



**MINUTES OF THE PUBLIC HEARING FOR HARRY JEROME
NEIGHBOURHOOD LANDS HELD IN THE COUNCIL CHAMBER, CITY HALL,
141 WEST 14th STREET, NORTH VANCOUVER, BC, ON **MONDAY, JUNE
18, 2018.****

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
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic Initiatives and Services
B. Themens, Director, Finance
M. Epp, Director, Planning
D. Pope, City Engineer
M. Jefferson, Director, Human Resources
R. Skene, Manager, Facilities and Real Estate
D. Foldi, Project Manager
H. Reinhold, Deputy Director, Strategic Initiatives and Services
S. Galloway, Manager, Planning
M. Friesen, Planner 1
B. Willock, Manager, Engineering Planning and Design
M. Hunter, Manager, Parks and Environment
T. Huckell, Committee Clerk

The Public Hearing was called to order at 6:03 pm.

1. INTRODUCTION

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2018, No. 8633” (Darwin Properties / Perkins + Will, 123-125 East 23rd Street, 2160 Lonsdale Avenue, 144 East 22nd Street, 2300 Lonsdale Avenue and 116 East 23rd Street, Development Permit Guidelines, Land Use Designation Change and Height Limit Increase) would establish a new Development Permit Area, increase the maximum height for a portion of the Harry Jerome Neighbourhood Lands and expand the area designated “Mixed Use Level 2”.

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8634” (City of North Vancouver, 2300 Lonsdale Avenue and 116 East 23rd Street, CD-165 Text Amendment) would amend the CD-165 Zone (Harry Jerome Community Recreation Centre Site) to establish transferrable density on the land and reduce the required number of loading spaces.

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PUBLIC HEARING – Harry Jerome Neighbourhood Lands – Continued

1. INTRODUCTION - Continued

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8635” (Darwin Properties / Perkins + Will, 123-125 East 23rd Street, 2160 Lonsdale Avenue, and 144 East 22nd Street, CD-703) would rezone the Harry Jerome Neighbourhood Lands to a Comprehensive Development 703 (CD-703) Zone, to allow for a mixed use development with a range of housing types and a maximum density of 2.5 times the lot area (FSR), and to incorporate the Development Permit Guidelines into the Zoning Bylaw.

2. STAFF PRESENTATION

The Director, Planning, provided a PowerPoint presentation on the application and responded to questions of Council.

3. APPLICANT PRESENTATION

Oliver Webbe, President, and David Jacobson, Executive Vice President, Darwin Properties Ltd., provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE - Opposition

- Comment form received May 15, 2018, Erik Benton, North Vancouver, expressing opposition to the proposal, citing density, process, quality of life, shadowing and views.
- Email dated May 16, 2018, from Larry Nelson, 11-2118 Eastern Avenue, North Vancouver, expressing opposition to the proposal, citing process, height, density, loss of parkland, views, cost of the new community centre, size of the new community centre and quality of life.
- Email dated May 23, 2018 from Lana Simon, North Vancouver, expressing opposition to the proposal, citing loss of green space and traffic.
- Email dated June 12, 2018, from Mike, Elfriede and Don Vanagas, 232 East 22nd Street, North Vancouver, expressing opposition to the proposal, citing congestion, quality of life and loss of green space.
- Comment form dated June 14, 2018, from Gunda Fernandes, 12-2118 Eastern Avenue, North Vancouver, expressing opposition to the proposal, citing loss of trees.
- Email dated June 13, 2018, and comment form dated June 14, 2018, from Neil Cropper, 249 East 22nd Street, North Vancouver, expressing opposition to the proposal, citing height, green space, funding and quality of life.
- Email dated June 13, 2018, and notification of an online petition with 900 signatures, from Lana Simon, Courthouse Area Residents Association, 320 East 23rd Street, North Vancouver, expressing opposition to the proposal, citing loss of park land, density, congestion, parking and financial risk.

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PUBLIC HEARING – Harry Jerome Neighbourhood Lands – Continued

4. SUMMARY OF CORRESPONDENCE – Opposition - Continued

- Email dated May 1, 2018, from Johnny Bravo, resident, North Vancouver, expressing opposition to the proposal, citing height, views, quality of life, parking, green space, safety, traffic, parking, density and process.
- Email dated May 8, 2018, from Valerie Benton, resident, North Vancouver, expressing opposition to the proposal, citing density, height, views, quality of life, green space and process.
- Email dated May 8, 2018, from Erik Benton, resident, North Vancouver, expressing opposition to the proposal, citing process, height and quality of life.
- Email dated May 9, 2018, from Sam and Rachel Doe, 242 East 22nd Street, North Vancouver, expressing opposition to the proposal, citing traffic, density, height and loss of the community centre.
- Email dated June 13, 2018, from Cullen Goodyear, 5-2160 Eastern Avenue, North Vancouver, expressing opposition to the proposal, citing density, views, light, air circulation, traffic and quality of life.
- Email dated June 14, 2018, from Doug O'Neill, 243 East 22nd Street, North Vancouver, expressing opposition to the proposal, citing height, density, consultation, traffic, cost of the new community centre, green space, playing fields, parking and construction impact.
- Email dated June 15, 2018, from Sid Sharma, 123 East 19th Street, North Vancouver, expressing opposition to the proposal, citing density and green space.
- Email dated June 14, 2018, from Cheryl Elliott, 253 East 22nd Street, North Vancouver, expressing opposition to the proposal, citing green space, density, traffic, congestion, height and cost of the new community centre.
- Email dated June 15, 2018, from Suragini Ravindran, resident, North Vancouver, expressing opposition to the proposal, citing density, congestion, safety, loss of tennis courts, loss of Norseman Park and quality of life.
- Email dated June 16, 2018, from Salil Shah, 2133 St. George's Street, North Vancouver, expressing opposition to the proposal, citing loss of Norseman Park, density and quality of life.
- Email dated June 17, 2018, from Rosanna Van Buekenhout, 1905 St. Andre's Avenue, North Vancouver, expressing opposition to the proposal, citing the proposed community centre is too large, density, traffic, parking and loss of usable green space.
- Email dated June 17, 2018, from Roman Bardin, 24-2133 St. George's Street, North Vancouver, expressing opposition to the proposal, citing loss of Norseman Park, density and quality of life.
- Letter dated June 18, 2018, from Shari Laszlo, 318 East 22nd Street, North Vancouver, expressing opposition to the proposal, citing funding, timing, scope of the community centre project, Norseman Park, location of the proposed community centre and process.
- Email dated June 18, 2018, from Erika Rathje, 140 East 20th Street, North Vancouver, expressing opposition to the proposal, citing height, loss of the playing field, green space, traffic, safety and quality of life.

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PUBLIC HEARING – Harry Jerome Neighbourhood Lands – Continued

4. SUMMARY OF CORRESPONDENCE – Opposition - Continued

- Email dated June 18, 2018, from David Alexander and Christina Martynko, 14-2118 Eastern Avenue, North Vancouver, expressing opposition to the proposal, citing City planning, timing and funding.
- Email dated June 18, 2018, from Lucy Wheeler, resident, North Vancouver, expressing opposition to the proposal, citing 50 metre pool and Norseman Field.
- Email dated June 18, 2018, from Grace Wheeler, resident, North Vancouver, expressing opposition to the proposal, citing green space, 50 metre pool, density and congestion.
- Email dated June 18, 2018, from Allison Pettit, 2133 St. George's Avenue, North Vancouver, expressing opposition to the proposal, citing density, height, funding and quality of life.

5. SUMMARY OF CORRESPONDENCE - Support

- Email dated June 4, 2018, from Derek Fenton, 2733 Byron Road, North Vancouver, expressing support for the proposal, citing affordable housing, housing forms and density.
- Letter dated June 13, 2018, from Russel, Kendra and Carter Feenstra, 229 East 17th Street, North Vancouver, expressing support for the proposal, citing funding for the new community centre, housing choice, affordability, density, greenspace and transit.
- Email dated May 22, 2018, from Sal Chirico, resident, North Vancouver, expressing support for the proposal and a new community centre.
- Email dated June 15, 2018, from Glenn Weston, North Shore Aquatics, expressing support for the proposal, citing a 50 metre pool, affordable rental housing, green space, parking and traffic.
- Email dated June 15, 2018, from Asami Kowalewski, North Shore Aquatics, expressing support for the proposal, citing a 50 metre pool, affordable rental housing, green space, parking and traffic.
- Email dated June 16, 2018 from Ana Jaramillo, North Shore Aquatics, expressing support for the proposal, citing a 50 metre pool, affordable rental housing, green space, parking and traffic.
- Email dated June 17, 2018, from Maureen Speed, North Shore Aquatics, expressing support for the proposal, citing a 50 metre pool, affordable rental housing, green space, parking and traffic.
- Letter dated June 16, 2018, from Don Peters, Chair, Community Housing Action Committee, expressing support for the proposal, citing rental housing, affordability, and housing choice.
- Letter dated June 14, 2018, from Patrick Stafford-Smith, CEO, North Vancouver Chamber, 102-124 West 1st Street, North Vancouver, expressing support for the proposal, citing economic and community benefits.
- Email dated June 18, 2018, from Peter Teevan, 1900 Block Indian River Crescent, North Vancouver, expressing support for the proposal, citing a 50 metre pool.

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PUBLIC HEARING – Harry Jerome Neighbourhood Lands – Continued

6. SUMMARY OF CORRESPONDENCE - Concerns

- Email dated June 8, 2018, from John Beresford, 301-1327 East Keith Road, North Vancouver, expressing concern for the proposal, citing location of towers and the park.
- Letter dated June 14, 2018, from Robin Hinnell, 319 East 24th Street, North Vancouver, expressing concern for the proposal, citing safety, traffic, parking and quality of life.
- Email dated April 30, 2018, from Susan Fisher, resident, North Vancouver, expressed concern for the proposal, citing density, height, funding for the new community centre, green space, construction impacts and parking.
- Email dated May 15, 2018, from Dave Perfitt, resident, North Vancouver, expressing concern for the proposal, citing public transportation, traffic and dedicated bike and pedestrian transportation infrastructure.
- Email dated May 18, 2018, from Deb Sankey, resident, North Vancouver, expressing concern for the proposal, citing view, traffic, parking, green space, recreational open space and construction impact.
- Email dated June 7, 2018, from Chris Hall, resident, North Vancouver, expressing concern for the proposal, citing view, height and density.
- Email dated June 13, 2018, Dawn Daechsel, 217 East 19th Street, North Vancouver, expressing concern for the proposal, citing green space.
- Email dated June 14, 2018, from Nazim Hussain, resident, North Vancouver, expressing concerns for the proposal, citing density, traffic, air quality, view and green space.
- Email dated June 17, 2018, from Evonne Strohwal, 320 East 23rd Street, North Vancouver, expressing concern for the proposal, citing loss of Norseman Park, size of the proposed community centre and a 50 metre pool.
- Email dated June 18, 2018, from Gillian Balmer, resident, North Vancouver, expressing concern for the proposal, citing a 50 metre pool, density, traffic, loss of field, funding and quality of life.
- Email dated June 18, 2018, from Sue Whittred, 1116 Heywood Street, North Vancouver, expressing concern for the proposal, citing loss of Norseman Field, green space, quality of life.

7. SPEAKERS

- Arthur Mills, 1258 Rydal Avenue, North Vancouver, Vice President Hotel and Housing, YWCA Vancouver, expressed support for the proposal, citing safe and affordable housing.
- Rosemary Swinton, 115-170 East 5th Street, North Vancouver, expressed concern for the proposal, citing childcare, proximity to schools, traffic and transportation.
- Joshua Engstrom, 608-719 West 3rd Street, North Vancouver, expressed support for the proposal, citing rental and affordable housing.

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PUBLIC HEARING – Harry Jerome Neighbourhood Lands – Continued

7. SPEAKERS - Continued

- Lana Simon, Court House Residents Association, 330 East 23rd Street, North Vancouver, informed of an online petition with over 900 signatures and expressed opposition to the proposal, citing loss of green space, density, funding and congestion.
- Linda Sullivan, 1262 West 23rd Street, North Vancouver, expressed support for the proposal, citing affordable housing and accessible park space.
- Shari Laszlo, 318 East 22nd Street, North Vancouver, expressed concern for the proposal, and suggested the decision should be made by the next Council, funding, development risks, scope of the proposed community centre, congestion, traffic, 50 metre pool, location of the community centre, Norseman Park, location of childcare and requested a referendum.
- Paige Larson, 801-125 West 2nd Street, North Vancouver, expressed support for the proposal, citing medical facility, green space, shading, quality of life, rental housing, affordability and seniors housing.
- Ken Izatt, 352 West 17th Street, North Vancouver, expressed concern for the proposal, citing traffic, congestion, funding, height, medical facility, construction impact and risk.
- Deb Blaney and Karin Olsen, Vancouver Coastal Health, 231 West 14th Street, North Vancouver, expressed support for the proposal, citing affordable housing, retention and attraction of healthcare staff.
- Tony Caldwell, 2400 Chesterfield, North Vancouver, expressed opposition to the proposal, citing funding, park space, Norseman Park, height and density.
- Jonathan Hetherington, 550 West 23rd Street, North Vancouver expressed support for the proposal, citing affordable housing and open space.
- Shayne Dewildt, North Shore Advisory Committee on Disabilities, 904 Bouron Court, North Vancouver, expressed support for the proposal, citing an inclusive community, transit, seniors housing, affordable housing and accessible design of the units.
- Shahab Soleansani, 350 East 20th Street, North Vancouver, expressed opposition to the proposal, citing support for a referendum, Norseman Park, traffic, density, safety and 50 metre pool.
- Gloria Venczel, 315 West 23rd Street, North Vancouver, expressed support for the proposal, citing affordable housing, green space, density and height, and expressed concern for retail oriented commercial and transition spaces.
- Andrew Venczel-Pelos, 315 West 23rd Street, North Vancouver, expressed support for the proposal, citing affordable housing and a new community centre.
- Susan Coe, 944 East 4th Street, North Vancouver, expressed support for the proposal, citing affordable housing and childcare and expressed concern for the capacity of schools.

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PUBLIC HEARING – Harry Jerome Neighbourhood Lands – Continued

7. SPEAKERS - Continued

- Delaine MacKenzie, 1-2160 Eastern Avenue, North Vancouver, expressed opposition to the proposal, citing funding, affordable housing, size of the proposed community centre, timing of the decision late in Council's term and support of a referendum.
- Mark Bailey, 165 West 2nd Street, North Vancouver, expressed support for the proposal, citing walkability, density, amenities and quality of life.
- Pat McGrath, 2106 Ridgeway Avenue, North Vancouver, expressed concern for the proposal, citing loss of Mickey McDougal and Norseman Fields, renovate as compared to rebuild, height, process and construction impact.
- Liz Goldenberg, 326 West 5th Street, North Vancouver, expressed support for the proposal, citing affordable housing, seniors housing and inclusive development.
- Gillian Balmes, 250 East 24th Street, North Vancouver, expressed opposition to the proposal, citing construction impact, quality of life, loss of Mickey McDougal and Norseman Fields, green space, process, density, tennis courts, funding, risk, requested a referendum, traffic, construction impact.
- Rob Maisey, 808 West 20th Street, North Vancouver, expressed support for the proposal, citing density, traffic and height.
- Roman Bardle, 2311 St. George's Avenue, North Vancouver, expressed concern for the proposal, citing construction impact.
- Rob Gardner, 872 East 16th Street, North Vancouver, expressed support for the proposal, citing a new community centre, density, cycling infrastructure and would like to see other means of integrating the development with the community centre such as childcare and medical space and an elevated crossing.
- Jeff Dearer, 309 East 22nd Street, North Vancouver, expressed opposition to the proposal, citing density, loss of public parkland and recreation land.
- Mike Dowling, 3433 Robinson Road, North Vancouver, expressed support for the proposal, citing transportation, density, height, tax revenue, additional housing, trees, location, disability housing and funding.
- James Jeffery, 145 East 20th Street, North Vancouver, expressed concern for the proposal, citing affordable housing.
- Brent Hehn, 1705-151 West 2nd Street, North Vancouver, expressed support for the proposal, citing density, sustainability and affordable housing.
- Lucy Wheeler, 250 East 24th Street, North Vancouver, expressed concern for the proposal, citing loss of Norseman and Mickey McDougal Fields and requested a referendum.
- Gary Dunnet, 1431 Berkley, Avenue, North Vancouver, expressed support for the proposal, citing a new community centre.
- Guy Heywood, 365 East 11th Street, North Vancouver, expressed opposition to the proposal, citing funding and the District of North Vancouver's lack of commitment for cost sharing, density and a 50 metre pool.
- Shayne Dunlop, 1329 Cottonwood Place, North Vancouver, expressed support for the proposal, citing seniors housing, rental housing, location, medical offices, proximity to amenities and inclusion of curling in the proposed community centre.

