



**MINUTES OF THE PUBLIC HEARING FOR NORTH SHORE  
NEIGHBOURHOOD HOUSE SITE, 200-236 EAST 1<sup>ST</sup> STREET AND  
207-225 EAST 2<sup>ND</sup> STREET, HELD ELECTRONICALLY FROM CITY  
HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, OCTOBER 25, 2021**

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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  
T. Huckell, Committee Clerk  
H. Granger, City Solicitor  
L. Sawrenko, Director, Finance  
M. Epp, Director, Planning and Development  
A. Devlin, Acting Deputy Director, Planning and  
Development  
Y. Zeng, Manager, Development Planning  
E. Chow, Planner  
M. Friesen, Manager, Strategic Initiatives  
K. Magnusson, Deputy Director, Engineering, Parks and  
Environment  
M. Hunter, Manager, Parks and Environment  
R. Skene, Director, Community and Partner Engagement

The Public Hearing was called to order at 5:31 pm.

**PUBLIC HEARING – North Shore Neighbourhood House Site, 200-236 East 1<sup>st</sup> Street  
and 207-225 East 2<sup>nd</sup> Street**

**1. INTRODUCTION**

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8867” (City of North Vancouver, 200-236 East 1<sup>st</sup> Street and 207-225 East 2<sup>nd</sup> Street, Land Use Designation and Permitted Height Change) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8868” (City of North Vancouver, 200-236 East 1<sup>st</sup> Street and 207-225 East 2<sup>nd</sup> Street, CD-737) would amend the Official Community Plan and Zoning Bylaws to facilitate phased redevelopment of the site to include a new North Shore Neighbourhood House, senior respite care facility, a new expanded Derek Inman Park and affordable rental housing.

**2. STAFF PRESENTATION**

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

**PUBLIC HEARING – North Shore Neighbourhood House Site, 200-236 East 1<sup>st</sup> Street and 207-225 East 2<sup>nd</sup> Street – Continued**

**3. SUMMARY OF CORRESPONDENCE**

- Correspondence received June 7, 2021 from Miles Brook, Dawn McKenna, Andy Smitten and Mike Tanner, representing Strata VR 749 Custer Court, 220 East 4<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing location and need for an elementary school and child care.
- Email received July 14, 2021 from Ginny Phillips, resident, North Vancouver, expressing concern for the proposal, citing location, delayed development of the new North Shore Neighbourhood House and building height.
- Correspondence received October 4, 2021 from Kyle Gardiner, President, North Shore Heritage Preservation Society, 2695 Nelson Avenue, West Vancouver, expressing concern for the proposal, citing retention/relocation of the Allen Residence.
- Email received October 18, 2021 from Jo Hinchliffe, 330 East 1<sup>st</sup> Street, North Vancouver, expressing opposition for the proposal, citing building height and future community development.
- Correspondence received October 18, 2021 from Lisa Dooling, Director of Community & Stakeholder Engagement, Neptune Terminals, 100-340 Brooksbank Avenue, North Vancouver, expressing support for the proposal, citing social connectivity for the diverse community and future non-profit community service hub.
- Email received October 18, 2021 from Susan Whyte, 145 St. Georges Avenue, North Vancouver, expressing opposition for the proposal, citing protection of green space and community garden, building height, parking and traffic.
- Email received October 19, 2021 from Robyn Browes, 2125 Floralynn Crescent, North Vancouver, expressing concern for the proposal, citing safety and security for residents, staff and visitors to the building and traffic safety.
- Email received October 19, 2021 from Lorna Barr, 1009-199 Victory Ship Way, North Vancouver, expressing opposition for the proposal, citing building height.
- Email received October 20, 2021 from Paul McLean, 1951 Mackay Avenue, North Vancouver, expressing support for the proposal, citing support for community residents, quality programming and community outreach.
- Email received October 20, 2021 from Nina Albrecht, 1816 Sowden Street, North Vancouver, expressing support for the proposal, citing community programs and need for more space to accommodate future needs.
- Email received October 20, 2021 from Fariba Meschi, 4200 Starlight Way, North Vancouver, expressing support for the proposal, citing better services for the community.
- Email received October 20, 2021 from Jason Allsopp, 414-332 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing community services for residents of all ages and need for larger facility space.
- Email received October 21, 2021 from Zinat Sahleh, 2020 Fullerton Avenue, North Vancouver, expressing support for the proposal, citing rezoning.
- Email received October 21, 2021 from Pamela Shaw, 956 Kennedy Avenue, North Vancouver, expressing support for the proposal, citing community services, location to public transportation and social connectivity.

**PUBLIC HEARING – North Shore Neighbourhood House Site, 200-236 East 1<sup>st</sup> Street and 207-225 East 2<sup>nd</sup> Street – Continued**

**3. SUMMARY OF CORRESPONDENCE – Continued**

- Email received October 21, 2021 from Roham Khoshgoo, 145 West Keith Road, North Vancouver, expressing support for the proposal.
- Email received October 21, 2021 from Gail Snelling, Executive Director, North Shore Stroke Recovery Centre, 225 East 2<sup>nd</sup> Street, North Vancouver, expressing support for the proposal, citing continued need for community programming and increased space.
- Correspondence received October 22, 2021 from Frances Bruce, 1008-241 St. Georges Avenue, North Vancouver, expressing concern for the proposal, citing development, protection of the community garden and tennis courts.
- Email received October 22, 2021 from Yavanna Arnold, President, Lower Lonsdale Business Improvement Association, 220-145 Chadwick Court, North Vancouver, expressing support for the proposal, citing service and quality of life for residents and need for larger space.
- Email received October 22, 2021 from James and Leslie Baroux, 219 East 8<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing building height, views and property taxes.
- Email received October 22, 2021 from Arlene Ulmer, 8-225 East 5<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing building height, property values and traffic.
- Email received October 25, 2021 from Cliff Stewart, 1491 Norton Court, North Vancouver, expressing support for the proposal, citing quality and variety of services and location.
- Email received October 25, 2021 from Donna and Jim Smith, 221 East 3<sup>rd</sup> Street, North Vancouver, expressing concern for the proposal, citing building height, gardens, relocation of the Allen House and the tennis courts.
- Email received October 25, 2021 from Forston Tylor, 225 East 19<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing building height and inclusion.
- Email received October 25, 2021 from Constance McCormick, 432 West 15<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing space for MyOwnSpace Housing Society.
- Email received October 25, 2021 from Jeanne Douglas, 4822 Headland Close, North Vancouver, expressing support for the proposal, citing service and quality of life for residents.
- Email received October 25, 2021 from Rita Nash, 701-701 West Victoria Park Avenue, North Vancouver, expressing support for the proposal, citing service and quality of life for residents.
- Email received October 25, 2021 from Alex Jamieson, 419 East 11<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing trees, green space and building design.
- Email received October 25, 2021 from Darrell Mussatto, 935 St. Andrews Avenue, North Vancouver, expressing support for the proposal, citing building structure and access to services for residents.

**PUBLIC HEARING – North Shore Neighbourhood House Site, 200-236 East 1<sup>st</sup> Street and 207-225 East 2<sup>nd</sup> Street – Continued**

**3. SUMMARY OF CORRESPONDENCE – Continued**

- Email received October 25, 2021 from Amanda McCulley and Paul Gordon, 101-175 East 5<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing building height and affordability.
- Email received October 25, 2021 from Roderick and Sheila Dickey, 503-221 East 3<sup>rd</sup> Street, North Vancouver, expressing concern for the proposal, citing building height.
- Email received October 25, 2021 from Rod Roust, 507-145 St. Georges Avenue, North Vancouver, expressing opposition for the proposal, citing loss of view, community garden and traffic.
- Correspondence received October 25, 2021 from Sean Galloway, Director, Regional Planning and Electoral Area Services, Metro Vancouver Regional District, expressing support for the proposal, citing consistency with the policies of Metro 2040.
- Correspondence received October 25, 2021 from John Maxey, 847 East 15<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing need for larger space and quality service for residents.

**4. SPEAKERS**

- Michael Tanner, 13-220 East 4<sup>th</sup> Street, North Vancouver, expressed opposition for the proposal, citing location and need for an elementary school and child care.
- Virginia Phillips, 19-220 East 4<sup>th</sup> Street, North Vancouver, expressed opposition for the proposal, citing building height and density, and support for a new building and continued service.
- Scott Bell, President, Lower Lonsdale Community Gardens, 903-567 Lonsdale Avenue, North Vancouver, expressed support for the proposal, citing retention of the community garden.
- Andrew Muller, Board Chair, North Shore Neighbourhood House, 4161 Sunset Boulevard, North Vancouver, expressed support for the proposal, citing continued services for the diverse community.
- Bowinn Ma, 50-221 West Esplanade, North Vancouver, expressed support for the proposal, citing security for residents, affordable housing and ability for residents to remain in the community.
- Julie Rogers, 25-220 East 4<sup>th</sup> Street, North Vancouver, expressed opposition for the proposal, citing needed space for child care, parking and property value.
- Jeremy Cato, 606-145 St. Georges Avenue, North Vancouver, expressed concern for the proposal, citing need for affordable housing and desire for relocation of community gardens.
- Don Peters, 678 West Queens Road, North Vancouver, expressed support for the proposal, citing need for below market rental stock, proximity to parkland and public transportation.
- Omar Tazi, 1901-188 East Esplanade, North Vancouver, expressed concern for the proposal, citing affordable housing and demand for nearby amenities.
- Kevin Evans, 207-288 East 6<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing need for affordable housing and community need.

**PUBLIC HEARING – North Shore Neighbourhood House Site, 200-236 East 1<sup>st</sup> Street and 207-225 East 2<sup>nd</sup> Street – Continued**

**4. SPEAKERS – Continued**

- Paul Tutsch, 303-225 24<sup>th</sup> Street, West Vancouver, expressed support for the proposal, citing housing and child care social needs.
- Alan Kwinter, Chair, Hollyburn Board and Housing Committee, 104-267 West Esplanade, North Vancouver, expressed support for the proposal, citing affordable housing, child care and social connections.
- Lynn Green, 3898 St. Mary's Avenue, North Vancouver, expressed support for the proposal, citing support for seniors and density.
- David Ayriss, 2770 Palmerston Avenue, West Vancouver, expressed support for the proposal, citing community need for affordable housing.
- Michael Reed, 318 West 26<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing mid-market rental and affordable housing.
- Elijah Kennedy, 894 Orwell Street, North Vancouver, expressed support for the proposal, citing affordable housing and location.
- Michael Anderson, 418-121 West 29<sup>th</sup> Street, North Vancouver, expressed concern for the proposal, citing relocation of nearby sports.
- Darrell Mussatto, 935 St. Andrews Avenue, North Vancouver, expressed support for the proposal, citing location and proximity to amenities, need for a new school and density.
- Ralph Sultan, 7165 Rockland Wynd, West Vancouver, expressed support for the proposal, citing community services, support for seniors and aging in place.

Mayor Buchanan declared a recess from 7:14 to 7:19 pm to allow an opportunity for additional speakers to phone in and provide comments.

- Joseph Evans, 308-130 East 3<sup>rd</sup> Street, North Vancouver, expressed concern for the proposal, citing building height and need for flexible spaces for the community.
- Barry Fenton, 935 Marine Drive, North Vancouver, expressed support for the proposal, citing strong community partners, need for low market housing, care facility, non-profit programs, and location in a walkable neighbourhood.
- John Maxey, Building Development Chair and Director, North Shore Neighbourhood House, 847 East 15<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing the need to expand the facility to serve the needs and quality of the life of the community.
- Fred Ranaard, 1206-145 St. Georges Avenue, North Vancouver, expressed opposition for the proposal, citing construction fatigue, building height and concern for removal of the community garden and tennis courts.

**PUBLIC HEARING – North Shore Neighbourhood House Site, 200-236 East 1<sup>st</sup> Street and 207-225 East 2<sup>nd</sup> Street – Continued**

**5. ADJOURN**

Moved by Councillor Girard, seconded by Councillor Valente

THAT the Public Hearing, regarding “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8867” (City of North Vancouver, 200-236 East 1<sup>st</sup> Street and 207-225 East 2<sup>nd</sup> Street, Land Use Designation and Permitted Height Change) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8868” (City of North Vancouver, 200-236 East 1<sup>st</sup> Street and 207-225 East 2<sup>nd</sup> Street, CD-737), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 8:29 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER