, expressed concern for parking.
- Inna Shekhtman, 713 East 3<sup>rd</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Greg Stoll, 549 East 4<sup>th</sup> Street, North Vancouver, expressed concern for the 3<sup>rd</sup> Street area, siting community design, shadowing, safety and traffic.
- Bob Heywood, 160 West Keith Road, North Vancouver, expressed concern for density and market rental housing.

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## **PUBLIC HEARING – Continued**

**Re: Official Community Plan, Bylaw, 2014, No. 8400**

### **5. SPEAKERS - Continued**

- Linda Heese, 140 East Keith Road, North Vancouver, expressed concern for density and affordability.
- Michael Binkley, 535 East 1<sup>st</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Walter Perry, 559 East 1<sup>st</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Michelle Binkley, 535 East 1<sup>st</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Coralie Triance, 609 East 1<sup>st</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Sara Sutherland, 508 East 1<sup>st</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Leo McPeak, 532 East 2<sup>nd</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Crystal Warren, 563 East 1<sup>st</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Neil Parry, 819 East 3<sup>rd</sup> Street, North Vancouver, expressed concern that his property and the neighbouring property in the Queensbury and East 3<sup>rd</sup> Street area no longer fit into the community character.
- Tiff Daniels, 324 Ridgeway Avenue, North Vancouver, spoke in support of the Official Community Plan.
- Steven Corcoran, 533 East 4<sup>th</sup> Street, North Vancouver, spoke in support of the Official Community Plan and development of design guidelines for the East 3<sup>rd</sup> Street area.
- John Grant, 514 East 2<sup>nd</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- David Sander, Hollyburn Properties, 30-1650 Alberni Street, Vancouver, spoke with respect to 1301 – 1333 Lonsdale Avenue, requesting a Special Study Area for the site.
- Phil Reivstad, 703 East 3<sup>rd</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- David Singh, 541 East 1<sup>st</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Heather Hirst, 552 East 1<sup>st</sup> Street, North Vancouver, spoke in support for the Official Community Plan.
- Helen Hughes, 714 Westmoreland Crescent, North Vancouver, spoke in support of the removal of the School District No. 44, Lucas and Cloverley sites, as Special Study Areas.
- Carol-Anne Mrsic, North Vancouver, expressed concern for a more gradual transition in the East 3<sup>rd</sup> Street area to avoid zone cliffs.

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## **PUBLIC HEARING – Continued**

**Re: Official Community Plan, Bylaw, 2014, No. 8400**

### **5. SPEAKERS - Continued**

- Graham Soltan, 523 East 2<sup>nd</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Laurie Parkinson 634 East 4<sup>th</sup> Street, North Vancouver, spoke in opposition to the change in density for the East 4<sup>th</sup> Street.
- Laurie Coberg, 402 East 3<sup>rd</sup> Street, North Vancouver, spoke in opposition to the changes in the St. Patrick's and East 3<sup>rd</sup> Street areas, siting shading and traffic.
- Crystal Hendricks, 462 East 4<sup>th</sup> Street, North Vancouver, spoke in opposition to the Official Community Plan, siting affordability, transit and traffic.
- Paul Sidhu, 341 East 14<sup>th</sup> Street, North Vancouver, spoke in support of the Official Community Plan.
- Ivan Leonard, 215 St. Andrew's Avenue, North Vancouver, voiced concern regarding rental housing.
- Sue Lakes Cook, 114-269 West 4<sup>th</sup> Street, North Vancouver, expressed concern for affordability.

### **6. ADJOURNMENT**

Moved by Councillor Keating, seconded by Councillor Clark

**THAT** the Public Hearing for "Official Community Plan, Bylaw, 2014, No. 8400", adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 9:06 pm.

### **CERTIFIED CORRECT:**

*"Certified Correct by the City Clerk"*

Karla D. Graham, City Clerk