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PUBLIC HEARING – Harry Jerome Neighbourhood Lands – Continued

7. SPEAKERS - Continued

- Barry Fenton, Community Housing Action Committee, 2733 Byron Road, North Vancouver, expressed support for the proposal, citing non-market housing, rental housing, seniors housing, density, lease of property, diversity of housing, non-profit housing, childcare, height and funding and no displacement of tenants.
- Linda Heese, 140 East Keith Road, North Vancouver, expressed support for the proposal, citing a new community centre, diversity of housing and transportation, accessibility to persons with disabilities and expressed concern for density, height and childcare.
- Antje Wilson, 622 East 4th Street, North Vancouver, expressed concern for the proposal, citing funding, risk and a 50 metre pool.
- Derek Fenton, 10-16315 23A Avenue, South Surrey, expressed support for the proposal, citing diverse housing forms, density, height, location and affordable housing.
- Shayan Haiga, 15-2133 St. George's Avenue, North Vancouver, expressed opposition to the proposal, citing schools, impact to the neighbourhood, parking, loss of sports fields and green space.
- Linda Kimshaw, 138 West 18th Street, North Vancouver, expressed opposition to the proposal, citing density, height, childcare and affordability.
- Dieter Stensgar, 144 West 20th Street, North Vancouver, expressed opposition to the proposal, citing density and requested a referendum.
- Bruce Sinski, 132 East 20th Street, North Vancouver, expressed opposition to the proposal, citing length of construction time frame, density, 50 metre pool, curling rink, parkland and suggested renovation of the existing building.
- Nick Vipone, 232 East 27th, expressed support for the proposal, citing new community centre and expressed concern for traffic and safety.
- Len Corban, 3500 block, Lonsdale Avenue, North Vancouver, expressed support for the proposal, citing design, new community centre, height and expressed concern for students attending elementary schools.
- Devon Myers, 216 Eastern Avenue, North Vancouver, expressed concern for the proposal, citing loss of fields, traffic and density.

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PUBLIC HEARING – Harry Jerome Neighbourhood Lands – Continued

8. ADJOURN

Moved by Councillor Clark, seconded by Councillor Bookham

THAT the Public Hearing regarding the following bylaws:

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2018, No. 8633” (Darwin Properties / Perkins + Will, 123-125 East 23rd Street, 2160 Lonsdale Avenue, 144 East 22nd Street, 2300 Lonsdale Avenue and 116 East 23rd Street, Development Permit Guidelines, Land Use Designation Change and Height Limit Increase);

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8634” (City of North Vancouver, 2300 Lonsdale Avenue and 116 East 23rd Street, CD-165 Text Amendment);

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8635” (Darwin Properties / Perkins + Will, 123-125 East 23rd Street, 2160 Lonsdale Avenue, and 144 East 22nd Street, CD-703),

adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9.44 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK