



**MINUTES OF THE PUBLIC HEARING FOR 200 WEST ESPLANADE HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, NOVEMBER 23, 2020**

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**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  
C. Baird, Deputy Corporate Officer  
J. Peters, Assistant City Clerk  
H. Granger, City Solicitor  
B. Pearce, Director, Strategic and Corporate Services  
B. Themens, Director, Finance  
M. Epp, Director, Planning and Development  
A. Devlin, Manager, Transportation Planning  
Y. Zeng, Manager, Development Planning  
R. de St. Croix, Manager, Long Range and Community Planning  
E. Macdonald, Planner  
H. Evans, Community Planner  
K. Magnusson, Deputy Director, Engineering, Parks and Environment  
R. Skene, Director, Community and Partner Engagement

The Public Hearing was called to order at 5:37 pm.

**PUBLIC HEARING – 200 West Esplanade**

**1. INTRODUCTION**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8798” (First Capital (200 West Esplanade) Corporation / Rafii Architects Inc., 200 West Esplanade, CD-729) and “Housing Agreement Bylaw, 2020, No. 8799” (First Capital (200 West Esplanade) Corporation, 200 West Esplanade, CD-729, Rental Housing Commitments) would rezone the subject property to permit an 8-storey mixed-use building with 75 rental units and commercial units at grade. The proposal includes approximately 813 sq. m. of commercial floor area with parking above, accessed from the lane. A total of 75 rental units are proposed including 8 mid-market units. A total of 32 parking spaces are proposed, 2 of which would be for car share.

**2. STAFF PRESENTATION**

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

## **PUBLIC HEARING – 200 West Esplanade – Continued**

### **3. APPLICANT PRESENTATION**

Julian Kendall, Director of Development, Cressey Development Group and Foad Raffii, Architect, Raffi Architects Inc. provided a PowerPoint presentation on the application and responded to questions of Council.

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

- Email received November 12, 2020 from Glenn Fisher, 1903-120 West 2<sup>nd</sup> Street, North Vancouver, expressing opposition for the proposal, citing parking.
- Email received from November 20, 2020 from Clemence Dekker, 808-175 West 1<sup>st</sup> Street, North Vancouver, expressing opposition for the proposal, citing development, site location and traffic.
- Email received November 20, 2020 from Michael Fogel, Lower Lonsdale Homeowners and Residents Association, 175 West 1<sup>st</sup> Street, North Vancouver, expressing opposition for the proposal, citing building height and density.
- Email received November 20, 2020 from Gordon and Carleen Leidal, 806-170 West 1<sup>st</sup> Street, North Vancouver, expressing concern for the proposal, citing building height.
- Email received November 22, 2020 from Earl and Barbara Miller, 807-175 West 1<sup>st</sup> Street, North Vancouver, expressing concern for the proposal, citing building height, density, traffic and community character.
- Email received November 22, 2020 from Arlene Evans, 912-175 West 1st Street, North Vancouver, expressing opposition for the proposal, citing building height, property value and traffic.
- Email received November 22, 2020 from Shaffiq Abdulla, 175 West 1<sup>st</sup> Street, North Vancouver, expressing opposition for the proposal, citing density and quality of life.
- Email received November 23, 2020 from Barb Hambly, 1108-175 West 1<sup>st</sup> Street, North Vancouver, expressing opposition for the proposal, citing building height, density and parking.
- Email received November 23, 2020 from Faizal Nuraney, legal counsel for property owner of 224 West Esplanade, North Vancouver, expressing opposition for the proposal, citing construction regulations.
- Email received November 23, 2020 from Fatima Abdulla, 175 West 1<sup>st</sup> Street, North Vancouver, expressing opposition for the proposal, citing development.
- Email received November 23, 2020 from Nourin Abdulla, 175 West 1<sup>st</sup> Street, North Vancouver, expressing opposition for the proposal, citing development, traffic and views.
- Email received November 23, 2020 from Leanne Roy, 804-175 West 2<sup>nd</sup> Street, North Vancouver, expressing opposition for the proposal, citing building height.

Mayor Buchanan declared a recess at 6:04 pm and reconvened the meeting at 6:09 pm.

## **PUBLIC HEARING – 200 West Esplanade – Continued**

### **5. SPEAKERS**

- Peter Skolaude, 175 West 1<sup>st</sup> Street, North Vancouver, expressed concern for the proposal, citing height, traffic flow out of the building and views.
- Hank Jasper, 3443 West 6<sup>th</sup> Avenue, Vancouver, expressed concern for the proposal, citing construction regulations, building setbacks and water corrosion.

Mayor Buchanan declared a recess at 6:17 pm and reconvened at 6:22 pm, to allow an opportunity for any other speakers to phone in and provide input. No speakers called to provide further comments.

### **6. ADJOURN**

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8798” (First Capital (200 West Esplanade) Corporation / Rafii Architects Inc., 200 West Esplanade, CD-729) and “Housing Agreement Bylaw, 2020, No. 8799” (First Capital (200 West Esplanade) Corporation, 200 West Esplanade, CD-729, Rental Housing Commitments), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 7:04 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER