



MINUTES OF THE PUBLIC HEARING FOR 63 MAHON AVENUE, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 1, 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
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
M. Epp, Director, Planning and Development
Y. Zeng, Manager, Development Planning
D. Johnson, Development Planner
A. Devlin, Manager, Transportation Planning
K. Magnusson, Deputy Director, Engineering, Parks and Environment

The Public Hearing was called to order at 5:32 pm.

PUBLIC HEARING – 63 Mahon Avenue

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8819” (Brad Lamoureux / Lamoureux Architect Incorporated, 63 Mahon Avenue, CD-684 Text Amendment) would amend the current Comprehensive Development 684 (CD-684) Zone to add 1 floor on top of the original 2.5 storey approval, and to increase the allowable density from 1.90 times the lot area to 2.60 times the lot area for a multi-use space for a private school. Eleven vehicle parking stalls are provided in the underground parkade, with another 11 parking stalls to be provided in an off-site location.

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Brad Lamoureux, Architect, Lamoureux Architects, provided a PowerPoint presentation on the application and responded to questions of Council.

PUBLIC HEARING – 63 Mahon Avenue – Continued

4. SUMMARY OF CORRESPONDENCE

- Email received October 19, 2020 from Vince Lo, 210-277 West 1st Street, North Vancouver, expressing opposition for the proposal, citing parking, density and noise.
- Email received October 20, 2020 from Calvin Wong, 277 West 1st Street, North Vancouver, expressing opposition for the proposal, citing building height, neighbourhood impact and density.
- Email received October 20, 2020 from Sahar Sharafzadeh, 277 West 1st Street, North Vancouver, expressing opposition for the proposal, citing building height, density and noise.
- Email received October 23, 2020 from Naz Taylor, parent of Alcuin College student, expressing support for the proposal, citing school support and amenity space.
- Email received October 26, 2020 from Carla Risley, 332 Lonsdale Avenue, North Vancouver, expressing opposition for the proposal, citing private school and lack of community benefit.
- Email received October 27, 2020 from Meagan Smith, 3623 Sunnycrest Drive, North Vancouver, expressing support for the proposal, citing development and additional floor space.
- Email received October 27, 2020 from H. Joan Leslie, 1101-160 West Keith Road, North Vancouver, expressing opposition for the proposal, citing loss of green roof.
- Emails received October 28, 2020 and February 24, 2021 from Glenn Fisher, 1903-120 West 2nd Street, North Vancouver, expressing opposition for the proposal, citing building height, density and use of space.
- Email received October 29, 2020 from Becky Knight, 240 Mahon Avenue, North Vancouver, expressing opposition for the proposal, citing development, building height and loss of green roof.
- Emails received November 5, 2020 and February 24, 2021 from Janet Creighton, 303-370 West 2nd Street, North Vancouver, expressing opposition for the proposal, citing building height, density, traffic and parking.
- Emails received November 6, 2020 and February 25, 2021 from Stephan Curran and Rajalakshmi Krishnan, 359 West 15th Street, North Vancouver, expressing support for the proposal, citing school support, amenity space and benefits for non-profit and community organizations.
- Email received November 12, 2020 from Geoff Woodfield, 554 Ivy Avenue, Coquitlam, expressing support for the proposal, citing school support and community benefit.
- Email received November 12, 2020 from Shannon Hennessy, 5029 Howe Sound Lane, West Vancouver, expressing support for the proposal, citing amenity space, school support and community benefit.
- Email received January 4, 2021 from Chantelle Krangle, 202-306 West 1st Street, North Vancouver, expressing opposition for the proposal, citing building height, density and neighbourhood impact.
- Correspondence and emails received January 20, 2021 and February 24, 2021 from Walter Berukoff, Laco Holdings, 306-267 West Esplanade, North Vancouver, expressing opposition for the proposal, citing change of use, future use of space, lack of notification about the developer information session, traffic, noise and neighbourhood safety.

PUBLIC HEARING – 63 Mahon Avenue – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Correspondence received February 9, 2021 from Blaire Chisholm, Pooni Group, 200-1055 West Hastings Street, Vancouver, apologizing for materials created by Pooni Group with misinformation about the project.
- Email received February 16, 2021 from Peter Baker, Director, Rights & Title, Squamish Nation, North Vancouver, expressing support for the proposal, citing location and updated application.
- Email received February 16, 2021 from Lisa Dumbrell, 415 East 5th Street, North Vancouver, expressing opposition for the proposal, citing density and building height.
- Email received February 1, 2021 from Barbara Tedesco, 404 West Esplanade, North Vancouver, expressing opposition for the proposal, citing neighbourhood impact, location, traffic and noise.
- Email received February 16, 2021 from Noushine Sefiddashti, 311-210 West 13th Street, North Vancouver, expressing support for the proposal, citing development.
- Email received February 17, 2021 from Leontyne Burdett, 508-277 West 1st Street, North Vancouver, expressing opposition for the proposal, citing development, traffic and density.
- Email received February 17, 2021 from Alan Burdett, 508-277 West 1st Street, North Vancouver, expressing opposition for the proposal, citing neighbourhood impact and noise.
- Correspondence received February 18, 2021 from Joy Hayden, Innovation and Engagement Specialist, Hollyburn Family Services Society, 104-267 West Esplanade, North Vancouver, expressing support for the proposal, citing location, building height and community benefit.
- Email received February 18, 2021 from Darren Young and Sarah MacKay, 113-255 West 1st Street, North Vancouver, expressing opposition for the proposal, citing lack of community benefit, multi-use room and noise.
- Email received February 19, 2021 from Mariah Soleway, 102-277 West 1st Street, North Vancouver, expressing opposition for the proposal, citing density and multi-use space.
- Email received February 19, 2021 from Jaco Soleway, 102-277 West 1st Street, North Vancouver, expressing opposition for the proposal, citing neighbourhood impact.
- Email received February 19, 2021 from Morgan Pollock, 1269 McBride Street, North Vancouver, expressing support for the proposal.
- Email received February 22, 2021 from Andrew Duval, 1269 McBride Street, North Vancouver, expressing support for the proposal, citing community space and development.
- Email received February 22, 2021 from Braden Ricketts, 817 Apex Avenue, North Vancouver, expressing support for the proposal.
- Email received February 22, 2021 from Arlene Evans, 912-175 West 1st Street, North Vancouver, expressing opposition for the proposal, citing neighbourhood impact, traffic and building height.
- Email received February 22, 2021 from Ida Rabbani, 239 West 19th Street, North Vancouver, expressing support for the proposal, citing future use.
- Emails received February 22, 2021 and February 24, 2021 from Bev Liddle, 308-270 West 1st Street, North Vancouver, expressing opposition for the proposal, citing building height, traffic, parking and noise.

PUBLIC HEARING – 63 Mahon Avenue – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received February 22, 2021 from Harriett Holmes, 4587 Glenwood Avenue, North Vancouver, expressing support for the proposal, citing building height and community benefit.
- Email received February 22, 2021 from Jake Fidler, 9-1450 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing area improvement.
- Email received February 22, 2021 from Susan Patterson, 408-277 West 1st Street, North Vancouver, expressing opposition for the proposal, citing building height, event space and noise.
- Correspondence received February 22, 2021 from Jason Scott, Senior Strata Agent, AWM-Alliance Real Estate Group Ltd. 401-958 West 8th Avenue, Vancouver, on behalf of the owners, Strata Plan EPS 4482, expressing opposition for the proposal, citing density, building height and amenity space.
- Email received February 23, 2021 from Lori McPhail, 4051 Brockton Crescent, North Vancouver, expressing support for the proposal, citing additional floor space.
- Email received February 23, 2021 from Wendy MacPherson, 1728 Evelyn Street, North Vancouver, expressing support for the proposal, citing need for additional space and community benefit.
- Emails received February 23, 2021 and February 24, 2021 from Bahli Araya, 307-277 West 1st Street, North Vancouver, expressing opposition for the proposal, citing noise, use of space, traffic, parking and loss of view.
- Email received February 23, 2021 from Venessa Stonehouse, 1468 St. Andrews Avenue, North Vancouver, expressing support for the proposal, citing future use of space and community benefit.
- Correspondence received February 23, 2021 and February 24, 2021 from Bill Liddle, 308-270 West 1st Street, North Vancouver, expressing opposition for the proposal, citing building height, event centre, noise, traffic and parking.
- Email received February 24, 2021 from Rino Murata, 1359 Dempsey Road, North Vancouver, expressing support for the proposal, citing school support and recreation use.
- Emails received February 24, 2021 from Joe Lee and Mingmei Zhang, 503-118 Carrie Cates Court, North Vancouver, expressing support for the proposal, citing gymnasium for students and community benefits.
- Correspondence and email received February 24, 2021 from Nassreen Filsoof, Canadian Iranian Foundation, West Vancouver, expressing support for the proposal, citing future use of space as a non-profit organization and offering community programs.
- Email received February 24, 2021 from Heather MacDonald, 4331 Hoskins Road, North Vancouver, expressing support for the proposal, citing benefits of community space, location close to transit for user groups and school support.
- Email received February 24, 2021 from Michael and Katherine Thomas, 874 East 21st Street, North Vancouver, expressing support for the proposal, citing benefits for students, building design and valuable community space.
- Email received February 24, 2021 from Julie Selby, 223 East 28th Street, North Vancouver, expressing support for the proposal, citing school support and support for building height.

PUBLIC HEARING – 63 Mahon Avenue – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received February 24, 2021 from Amit Parikh, 409-215 West 1st Street, North Vancouver, expressing concern for the proposal, citing density, parking, noise and privacy.
- Emails received February 24, 2021 from Rod Clark for Laco Holdings, 306-267 West Esplanade, North Vancouver, expressing opposition for the proposal, citing lack of notification of the developer information session and future use of space.
- Email received February 24, 2021 from John Maynard, 3845 Bishop Place, North Vancouver, expressing opposition for the proposal, citing event parking and noise.
- Email received February 24, 2021 from Boris Weiss, Medipure Pharmaceuticals, 302-267 West Esplanade, North Vancouver, expressing opposition for the proposal, citing density, parking and traffic.
- Email received February 24, 2021 from Leslie Watson, 3-241 East 4th Street, North Vancouver, expressing concern for the proposal, citing building height and amendment to the Official Community Plan.
- Email received February 24, 2021 from John Anastacio, 17-222 East 5th Street, North Vancouver, expressing opposition for the proposal, citing building height.
- Email received February 24, 2021 from Robert Reeves, resident, North Vancouver, expressing opposition for the proposal, citing building height and amendment to the Official Community Plan.
- Email received February 24, 2021 from Ken Harrison, 1303-33 Chesterfield Place, North Vancouver, expressing opposition for the proposal, citing confusion about the developer information session, building height, event space and parking.
- Email received February 24, 2021 from Coralynn Buss, Bärbel Interior Design, 503-602 West Hastings Street, Vancouver, expressing opposition for the proposal, citing density, noise and future use of space.
- Email received February 24, 2021 from D. Miranda, 421 West 4th Street, North Vancouver, expressing opposition for the proposal, citing parking, use of space and traffic safety.
- Email received February 24, 2021 from Brian Dougherty, 202-315 West 1st Street, North Vancouver, expressing concern for the proposal, citing access to property and parking.
- Email received February 24, 2021 from S. Burrill, North Vancouver, expressing opposition for the proposal, citing change to approved application, building height and density.
- Email received February 24, 2021 from Joanne and Darren Franko, North Vancouver, expressing support for the proposal, citing building design and amenity space.
- Email received February 24, 2021 from Armi and John Grano, 608-155 West 1st Street, North Vancouver, expressing opposition for the proposal, citing event space, traffic safety, parking and noise.
- Email received February 24, 2021 from Karen Beattie, North Vancouver, expressing support for the proposal, citing school support.
- Email received February 24, 2021 from Clayton Watson, 530 West 14th Street, North Vancouver, expressing support for the proposal, citing school support, density and community.
- Email received February 24, 2021 from Brent Hillier, 309-150 East 5th Street, North Vancouver, expressing support for the proposal, citing event space and parking.

PUBLIC HEARING – 63 Mahon Avenue – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received February 24, 2021 from Christine O'Meara, 224-255 West 1st Street, North Vancouver, expressing opposition for the proposal, citing building height and density.
- Email received February 24, 2021 from Andrew Anderson, resident, North Vancouver, expressing support for the proposal, citing school support and misleading information by the developer.
- Email received February 24, 2021 from Frans Tjallingii, 790 Edgewood Road, North Vancouver, expressing support for the proposal, citing school support and misleading information by the developer.
- Email received February 24, 2021 from Samantha Salvat, 2539 Westhill Drive, West Vancouver, expressing support for the proposal, citing community and future use of space for students and the community.
- Email received February 24, 2021 from Sherry Gorval, North Vancouver, expressing support for the proposal, citing school support and future use of space.
- Email received February 24, 2021 from CM Battistel, 270 West 1st Street, North Vancouver, expressing opposition for the proposal, citing event space, parking and traffic.
- Email received February 24, 2021 from Zoe Mackoff de Miranda, 111-277 West 1st Street, North Vancouver, expressing opposition for the proposal, citing density, height, event space and loss of green roof.
- Email received February 24, 2021 from Ernie Froess, 109-277 West 1st Street, North Vancouver, expressing opposition for the proposal, citing event space, parking, traffic and noise.
- Email received February 24, 2021 from Tamy Bleuler, 1427 Mahon Avenue, North Vancouver, expressing opposition for the proposal, citing neighbourhood impact, noise and loss of green roof.
- Email received February 24, 2021 from Derek Soros, 201-733 East 3rd Street, North Vancouver, expressing concern for the proposal, citing noise and event space.
- Email received February 24, 2021 from Irene Wotton, 3-650 West Keith Road, North Vancouver, expressing opposition for the proposal, citing height, density and use.
- Email received February 24, 2021 from Jerry Guspie, North Vancouver, expressing opposition for the proposal, citing parking.
- Email received February 24, 2021 from S. Jetha, resident, North Vancouver, expressing concern for the proposal, citing traffic, noise and neighbourhood impact.
- Email received February 24, 2021 from Karen Brett, resident, North Vancouver, expressing opposition for the proposal, citing parking.
- Email received February 24, 2021 from Susan Craven, 228 West 6th Street, North Vancouver, expressing opposition for the proposal, citing height, density and loss of green roof.
- Email received February 24, 2021 from Julie Nunes, 3331 Robinson Road, North Vancouver, expressing support for the proposal, citing school support.
- Email received February 24, 2021 from Mehrgan Filsoof, 3005 Del Rio Drive, North Vancouver, expressing support for the proposal, citing school support and community.
- Email received February 24, 2021 from Diane Wilson, resident, North Vancouver, expressing opposition for the proposal, citing density, height and event space.

PUBLIC HEARING – 63 Mahon Avenue – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received February 24, 2021 from Chris Weiz, resident, North Vancouver, expressing opposition for the proposal, citing building height, event space and density.
- Email received February 24, 2021 from Sandeep and Stefan Glover, resident, North Vancouver, expressing support for the proposal, citing school support and community.
- Email received February 24, 2021 from Nicholas Gandossi, owner at West Quay, North Vancouver, expressing concern for the proposal, citing future use of event space and noise.
- Emails received February 24, 2021 from Azar Mohsenipour, resident, North Vancouver, expressing opposition for the proposal, citing noise, parking, loss of view and impact on property value.
- Email received February 24, 2021 from Kelly Oswald, resident, North Vancouver, expressing opposition for the proposal, citing parking, loss of view, impact on property value and noise.
- Emails received February 24, 2021 from Aida Yazdanpanah, Lower Lonsdale resident, North Vancouver, expressing opposition for the proposal, citing traffic, access to the lane and parking.
- Email received February 24, 2021 from Alec Leverton, resident, North Vancouver, expressing opposition for the proposal, citing noise, traffic and change of use.
- Email received February 24, 2021 from Adrian Dickman, North Vancouver, expressing opposition for the proposal, citing noise, traffic and event space.
- Email received February 24, 2021 from Linda Hamer, Mulgrave School, West Vancouver, expressing support for the proposal, citing school support and community benefits.
- Email received February 24, 2021 from Dave Clendenan, resident, North Vancouver, expressing support for the proposal, citing amenity space.
- Email received February 24, 2021 from Beverley McEwan, 301-138 East Esplanade North Vancouver, expressing support for the proposal, citing community and non-profit use.
- Email received February 24, 2021 from Bruce Taylor, President, Duron Group of Companies, 3790 Riviere Place, North Vancouver, expressing support for the proposal, citing enhanced use of space.
- Email received February 24, 2021 from Regina Mak, address unknown, expressing opposition for the proposal, citing zoning.
- Email received February 25, 2021 from Chase Manalo, former North Vancouver resident, expressing support for the proposal, citing school support.
- Email received February 25, 2021 from Marissa Beg, 440 East Windsor Road, North Vancouver, expressing support for the proposal, citing school support and community benefit.
- Email received February 25, 2021 from Doug Smith, One Scouts Canada – Field Operations, Richmond, expressing support for the proposal, citing future use and community benefit.
- Email received February 25, 2021 from Harold Nahanee, 318 West 4th Street, North Vancouver, expressing support for the proposal, citing future use and location.
- Email received February 25, 2021 from John Lowe, 602-123 West 1st Street, North Vancouver, expressing support for the proposal, citing community benefit and location.

PUBLIC HEARING – 63 Mahon Avenue – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received February 25, 2021 from Annie Korajian, teacher, Alcuin College, expressing support for the proposal, citing school support and community benefit.
- Email received February 25, 2021 from Sheyda Pouroskoui, 123-735 West 15th Street, North Vancouver, expressing support for the proposal, citing school support, community use and misleading information by the developer.
- Email received February 25, 2021 from Nick Jones, parent of Alcuin College student, expressing support for the proposal, citing school support and benefit for students.

5. SPEAKERS

- Mehrgan Filsoof and Nima Tavakoli, 3005 Del Rio Drive, North Vancouver, expressed support for the proposal, citing school programs, community and need for indoor gym space.
- Deana Sarmast, 3772 Edgemont Boulevard, North Vancouver, expressed support for the proposal, citing recreation space and other future uses.
- Frans Tjallingii and Vera Tjallingii, 790 Edgewood Road, North Vancouver, expressed support for the proposal, citing need for amenity space and community and student benefits.
- Ruth Zastre, 106-327 West 2nd Street, North Vancouver, expressed opposition for the proposal, citing parking and traffic.
- Tara Cree and Alex Cree, 312-4001 Mount Seymour Parkway, North Vancouver, expressed support for the proposal, citing school leadership, gathering space for the school and community.
- Stephen Curran, 359 West 15th Street, North Vancouver, expressed support for the proposal, citing additional floor space and community involvement.
- Maddie McFadden, 1107-1067 Marinaside Crescent, Vancouver, expressed support for the proposal, citing multi-use space.
- Jan-Steyn de Beer, 803-555 13th Street, West Vancouver, expressed support for the proposal, citing use of space.
- Samantha Salvat, 2539 Westhill Drive, West Vancouver, expressed support for the proposal, citing school support and need for space.
- Shelly O'Meara, 224-255 West 1st Street, North Vancouver, expressed concern for the proposal, citing parking, traffic and use of space.
- David Eilers, 4621 Strathcona Road, North Vancouver, expressed support for the proposal, citing positive resource for the neighbourhood.
- David Salimian, 603-3335 Cypress Place, West Vancouver, expressed support for the proposal, citing community and student benefits.
- Liana Cox, 1046 St. Georges Avenue, North Vancouver, expressed support for the proposal, citing need for additional space for students.
- Jason Black, 318 West 28th Street, North Vancouver, expressed support for the proposal, citing student and community benefits.
- Gregory Stromotich, 322 East 19th Street, North Vancouver, expressed support for the proposal, citing positive neighbourhood impact.
- John Maynard, 3845 Bishop Place, North Vancouver, expressed opposition for the proposal, citing event parking.

PUBLIC HEARING – 63 Mahon Avenue – Continued

5. SPEAKERS – Continued

- Laurie Parkinson, 634 East 4th Street, North Vancouver, expressed support for the proposal, citing low carbon building construction.
- Steve Henry, 168 East Esplanade, North Vancouver, expressed support for the proposal, citing amenity space.
- Byron Scott, 11910-97A Avenue, Surrey, expressed support for the proposal, citing a benefit to students and community groups.
- Kenneth McEwan, 900-980 Howe Street, Vancouver, expressed opposition for the proposal, citing building height and use of space.
- Cole Petersen, 321 East 10th Street, North Vancouver, expressed support for the proposal, citing inclusive learning environment.
- Tracy Harbidge and Sophie Harbidge, 1254 West 22nd Street, North Vancouver, expressed support for the proposal, citing student and community benefits.
- Karen Beattie and Gavin Beattie, 1520 William Avenue, North Vancouver, expressed support for the proposal, citing school support, student privacy from covered outdoor space and community benefits.
- Linda Hamer, 706-170 West 1st Street, North Vancouver, expressed support for the proposal, citing school support and public assembly space.
- Joy Hayden, Hollyburn Family Services, 104-267 West Esplanade, North Vancouver, expressed support for the proposal, citing community benefit.
- Carla Mariacher, 4419 Derby Place, North Vancouver, expressed support for the proposal, citing use of space and community benefit to Lower Lonsdale neighbourhood and non-profit organizations.
- Judith Hardcastle, 907-175 West 14th Street, North Vancouver, expressed support for the proposal, citing use of space and support for the school.
- Aidan Taylor, 3790 Riviere Place, North Vancouver, expressed support for the proposal, citing need for amenity space and community gathering space.
- Sheryl Rivers, 421 West 3rd Street, North Vancouver, expressed opposition for the proposal, citing parking, traffic, noise and lack of privacy.
- Jake Fidler, 1450 Chesterfield Avenue, North Vancouver, expressed support for the proposal, citing building height and positive addition to the community.
- Reed Clayton, 3827 Lewister Road, North Vancouver, expressed support for the proposal, citing community vision and student benefits.
- Doug Smith, Operations Manager, Scouts Canada, Richmond, expressed support for the proposal, citing future use of community amenity space.
- Marissa Beg, 440 East Windsor Road, North Vancouver, expressed support for the proposal, citing benefit to the school and community.
- Rajalakshmi Krishnan, 359 West 15th Street, North Vancouver, expressed support for the proposal, citing school vision for an inclusive community.
- Peter Edmunds, 101 West 16th Street, North Vancouver, expressed support for the proposal, citing community involvement and use of space.
- Sandeep Kaur Glover, resident, North Vancouver, expressed support for the proposal, citing community benefit and inclusiveness.
- Jordan Kutev, 180-2250 Boundary Road, Burnaby, expressed concern for the proposal, citing building height, capacity, traffic and parking.

PUBLIC HEARING – 63 Mahon Avenue – Continued

5. SPEAKERS – Continued

- Maryam Modares and Reza Falsafi, 705 Queensbury Avenue, North Vancouver, expressed support for the proposal, citing community benefit and assembly space for students.

Mayor Buchanan declared a recess from 8:22 pm to 8:31 pm.

- Katarzyna Lever, 500 Ventura Crescent, North Vancouver, expressed support for the proposal, citing support for the school, future space for students and community benefit.
- Dave Clendenan, 1821 Coldwell Road, North Vancouver, expressed support for the proposal, citing community benefit and amenity space.
- Tia Lamoureux, 4178 Rose Crescent, West Vancouver expressed support for the proposal, citing community benefit.
- Joyce Bauer, 3444 St. Kilda Avenue, North Vancouver, expressed support for the proposal, citing school support.
- Amir Rezaeifarrok, 1441 St. Georges Avenue, North Vancouver, expressed support for the proposal, citing use of space.
- Cameron Drew, 201-215 West 1st Street, North Vancouver, expressed opposition for the proposal, citing direct impact on liveability to immediate residents, parking and noise.
- Harriett Holmes, 4587 Glenwood Avenue, North Vancouver, expressed support for the proposal, citing community and student benefits, use of space and building design.
- Veeda Pouroskoui, 210 West 13th Street, North Vancouver, expressed support for the proposal, citing benefits for students and use of space.
- Borg Chan, 201-8506 200th Street, Langley, expressed concern for the proposal, citing parking, traffic and event capacity.
- Falguni Patel, 1410 Jones Avenue, North Vancouver, expressed support for the proposal, citing future use of space and benefit to students and the community.
- Owen Cree, 312-4001 Mount Seymour Parkway, North Vancouver, expressed support for the proposal, citing community benefit and school support.
- Alistair Eggo, 501-188 East 49th Avenue, Vancouver, expressed support for the proposal, citing multi-use and multi-cultural space.
- Suzi Manery, resident, North Vancouver, expressed opposition for the proposal, citing increased density, parking and loss of privacy.
- Jennifer Robertson, 460 East 16th Street, North Vancouver, expressed support for the proposal, citing community benefit.
- Andrew Seo, 175 West 14th Street, North Vancouver, expressed for the proposal, citing covered outdoor space for student learning and community benefit.
- Jenn Feuermann, 1607 McNair Drive, North Vancouver, expressed support for the proposal, citing much needed gymnasium and student and shared community use.
- June Lee, 3-225 West 16th Street, North Vancouver, expressed opposition for the proposal, citing parking, traffic, noise and event centre capacity.
- Tiffany Neufeld, 776 East 16th Street, North Vancouver, expressed support for the proposal, citing need for gym, learning space and community amenity space.
- Sogol Khalessi, 102-680 Seylynn Crescent, North Vancouver, expressed support for the proposal, citing school support.

PUBLIC HEARING – 63 Mahon Avenue – Continued

5. SPEAKERS – Continued

- Sergio Arturo Barbosa, 807-683 West Victoria Park, North Vancouver, expressed support for the proposal, citing gymnasium use in inclement weather and community benefit.
- Jacqui Lilley, 2-1001 Northlands Drive, North Vancouver, expressed support for the proposal, citing school support and community.
- Thea Bornstein, 765 Eden Place, West Vancouver, expressed support for the proposal, citing school support, indoor and outdoor multi-use spaces.
- Allison Foord, 581 Silverdale Place, North Vancouver, expressed support for the proposal, citing school support and flexible space for students.
- Stefanie Barilla, 3171 Huntleigh Crescent, North Vancouver, expressed support for the proposal, citing community benefit.
- Azar Mohsenipour, 510-277 West 1st Street, North Vancouver, expressed opposition for the proposal, citing building height, use of space, loss of view, noise and property value.
- Varoujan Basmadjian, 2292 Mathers Avenue, West Vancouver, expressed support for the proposal, citing school support.
- Jane Webley, 111 East 13th Street, North Vancouver, expressed support for the proposal, citing inclusiveness, use of space and community benefit.
- Robert Samways and Cindy Shaw, 201-533 Waters Edge Crescent, West Vancouver, expressed support for the proposal, citing development, building design and location.
- Geraldine Fouchereau, 1148 Frederick Road, North Vancouver, expressed support for the proposal, citing community benefit and school support.
- Shant Basmadjian, 2292 Mathers Avenue, West Vancouver, expressed support for the proposal, citing school support, community involvement and community benefit.
- Derek Soros, 201-733 East 3rd Street, North Vancouver, expressed concern for the proposal, citing parking and traffic.
- Gurki Rai, 1581 Kilmer Road, North Vancouver, expressed support for the proposal, citing school support and variety of uses of space.
- Peter Hayton, 1337 West Keith Road, North Vancouver, expressed support for the proposal, citing school support and community.
- Amit Parikh, 409-215 West 1st Street, North Vancouver, expressed opposition for the proposal, citing future use of space and nearby greenspace.
- Martha Barbosa and Jose Barbosa, 508-175 Victory Ship Way, North Vancouver, expressed support for the proposal, citing need for multi-use space to promote cultural awareness.
- Edward Pentin, 5271 Sonora Drive, North Vancouver, expressed support for the proposal, citing need for amenity space.
- Noah Edmunds, 765 Eden Place, West Vancouver, expressed support for the proposal, citing community benefit, school support and use of space.
- Sabina Robb, 306-267 West Esplanade, North Vancouver, expressed opposition for the proposal, citing uncertainty of future use of space.
- Casey Spreeuw, 306-267 West Esplanade, North Vancouver, expressed opposition for the proposal, citing building height, parking and community impact.
- William Manarina, 309-277 West 1st Street, North Vancouver, expressed opposition for the proposal, citing noise, traffic, parking and neighbourhood impact.

PUBLIC HEARING – 63 Mahon Avenue – Continued

5. SPEAKERS – Continued

- Justin Chohan, 937 Montroyal Boulevard, North Vancouver, expressed support for the proposal.
- Donna Miranda, 421 West 4th Street, North Vancouver, expressed opposition for the proposal, citing parking, building height and traffic.

Moved by Councillor Back, seconded by Councillor Valente

THAT the meeting continue past 10:30 pm.

CARRIED UNANIMOUSLY

- Micheline Ciolli, 1120 Alderside Road, Port Moody, expressed concern for the proposal, citing school and community benefit.
- Francesca Smilgin-Box, 676 Sylvan Avenue, North Vancouver, expressed support for the proposal, citing school support and a benefit to non-profit organizations.
- Leonard Cox, 5186 Cliffridge Avenue, North Vancouver, expressed support for the proposal, citing use of space and community benefit.
- Walter Berukoff, Red Lion Management, 306-267 West Esplanade, North Vancouver, expressed opposition for the proposal, citing changes to original proposal, building height, loss of view, noise, traffic and property values.
- Shahram Rakhshanfar and Razieh Rakhshanfar, 1525 Errigal Place, West Vancouver, expressed support for the proposal, citing education and partial recreation space.
- Miranda Bichin, 267 West Esplanade, North Vancouver, expressed opposition for the proposal, citing building height and lack of transparency by the applicant in the process.

Moved by Councillor Valente, seconded by Councillor Back

THAT the meeting continue past 11:00 pm.

CARRIED UNANIMOUSLY

- Sami Omar, 307-199 Victory Ship Way, North Vancouver, expressed support for the proposal, citing community benefit.

Mayor Buchanan declared a recess from 11:04 pm to 11:09 pm.

- Jan Malcolm, 522 East 4th Street, North Vancouver, expressed concern for the proposal, citing parking and traffic.
- Sam Satiyari, 1003-168 Esplanade, North Vancouver, expressed support for the proposal, citing community benefit and use of space.

PUBLIC HEARING – 63 Mahon Avenue – Continued

6. ADJOURN

Moved by Councillor McIlroy, seconded by Councillor Back

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8819” (Brad Lamoureux / Lamoureux Architect Incorporated, 63 Mahon Avenue, CD-684 Text Amendment), be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 12:22 am on March 2, 2021.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER