TRANSCRIPT OF THE **PUBLIC HEARING** HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, B.C., ON **TUESDAY, OCTOBER 17, 2006 AT 6:30 P.M.**

PRESENT:

COUNCIL MEMBERS

Mayor D.R. Mussatto
Councillor P.J. Bookham
Councillor R.J. Fearnley
Councillor R.N. Heywood
Councillor C.R. Keating
Councillor B.W. Perrault
Councillor S.A. Schechter

STAFF MEMBERS

A.K. Tollstam, City Manager
S.E. Dowey, City Clerk
R.G. Anderson, Deputy City Clerk
F.A. Smith, Director, Community Development
S. Ono, City Engineer
I. Gordon, Director, Finance
F. Caouette, Director, Corporate Services
G. Penway, City Planner
L. R. Orr, Manager, Special Projects and Services
D. Mitic, Assistant City Engineer, Transportation
B. Themens, Deputy Director, Finance
B. Susak, Deputy City Engineer
R. Inglis, Director, North Shore Museum and Archives
R. Utendale, Planning Analyst
D. Burgess, Deputy Fire Chief
D. Pope, Manager, Parks and Environment
B. Johnson, Revenue Accountant
D. Purdie, Lower Lonsdale Project Mgr
R.H. White, Waterfront Project-Development Manager/Deputy Director, Community
P. Melville, Manager, Inspections

Re: OCP Bylaw No. 7804 and Zoning Bylaw No. 7805 –
File: 3345-02 LONS 100/ESPL E 109

The Public Hearing was called to order at 6:33 p.m.

Mayor D.R. Mussatto
Ms. Dowey!

Ms. S.E. Dowey, City Clerk
Thank you Your Worship. The City is considering amending the Official Community Plan and Zoning Bylaw as they relate to the Pier Development. The changes contemplated would result in the City obtaining expanded land holdings and interests on the Pier site.

These are intended to put the City in a position to apply for funding for a major public attraction such as the National Maritime Centre for the Pacific and the Arctic. In order to secure the additional interests from the owner/developer of the lands (Pinnacle International), this application would result in benefits for the developer in the form of additional density with corresponding building heights to accommodate the density. The proposed changes to the Official Community Plan and Zoning Bylaw are briefly summarized below.

OFFICIAL COMMUNITY PLAN - BYLAW NO. 7804

The Official Community Plan would be amended to allow for increased heights on parcels 6, 11, and 12. Also, Development Permit controls for Parcels 1, 5, 6, 7, 8, 9, 10, 11, 12 and 13 of the Shipyard Development Permit Area would be removed since specific building designs are now available for those Parcels.

ZONING - BYLAW NO. 7805 (CD-393 Text Amendment)

This site is currently Zoned CD-393 (Comprehensive Development 393). The text of this Zone would be amended as it relates to Parcels 1, 5, 6, 7, 8, 9, 10, 11, 12, 13, located at 109 East Esplanade and 100 Lonsdale Avenue to permit the following general changes:

An additional 111,000 square feet of buildable floor area created for the protection and retention of heritage buildings on parcels 9 and 10 and provision of the amenity public waterfront walkway. This floor area is added to the allowed floor area on Parcels 6, 11, 12 and 13. The design and height of buildings on these parcels are adjusted to accommodate the additional density. The number of parking spaces required per apartment unit would remain the same. The permitted uses on Parcel 1 are changed to allow 50% residential uses with the remainder commercial and live/work use. On Parcel 5, adjustments are made to the size of the convention centre to allow up to 7,500 square feet of floor area to be exempt from the density calculations, and the minimum ballroom space is increased in size from 4,000 square feet to 5,000 square feet. The size of the amenity recreation area is decreased by approximately 10,000 square feet. The height for Parcel 5 would be measured from Esplanade. A number of other specific changes are contained in Bylaw 7805.

The applicant is **632508 B.C. LTD. [PINNACLEINTERNATIONALGROUP]/NATIONAL MARITIME CENTRE** and Council will consider Bylaws Nos. 7804 and 7805 under items 2 and 3 this evening. I would like to add Your Worship that I have received 20 letters in favour of the proposition and 5 letters have been received that were opposed. I have circulated all those letters and emails to members of Council and staff. Thank you Your Worship.

Mayor Mussatto

Thank you Ms. Dowey. Before we hear from staff I am just going to make one announcement that the City has made available for those who are unable to sit in the Council Chambers or are able to see outside, our Committee Room A & B which is directly behind us here, if anyone would like to watch it on the Live Feed from Shaw Cable we do have it playing out there so that everyone has an opportunity to see it and be a part of this Committee meeting. So, that room is open for those who would like to use that facility. Mr. Penway!

Mr. Gary Penway, City Planner

Your Worship! I will briefly use the board because it projects a little bit more clearly for people to take a look at some of the plans. I will give a brief overview here, a summary of the application. Following that Isabel Gordon will speak describing the National Maritime Project and the Waterfront Project that the City is pursuing. And the applicants, Pinnacle International, and the designers, architects, plans department will also give a brief presentation.

The application is to consider both an Official Community Plan Amendment and a Zoning Amendment. The site we are speaking about is at the corner of Lonsdale and Esplanade so on the screen Lonsdale Avenue runs north/south in this manner and Esplanade is east/west here. So, this is part of the former Versatile or Burrard Shipyards Site which includes 13 development parcels which are outlined on this plan so it includes the 4 lots on the north side of Esplanade and then the lots on the south side of Esplanade. That entire site was part of that former Versatile Shipyard which closed in 1991. It went through a Land Use Study in the mid-90's and it was also that lead to an Official Community Plan and a rezoning approval in 2001 and that is the zoning that we now know as the CD-393 Zone and that's an approved development on private land. These are lands that are privately owned through a Receiver with the development rights being purchased by Pinnacle International and their respective companies.

Since the rezoning went through in 2001 the development has been proceeding. The Phase 1 Amenity is complete, which is the construction of the Waterfront Walkway and the two Piers that were opened in 2005. Parcels 1, 2, 3 and 4, which are these lots on the north side of Esplanade, have been approved and issued Development Permits and Parcels 2, 3 and 4 are under construction. Parcel 1 construction ceased for some time. There is some activity on that parcel now, but the north side of Esplanade has approved developments in place. Since 2001 Parcel 5 went through a couple of revisions and led to the design which came to Council at a previous Public Hearing and the realignment of Esplanade and other works are a part of what's happening as part of the overall development. So that sort of sets the stage for the fact that we have an existing development site with existing zoning in place. What is in question this evening is not whether that proceeds, but rather, what are the amendments to it.

The application tonight is considering Parcels 1, 5, 6, 7 and 8, 9, 10, 11, 12 and 13. So five is the hotel/residential site, which is at the corner of Lonsdale and Esplanade. 6 is a residential development which would be at the extension of St. George's, a new roadway that will be constructed, all residential. Parcel 7 is a commercial building in a retrofitted industrial building, Parcel 8 is the same, a commercial building in a retrofitted Heritage building, 9 and 10 are both Heritage buildings. A note worthy here is that Parcel 9 under the current agreement with the 2001 Rezoning becomes the property of the City of North Vancouver when this phase gets completed. The developer is obligated to upgrade this to a shell condition and …….. the soils as part of that commitment that exists today. Parcel 10 would be a private parcel of land for commercial purposes. Parcel 11 is residential and Parcel 12 is residential. The last parcel is Parcel 13, which is a small commercial building on the Waterfront. Parcel 7, 8, 9, 10 and the shoreline area constitute what is described as a Heritage Precinct of retrofitted industrial shipyard buildings that will be reworked into new uses but reflecting an industrial character.

For the changes that are proposed as part of the application then, changes that would affect the developer's right to develop, first effect Parcel 1 and Parcel 1 is this parcel on the northeast corner of Lonsdale and Esplanade. It is currently approved as a commercial use and the fundamental change here is that the use would change. The density does not change. The height does not change rather the use with the building changes to 50% residential, 18% live/work and 32% commercial. Another change contemplated in this is there is an additional 100,000 sq.ft. residential floor area which would be distributed on Parcels 6, 11 and 12 so that density would wind up on Parcel 6, 11 and 12 affecting the east part of this site here.

There is an additional 1,000 sq.ft. of commercial floor area on Parcel 13 and Parcel 13 is this commercial building down here along the Waterfront. There is ability for the developer to purchase from the City 10,000 sq.ft. of our density on Parcels 9 and 10. The developer would be released of their obligation to upgrade Parcel 9 and there would be revised phasing allowing for the development of these areas to happen partially sooner.

In terms of the changes that would affect the City. The City would get clear title to the ownership of not only Parcel 9 but also Parcel 10 without use restrictions. Currently the deal with have to acquire Parcel 10 comes with some use limitations for public amenity or …….. type of use. Those would be released. There would be no upgrades to those buildings. So, this affects then Parcels 9 and 10 so these two come to the City through clear title ownership so we own those parcels as part of this. The development potential for those Parcels 9 and 10 then increases up to 110,000 sq.ft. which is currently limited to 38,000 sq.ft. in Parcel 9 so the City's development potential of those lands increases from 38,000 to 110,000 sq.ft.

The City allow acquires two of the other industrial shipyard buildings, Parcel 7 and 8, through a lease agreement for 50 years so that would allow the City to have the revenue potential for those and the control of those parcels for 50 years. There is an enhanced opportunity for gaining access to the waterfront for public purposes along the shoreline in front of Parcel 10. There are the proceeds of the sale of the 10,000 sq.ft. that would be our density and there is a revised development phasing where the developer would commit to building in particular Parcel 5, the Hotel, prior to the Olympics and prior to the opening of the potential Natural Maritime Centre or other kind of public attraction. So, those summarize the developer changes in the City.

What it means in terms of bylaw is that there are two bylaws that are under consideration. The first is the Official Community Plan. There is no change to user density as a result of the Official Community Plan change contemplated. What is proposed is that currently our Official Community Plan prescribes heights for all the parcels in this area and Parcel 6, 10, 11 and 12 would all go through height changes. There would also be a deletion of the current development permit control process because we will now have actual building designs in place so the development permit process becomes redundant. We would covenant the building designs to be built if it is approved.

Bylaw revisions in terms of the Zoning Bylaw then and members of the Gallery and Council may wish to refer to the Agenda Package. At the back of the Agenda is a package which is called the Pier Development Summary Information Sheet so this lists parcel by parcel the specific changes and since people have them in their hand I won't read them in detail but generally speaking it summarizes those height changes in the Official Community Plan and the Development Permit change and then the next two pages describe the Zoning changes. So, if you want to look at the bottom right hand corner you'll see page 2 of 3 and page 3 of 3 so you want to start on page 2 of 3 and that goes through the changes to the overall density for the site. There is a density bonus happening and a density transfer happening. It results in this 110,000 sq.ft. of additional density that the developer would be achieving and it provides for the increase in density on Parcels 9 and 10 for the City and its purposes. So, you'll see here Parcel 1 is described with it is changes which I've already gone over. Parcel 5 does not change its density or its use other than there is a change to the exemption provided for acquiring a larger Convention facility so up to 50% of a 15,000 sq.ft. Conference Facility would be exempt up to 7,500 sq.ft. This was contemplated in the previous Bylaw that Council considered a few years ago which was waiting for final adoption pending the timely development of the south side that's now rolled into this process. There had been a previous amenity exclusion of 25,000 sq.ft. on Parcel 5. That's actually reduced in this application to 15,000 so it's a 10,000 sq.ft. reduction there and the minimum Ballroom size which is felt to be useful for the community to have in terms of hosting major events is increased to 5,000 sq.ft. Ballroom. Parcel 6 is where we get into height increases and floor area.

This is where the density is being transferred to and it shows both the current floor area as well as the proposed floor area so you'll see in there, also, height changes and technically it results in for Parcels 6, 11 and 12 approximately 3 to 4 storeys of additional height. Parcels 9 and 10 there is a change of an additional 46,168 sq.ft. to be used for public amenity purpose.

So, I won't go through those in more detail. This project has gone through a public process where people have had other opportunities to take a look at the plans and the information. The process to date has taken us through three Advisory bodies being our Planning Commission, our Advisory Design Panel and our Heritage Advisory Commission. Their resolutions were presented to Council. Each of them has supported the project moving forward. There have also been open-houses early in the process in the spring. A Town Hall Meeting in the summer. A Facilitated Open-House later in the summer and a second Town Hall Meeting in September.

In the event that this project does proceed there would subsequent actions that we would be taking. A covenant will be finalized which will deal with environmental issues, noise mitigation and phasing. There will be other aspects controlling different aspects of the development as well, for example, construction in accordance with the approved plan. A lease agreement for Parcels 7 and 8 and a Service Agreement for the construction of amenities all securing the fact to confirm that the developer would deliver those things, that they would be obligated to deliver.

So, just to look at the site plan, Your Worship I believe Isabel Gordon will give a brief presentation and the applicants and their architects will as well. Thank you.

Mayor Mussatto
Thank you Mr. Penway.

Mr. Penway
I will just mention as well, in terms of the organization of the room, we do have Boards to my right on the west wall of the Chambers which are of the development changes for individual buildings and there are designs for each building. Before us in the centre of the Council Chambers is a model which shows the proposed building massing in a small scale or a small size but they do show how it fits into the neighbourhood and lines up with buildings. To the left, or the east side, are images reflecting the National Maritime Centre concept and just one last point, the applicants will be speaking not of the buildings but the perspectives of those buildings from different vantage points. Thank you.

Mayor Mussatto
Thank you Mr. Penway. Ms. Gordon!

Ms. Gordon, Director of Finance

Thank you Your Worship, and members of Council. Tonight I am going to address three questions which relate to this project proposal for the Pier. These questions are what is the financial value of the proposed rezoning to the City and for the National Maritime Centre, what has been done to secure the National Maritime Centre, how likely it is to be funded, what does this mean for the City if it is secured and what happens if the National Maritime Centre is not secured. What does that imply for the rezoning that before Council tonight.

The first question is the value of the rezoning to the City and this is as distinct from the National Maritime Centre Project. What this rezoning and Official Community Plan amendment allows the City to obtain is control over the Shipyards Historic Precinct and the opportunity to create approximately 45,000 sq. ft. of office and retail space, to consolidate Parcel 9 and 10 and to use the space between them and to have control, as I said, over the Precinct where outdoor activities like …….. water boats, displays and so on, so that the Shipyards Historic Precinct can become one unified area for the use of the citizens of the City and the Region. It also creates the potential to attract very significant investment in relation to the Maritime Centre from a senior Government and from the private sector. The revenue that is available from being a space that I just mentioned in Parcels 7 and 8 and also in Parcels 9 and 10 is approximately $1.8 million and so the overall value to the City is about $41.599 million. That considers the revenue for the terms that the revenues will be available and provides a present value so that those numbers can be compared. I have had some discussion with members of the public about the discount rates of the present value. It is quite low from a commercial point of view but it is an appropriate rate from a public sector point of view because those values are in fact the amounts of money that the City would have to set aside out of our own reserves in order to produce those types of revenues if for instance we were to move to a subsidy model. So, this shows how much is available as an alternative to the subsidy model and that is the way this was constructed. So, that is the value to the City.

The National Maritime Centre Project was originally came to the City as a result of a Western Economic Partnership Report which was done in 2005 which identified this site, at the foot of Lonsdale, as the premier site in the Lower Mainland for the National Maritime Centre because of its Heritage bodies, it is high visibility, the deep water accessibility from the Pier, and the financial sustainability which the Shipyards Historic Precinct would provide to the project. Council approved studies which have been undertaken and are just now being completed. An interim report came to Council in July and all of that information is available on the City's web site. The concept which has been developed is of a Maritime Exhibit and Gallery of 35,000 sq. ft. and a Learning Resources Centre of about 30,000 sq. ft. which would provide highly interactive and community serving facility. It is not simply a Museum. It is a different and much more interactive and community serving concept.

The exhibits and space development involve major artifacts like the St. Roc. We are working with First Nations, the Port Authority, Capilano College, Simon Fraser, UBC, and the Maritime Industry to make this concept work. It also accommodates some major artifacts which belong to the City. This shows a concept for the triple expansion engine from the Cape Breton. This shows a concept for the Cobie Crane which is a feature of the site and this shows a concept for the stern of the Cape Breton. These are things which the City is in possession of and which has a long term plan to incorporate into the site. As part of a Maritime Centre these artifacts would certainly come alive on the site.

The Historic Building and Site Assessment; a great deal of work has been done on the structures and also the geotechnical characteristics of the site. The environmental challenges in terms of contamination are not as significant as had been thought. There has been a fairly thorough investigation of those and we believe that they are certainly manageable. The structural challenges for seismically stabilized in the buildings actually have turned out to be quite challenging because of the nature of the site. It is unconsolidated fill, especially on the water side and there are some structural challenges but a very innovative solution for stabilizing the site using a Caseon solution has been developed which would address seismic concerns even meeting the new requirements under the building code which are currently being contemplated. The historic buildings would be reused. There is a couple of concepts here to show how that would be done. Adaptive reuse with an infill structure which would not seek to imitate the forms of the Heritage buildings so that they would remain distinct and the Shipyard character would be preserved.

The Operational Financials for the Maritime Centre and these numbers are based on the study done by Economic Research Associates, the visitors in an average stable year, which we've shown as 2012 would be around 176,000. The reason that we use a stable year is because a novelty factor which operates in the first year of any Centre like this so that we cannot use the first year as your continuing year and there is also a boost to all tourism which is expected due to the 2010 Olympics, but subsequent to that this Centre would have to operate on what might be considered a more normal number of visitors and that is where the 176,000 number comes from. The expected revenues which include admissions plus event revenues and revenues from internal operations such as the gift shop would be around $2.3 Million. The expenditures would be around $3.7 Million leaving a short fall of $1.4 Million and ordinarily for an institution of this type that $1.4 Million would be expected subsidy from some level of Government. But in this case, the Shipyard Historic Precinct provides the opportunity to eliminate that short fall using the real estate revenues from the site. Those real estate revenues, I have had discussions with members of the public and some people do feel that they are somewhat overstated.

They were established by consulting real estate values on the North Shore and experts in this area, however, it is also fair to say that we do have considerable flexibility in terms of those real estate revenues so that even if they are not realized at the levels that we projected we could actually eliminate the shortfall with about 4/5 of the revenue so we have been very conservative in estimates so we do have some flexibility in the model.

In terms of the business model the additional space in revenue resulting from the rezoning provides for an economically viable operation without need for an operating subsidy from any level of Government including the City so that this model, in effect, has no effect on the City's budget or City's taxpayer. The Capital costs of the Centre are estimated at somewhere between $100 and $150 Million. The consulting team in place is working right now to bring that number down to the $100 Million level so that a reasonable proposal can be put forward to senior levels of Government. There are some cost drivers of which we are very well aware. Construction escalation is one that is affecting all construction projects in the Lower Mainland. There is the seismic stabilization issue to which I alluded. There are high materials costs built into the project because this is meant to have highly interactive exhibits and be a very highly quality presentation centre. But all of these costs can be managed so we feel quite confident that Capital cost in the lower range can be reasonably established. A broad level of support has been expressed for the Project and I think Council have received letters from members of the public and others and also aware of the other meetings of support. There has been a favorable response from the senior levels of Government. I would say that they are well aware of this evening's meeting and they are looking towards the outcome and the consulting team has been asked to produce a report which would be delivered shortly to both the Provincial and Federal Government in order to obtain funding as part of their 2007 budgets.

So, our next steps on the National Maritime Centre Project, if this rezoning is supported, would be to refine the design and capital costs, establish a governance body for the National Maritime Centre Society and pursue the senior Government funding. The value to the City if in fact the National Maritime Centre were to succeed in attracting the funding at the $100 Million level it would all of the assets related to the Shipyard Historic Precinct plus the investment in the National Maritime Centre so it's a very substantial investment and in addition to that the City would receive the economic development benefit of having this major project located at the foot of Lonsdale. What if the National Maritime Centre does not secure funding because at this point we have no guarantee of funding. If the Centre is not funded then assuming the rezoning goes forward Council will still have the $41 Million value which are the revenues from the available density of real estate. Council will have many options to consider but one option that could be considered, which is in line with the option that I just outlined, is looking for another amenity partner. We've done a great deal of work on the site.

There is a great deal of interest in the site and we feel confident that another amenity partner would be forthcoming. However, we might have to incur some costs that we would not necessarily incur under the National Maritime Centre scenario. In terms of the remediation and upgrade costs of Parcel 9 which we have an estimate from BTY and the cost consultants, Quantity Surveyors, who have estimated that value at about $14 Million and we might have to in fact incur the commercial fit-up costs. But we would still be far ahead in terms of the value realized by the City. Of course, there is also the option of partnering with an amenity which does not bring very much funding and somewhere between those two scenarios there is a break even point and I do not believe that Council would entertain going below the break even point. So I just put this here to illustrate the other possible scenario.

If the rezoning is not supported then if the City wishes to establish an amenity in Parcel 9 by itself the commercial revenues are not available. We have already with the previous concept discovered that we do not have the ability to attract the investment either from the senior levels of Government or from the private sector so the City would be in a position of having to establish that amenity itself or find some other use and also operationally subsidize it because the commercial real estate revenues would no longer be available. It would also, of course, be at Council's option to look for other uses on the site. Thank you Your Worship.

Mayor Mussatto
Thank you Ms. Gordon. I think now it's the opportunity for the development company to make their presentation and I see Mr. Martin stepping to the plate. Mr. Martin, are you going to keep this to under 10 minutes. Thank you very much for that.

Mr. Brian Martin, Vice President, Pinnacle International
Good evening Mayor Mussatto and members of Council. My name is Brian Martin, Vice President of Pinnacle International and a resident of the City of North Vancouver for twenty years. The proposed redevelopment of the Versatile Shipyards started about 10 years ago and the rezoning occurred in 2001. We have now completed the realignment of Esplanade and have delivered important public amenities along the waterfront. The construction of three residential towers on the north side of Esplanade is now under way. Change to the Official Community Plan and rezoning being presented here tonight, if approved, will endorse a unique and progressive business deal between the City and Pinnacle. The results of this agreement will enable the City to pursue and realize long-term social and economic goals. It provides the City with financial flexibility and the real estate necessary to be a serious contender to secure a significant national public amenity for all the citizens of the North Shore to enjoy for generations to come. This agreement will also have a positive effect on the timing of the redevelopment of the lands south of Esplanade.

The remaining public plazas and amenities, the restoration of the Heritage shells on Parcels 7 and 8, the completion of Parcel 1, and delivery of a much needed hotel complete with meeting and convention facilities will be advanced as a result of this agreement.

I would like to introduce our team here this evening that are responsible for the design of the buildings, public spaces and amenities and landscaping. Mr. Martin Bruckner, Managing Principal of the architectural firm IBIHB, Colleen Dixon, IBIHB Architects, Mr. John Bingham, Principal, Howard Bingham Hill Architects, Robert Duke, Howard Bingham Hill Architects and Peter Kreuk, Principal, Durante Kreuk Landscape Architects. In addition I would like to introduce Grace Kwok, of Anson Realty and our marketing team, and lastly, Mr. Michael De Cotiis, President of Pinnacle International. John Bingham will give a very brief review of Parcels 1, 7, 8 and 13. Martin Bruckner will follow with Parcels 5, 6, 11 and 12. Thank you.

Mayor Mussatto
Thank you Mr. Martin. Welcome, Mr. Bingham.

Mr. John Bingham, Howard Bingham Hill Architects
Your Worship, members of Council, I will be brief, as soon as we get some images up here. Parcel 1 as you are all aware is a change of use and it's a change of use to 50% residential, about 18% live/work, and the balance is to remain commercial and as you can see from the image in front of you, you can see the relationship between the two buildings. There is no change in floor area. There is no change in height and there are distinctive advantages to the view characters it has gained from the building behind. The Lonsdale streetscape is sort of animated to the same way as before and the retail interface between the street and along Lonsdale is maintained to ensure that the character of the street is orchestrated appropriately. You can see from the section here the way building is they're broken up. The pink represents the commercial and the blue the live/work above it.

Quickly moving on to the restoration of Parcel 7 and 8, this is the Pipe Shop and as you can see it is an adaptive re-use of the building and reflects very closely the original intent of the building. A Copper Smith shop, similar restoration process, adaptive re-use to facilitate a greater variety of potential uses and also being the major image you see coming in from Lonsdale Quay.

And lastly, the increase in area for Parcel 13, it is intended this building draws its imagery from some of images that would have been on the site during its heyday and the additional 1,000 sq. ft. makes it a more usable building and to provide a greater significance on the site as well.

Mr. Martin Bruckner, Architect

Good evening, Your Worship, I am just going to talk briefly about the buildings on Parcel 5, 6, 11 and 12.

Let's go to Parcel 5. This is a mixed-use building at the corner of Esplanade and Lonsdale. Part of this building has already been built but it is underground. It is the garage which is underneath the realigned Esplanade Street. The mixed-use is hotel, the 104 hotel rooms which is be seen as a desired asset for this neighbourhod which would work together with the Conference Centre. There is a large ballroom and also breakout rooms for smaller activities. There is a restaurant and hotel entrance all integrated as part of the hotel conference centre. On the upper levels, on the corner of Esplanade and Lonsdale is a residential component. I think this is roughly 90 units of residential condos there. The design of this building was approved about 3 years ago by Council except for ……. reading and we've taken the time since then to look again on how the building was organized and designed and make it more efficient. The nature of this site is long and narrow. It makes it difficult to create an efficient building form so the building has been re-planned internally to concentrate the residential to the west end of the building and the hotel more to the east end on top of the hotel rooms and everything takes all these uses sit over the top of the large ballroom which has structural indications …….. clear spans. In redesigning the hotel we've actually moved mass to the west end which has reduced view blockage for the building that has been built on Parcel 2. So, it has actually a slight view benefit for those people when they move in as they look out to the south.

Parcel 6 which is the image on the top right hand side of the screen are twin towers. These buildings are 12 storeys now. They would have been 8. They are shaped at the top stepping inwards. The residential frontage on Esplanade is incorporated townhouses which are close on the street. It's a device that has been used successfully in downtown sites for Vancouver to create eyes on the street with front doors. The residents will come up and enter the units from the street and it will make for a very attractive street frontage on Esplanade. It also reflects at the townhouses being built on Parcels 3 and 4 on the other side. These two buildings are actually the same footprint as the original Official Community Plan, the difference being that they are higher so the view corridors between the buildings flanking the buildings are maintained and not changed which means there is no view impact for existing buildings further up the hill.

Moving to Parcel 12 is a linear building, a block building, if you like. It is the most easterly building on the site and its height is now increased to 133 ft.; it was approved at 98 previously. The intent of this building is primarily to act as an acoustic barrier to the Shipyard activity immediately to its east and it serves as an acoustic for the entire site. In other words there is no windows or units facing the Shipyards. It is basically a solid wall there which we've articulated architecturally.

There are some windows and decorators are along that side. The fact that this building is higher is beneficially acoustically for the whole site, for the whole Pier side.

Parcel 11, are twin buildings, long linear buildings, originally they were approved at 6 storeys, they are now 9. Again, they occupy the same footprint as the original Official Community Plan envisioned. They are however higher to accommodate the additional density but the original concept of public space with the ……basin, the water features between these two buildings is maintained.

All these five buildings were taken through Advisory Planning Commission as well as the Advisory Design Panel and they received considerable support as being appropriately designed including the additional height as suitable for this location. I think I will leave it at that. Thank you very much.

Mayor Mussatto

We have seven seconds left so that's pretty good timing. Thank you very much for that. This is the opportunity now for members of the public to come forward and state your opinion. I would just like to say a few things before we do that though. Its important that all interests be heard here in the Council Chambers, both people supporting or people opposed to this rezoning. And as such, we have to respectful of other people's beliefs. This is like a quasi formal court house where we have to be respectful and in that regard we will do not like to see anybody either booing or clapping. Council will do its best to listen to all of the speakers. It is not a debate. Council will listen to you very carefully and decide at the end their own decisions. I will allow everybody to come up to the microphone to speak for five minutes to express your opinions. We have had four Public Meetings and Open Houses on the issue. If there are some more questions please ask your questions and then at the end of your five minutes I will have staff do the best they can to respond to them and then we'll go on to the next speaker. If you feel you need more time than the five minutes you will be allowed to come back once everybody else has had a chance to speak and make their opinions known.

Again, this isn't a debate. It is a one way communication. It is for you to tell Council what you think about this proposal and as such we will keep it in a very formal manner. I thank you all again tonight for coming out and doing so. There was a Speakers' List at the back earlier on and people did sign up. We will go through that list. Once I've finished this list I will ask for anybody in the Gallery that wishes to speak and make their opinions known to come down to the microphone and do so and I will ask again at the end. So, I want to make sure everybody here has an opportunity to speak their mind and to let Council know how they feel about things in a respectful manner. We do have a stop clock up here and we will start it at the beginning of your discussion and we'll end it at zero and then if you still have more to say we'll have you back again, as I mentioned earlier.

On my list I have a number of people and the first person I have is Stephen Regan. I would ask that you just give us your name. This is a formal Hearing. We have to make note of this so if you just please give us your name and address, we would very much appreciate that. Welcome Stephen!

Mr. Stephen Regan, Tourism Vancouver, 210-200 Burrard Street, Vancouver

Thank you Your Worship and members of Council. My name is Stephen Regan. I am the Manager of Destination Development for Tourism Vancouver. We're the Greater Vancouver Visitor and Convention Bureau. Our offices are located at 200 Burrard Street in Vancouver.

My comments today will be brief and essentially underscore a letter that we submitted on October 13th, 2006. I should say also that we followed the process over the course of the many months and are quite frankly astounded at the level of sophistication how the development has evolved and listening to City staff presentation it is hard to contain some of the enthusiasm for some of the concepts that have come together over the course of the evolution and I will speak to two things and then reference our letter.

One of is the sense of a unified site. This has got to be one of the most critical elements to success for an attraction like a National Maritime Centre. It is not just the Centre it's the centre within the host community that includes a vibrant retail mix that the City has some control over. It's the amenity which is the Pier and the ability to animate that as an attraction compliment and quite frankly it is also the opportunity for some of the public realm programming that will likely allow the City to do some fairly significant things that will be of Regional if not Provincial and I would venture say National significance. The branding of the facility as a National Maritime Centre, and I will primarily keep the rest of my comments focused on that opportunity, that will make in itself a unique attraction in this region and a National Maritime Centre for Pacific and the Arctic is something we are quite confident that travel influencers that we communicate with will resonate with.

Tourism Vancouver, we represent a thousand member businesses. Those businesses are involved in various parts of the tourism industry and a National Maritime Centre as part of that family of tourism offerings is something that a region like Vancouver needs and would certainly position us as one of the world class cities we aspire to be. One of the final points I would make is, Tourism Vancouver, we followed a lot of the developments, not only on the Pier site, but as the transportation infra structure has grown in some of the potentials, the Canada Line coming through and how it will feed into the Sea Bus, we participated and collaborated with TransLink in 2005 on Tourist on Transit Study that indicated in the summer months upwards of about 48% of the ridership that's off of the peak hours, the morning rush, is non-resident to the Greater Vancouver Regional District. This facility is on the beaten path.

You combine that with a unified site where you can do a whole range of things for previewing some ticketed things that you might want to do within the National Maritime Centre. You add all these things together, as Isabel Gordon had said, a premier location, you've got the recipe for success.

I will finish by saying you have Tourism Vancouver's support as you seek senior Government support for this concept should you approve the rezoning and want to pursue a National Maritime Centre we will be there with you and we will be there with our partners, Light Tourism BC, and the Canadian Tourism Commission with their funding in terms of marketing dollars benefiting directly a National Maritime Centre. Good luck in your deliberation. Thank you for the opportunity to comment today and we wish you very much luck and success.

Mayor Mussatto
Thank you Mr. Regan. Next speaker I have on the list is Lori Lindahl. Welcome Ms. Lindahl.

Ms. Lori Lindahl, Vice President of Corporate Services, Vancouver Port Authority, 100-999 Canada Place, Vancouver
Good evening Mayor and Council and thank you for the opportunity to say a few words to you this evening. My name is Lori Lindahl and I am the Vice President of Corporate Services for Vancouver Port Authority and also I am a resident of the North Shore. Captain Gordon Houston, our President and Chief Executive Officer was unable to attend this evening. You will have received by now Captain Houston's comprehensive letter of support for this project but he also asked me to attend this evening this meeting on behalf of the Vancouver Port Authority to convey our very strong support for the National Maritime Centre.

The Vancouver Port Authority supports the rezoning of the Pier development site to allow for the creation of this Centre. The Maritime Industry has deep roots in our community and this particular location, with its rich history of boat building and its central location within Canada's largest port, the Port of Vancouver. We feel that this is an ideal site for showcasing Canada's rich maritime history. Not only will it honour our connection with the sea but it also will provide a cultural centre for this City with local, economic benefits and definitely some spin off opportunities for others. In fact, we believe that the National Maritime Centre will position North Vancouver as a focal point for maritime dialogue and activity. And lastly, we look forward to working with the City, all of you, as this exciting project unfolds. Thank you for your time.

Mayor Mussatto
Thank you very much Ms. Lindahl. The next speaker I have is Tony Gardiner. Welcome sir. You understand you have 5 minutes.

Mr. Tony Gardiner, Canada Power and Sail Squadron, 4852 Vista Place, West Vancouver

Your Worship, Council members, ladies and gentlemen, my name is Tony Gardiner. I am Past Chief Commander of Canadian Power and Sail Squadron. I am also a 32 year resident of the North Shore. While I am not qualified to talk about some of the collateral issues with respect to the neighbourhood I would like to talk about the project as an entity which is innovative and highly overdue. Just as a way of background, Canadian Power and Sail Squadron is a volunteer based, educational organization with 32,000 members across Canada and we have approximately 5,000 members here in B.C. and the Yukon and we note specifically that the National Maritime Centre is described for the Pacific and the Yukon. We think the location is perfect. If I look back at some of the words in the study that was funded by various governments and I quote, "the report stated that the location is ideal from historical and heritage standpoint. A significant part of B.C.'s shipbuilding industry was once situated on the site and the St. Rosch and other famous ships were built there". CPS sees this project as a key to the boating, both recreational and commercial boating and would love to see it based in the City of North Vancouver. We would like to have the privilege of offering courses there. We teach safe boating at the entry level of BCOC Certificate right up to Advanced Navigation. In fact we're having our National Conference in B.C. next week and I believe Your Worship might be attending that and I hope when we have our next B.C. based conference it will be adjacent to the National Maritime Centre here in North Vancouver. Again, I am just here to show strong support for the project and I wish the developers will follow the course that they have planned. It looks like an excellent one and Canadian Power and Sail Squadron stands behind you. Thank you.

Mayor Mussatto

Thank you very much Mr. Gardiner. The next speaker is Mike Watson from the North Vancouver Chamber of Commerce. Welcome Mr. Watson and you understand you have five minutes. Thank you.

Mr. Mike Watson, Chair, North Vancouver Chamber of Commerce, 102-124 West 1st Street, North Vancouver

Thank you Your Worship and members of Council. I appreciate the opportunity to speak with you this evening. My name is Mike Watson and I am here representing the North Vancouver Chamber of Commerce, which I am the Chair. This is an organization of 850 business members from throughout the North Shore. I am also here with the President and General Manager of the Chamber, Wayne McIntyre and lastly I am speaking on behalf of my employer, North Shore Credit Union where I am a Vice-President and we are also very strong supporters of the rezoning which would enable the creation of the National Maritime Centre. One thing that we want to make sure is not lost in the discussions is the significance of the expanded Conference Facility that this rezoning would accommodate. We understand that it is something that we believe the North Shore desperately needs.

What I'd like to speak to briefly is the economic benefits of having a Centre of this nature here on the North Shore and we've recently received a study that referenced the value of tourism to a community and a tourist spends typically $66 per day in the community in which they are visiting. If we accept the figures, and we do, that we would have over 175,000 visitors to this National Maritime Centre on an annual basis. That suggests in excess of $10 Million in economic spin-off to the North Vancouver District and City which is a tremendous benefit to all. I'd also like to comment on the support that the Maritime Centre has received from the B.C. Chamber of Commerce and what was an almost unprecedented move, the B.C. Chamber at its Annual General Meeting, unanimously supported lobbying the Provincial Government to fund and support this project to be located here in North Vancouver. The significance of that is that ordinarily they would not support anything that was deemed to be local in nature. In this case they saw Provincial and National implications and provided their full support. A copy of that policy resolution has been sent to the Clerk's Office for distribution and I hope you get a chance to read through it. Just in summary, we are very excited about this opportunity. I am excited for the business community of the North Shore. Both Wayne and I are residents of the North Shore. In addition to the economic benefits we see significant social and educational benefits so we would urge Council to view the rezoning favourably. We think it's a wonderful thing for our community. Thank you.

Mayor Mussatto
Thank you very much Mr. Watson. The next speaker I have is Phil Nuytten. Welcome Dr. Nuytten. You know you have 5 minutes.

Dr. Phil Nuytten, 4032 Glenview Crescent, North Vancouver
I will keeping uncharacteristically brief. My name is Phil Nuytten and good evening Your Worship and members of Council. I just want to make a couple of comments on this proposed amendment and I've heard a lot of discussion in the last few months particularly. Of course, in the coffee shops on Lonsdale, and what not, everybody gets together and talks about this stuff and I was asking the question, who would be opposed to a National Maritime Centre. The answer I got a couple of times was well, the people whose views may be effected by the increase in height proposed. I thought a lot about that and I guess that's a reasonable thing to think about because the people who have purchased new apartments on for instance, Esplanade, their views may potentially be affected and those views are ones they might wish to pass to their children or grandchildren as sort of a legacy. And I thought hard about that because I have a lot of property on Esplanade, about 20,000 sq. ft. that is directly effected by this height increase or proposed height increase. If talking about legacies, after a lot of consideration, I think I would rather leave the legacy of a National Maritime Museum, with thousands and thousands of square feet, devoted to celebrating this Province's marine heritage and demonstrating that heritage right from First Nations to high tech vessels, to the historical things that have been gone on here, and the new things that will go on to hundreds of thousands of visitors every year.

And I think that is the legacy that I would like to leave to my children and grandchildren and so, being as one that is very directly effected, that little L-shape piece on the map there on the far upper right, is our property and it is directly effected by this and rather than being opposed to this amendment I applaud everybody who has worked so hard to bring this absolutely incredible opportunity to our community. Thank you very much.

Mayor Mussatto
Thank you very much Dr. Nuytten. The next speaker is Peter Bernard. Welcome sir, if you wouldn't mind giving us your name and address. Thank you.

Mr. Peter Bernard, 1260 Eldon, North Vancouver
Thank you Mayor Mussatto and Councillors. I am Peter Bernard. I have been a resident of the North Shore and North Vancouver for 40 years. I am a Maritime lawyer which gives me a connection to the sea and quite a firm connection. I am a Trustee of the Vancouver Maritime Museum and I am a member of the Leadership Council which has been roughly formed to promote the National Maritime Centre as possible facility for the site which you are considering now. I am also a grandfather and my three grandchildren live in the City of North Vancouver. They are, even perhaps without my influence, avid supporters of the rezoning of the Pier. They were here for the recent ceremonies and they are the people, along with Dr. Nuttyen, I think of the most when I address you on the issues that I want to speak about. The purpose of the amendment, as I see it, is to secure the area of the waterfront, an area that has significant historical meaning to North Vancouver and to the public; to secure that and make sure that it is available for public use.

Perhaps the secondary purpose or in my view, primary, is the establishment of the National Maritime Centre. We are here to talk about rezoning not necessarily the establishment of the National Maritime Centre but I want to address that in particular. The value of the development of this site for public purposes, in particularly the National Maritime Centre, is obvious. The Pier is there. You have seen the ships that have already visited North Vancouver in the past while. You've seen the people come and want to be near those ships. In my 40 years in Maritime Law I can tell you that Maritime Law is a Maritime Scene, is a high profile scene and is a place and a subject that people want to be near along with the history that we are involved with, and this has wonderful history. It has attracting amenities already both Lonsdale Quay and the Lower Lonsdale area. It has some wonderful ideas in terms of the current plan which will expand that for the benefit of the public. And I think perhaps of the most vital importance is that is has public transit. It is the easiest place to come too and in fact if you think about it in this way as I have, it is not only easy, but it is fun. And I think of it, as having taken my grandchildren to New Westminster on the Sky Train, I would always of course want see a grandfather bring his grandchildren on the Sky Train, a sea voyage and a Maritime Centre or a Heritage Centre of some sort. It's a wonderful concept and the opportunity is there for you to deal with it.

I think it is important to remember that this is something that would be visited by people from around the world and I can be absolutely confident that it will succeed in that area. The studies have been done. The studies, as you know, came out of the vision of the Vancouver Maritime Museum. Vancouver Maritime Museum will continue as the Vancouver Maritime Museum in its own right and will be complimentary to each of these two, if the National Maritime Centre goes ahead, we will compliment each other. In my position of as a member of the Leadership Council and of Vancouver Maritime Museum Trustee I've had a lot of people approach me and ask questions about this project, this potential project and they have offered nothing but support. They've demonstrated and spoken of their excitement. Some have offered to be directly involved and I think more important particularly to you, Councillors and Mayor Mussatto, there are people offering financial support; significant financial support from the private sector. Something that is sometimes hard to do in the City and in this Country. The shipping industry for one, the one I am most familiar with, is solidly behind this project and I invite you to pass. The bylaw is the first step in seeing that vision come true. Thank you.

Mayor Mussatto
Thank you very much Mr. Bernard. The next speaker is Craig McKeen. Welcome Mr. McKeen.

Mr. Craig McKeen, 1331 McKeen Ave, North Vancouver
Your Worship, Councillors, members of the Gallery. My name is Craig McKeen and I've been a businessman in North Vancouver for an awful long time and actually the Shipyards were our family business at one point and I worked there as a young man and that culminated with me leaving on an Ice Breaker that we built there and traveling through the North West Passage. When we returned and the economy changed and the Shipyard shut down I was quite saddened by that. There was an awful lot of people working there when I initially started, about 2,500, 200 when I left and the Shipyards remained barren for quite a period of time. I was always dismayed as what was going to happen there and it has been far too long. So, now that we see this beautiful development that is going to happen there which is world class, it'd be like Coal Harbour I imagine, and then the National Maritime Centre, it warms my heart to see that this history will come back and plus the economics that seem to work. It is not going to cost us any money if this zoning is approved when we go forth. I think it's a very clever thing. There is a lot of thought that's gone into this and I support it whole heartedly. Thank you.

Mayor Mussatto
Thank you very much Mr. McKenn. The next speaker I have is Ivan Leonard. We'll go back to you at the end if you like. The next speaker I have is Dr. Ray Parkinson. Welcome.

Dr. Ray Parkinson, 493 East 29th Street, North Vancouver

Your Worship and Councillors. Ray Parkinson of 493 East 29th, a North Shore resident for just about 50 years and before that I had fished for shrimp right off the front of the present concept as a little boy, 6, 8 10. My heart is in this but not because of that. Many years ago, about fifteen, it was decided by people at the Federal and other levels that there would be National Maritime Centres, one of the East Coast and one on the West Coast. At last, after all these years this is coming to fruition. It is not competing with the local museums of Heritage or Maritime nature. This is to bring a focus on the Heritage of our people. We are in a country which is surrounded by water, three oceans, 4/5th of the world to be connected to through the Pacific Gateway. It is no wonder that Federal governments of all ilks have been supportive unfortunately while the Atlantic got their Maritime Centre on time and on target it got derailed on the West Coast. It should have been down at the Vancouver Trade and Convention Centre site but politics, they come and go, in politics ideas. This idea is a perfect one. It is the only museum conceptual thing that I know of that is a sustainable and commercial and a tourist friendly set up. I am still a member of museums around the world ……. and nautical connection still. This is a perfect setting and a perfect concept. This is not to compete with the collectors or the museums. This is to bring into focus what 4/5ths of the world is all about and as you heard from previous speakers, from the Marine industry, from all sorts of other conceptual centres of thinking like tourism etc. this meets all the needs that we have on this coast and the Arctic to present the history that is preceded us for centuries. This is a proper place. It is not only the old Shipyard site; it is right next door to the very first place that the container ships of the world started. Between here and Alaska the first concept of containers was created just a few blocks away from this particular site. I could now indefinitely but I will stop here and tell you I have canvassed all my Maritime friends throughout B.C. They are all on board on this one. I know the people of the North Shore will benefit. It is economically, it is historically and I think a realistic and very practical thing. This will succeed. Thank you.

Mayor Mussatto

Thank you very much Mr. Parkinson. The next speaker is Rudy Sedlak. Welcome sir.

Mr. Rudy Sedlak, 147 East 1st Street, North Vancouver

Your Worship, Council members, I feel very alone here. I am not a CEO of any large company. I own a small consulting business and I deal with the construction. As much as I do support the Pier it is a huge project. I am going to direct my comments to everyone, including the Council members. I am one of those people who are affected by the view, deeply affected. My address is 147 East 1st Street. The concourse is called The Coronado. It's a small strata group. We were before Council, I wasn't but the strata was, I believe about two years ago and Council so kindly agreed to reduce the level of the townhouses. I hope you understand where I am, from 4 floors to 2 floors to allow The Coronado, because you have a courtyard in there, to at least save part of that view. Here are my concerns, because of height and density.

I do also understand that views are not guaranteed. I respect that. My unit faces inside courtyard and you see over the top levels of the townhouse. This is before the landscaping starts. We're aware there are going to be trees there. My concern is the proposal for Parcel 5, the hotel, especially the east corner which I assume at one time was tiered. Now I believe it's a straight construction. This definitely will encroach on the view that we fought so hard and was approved by Council. That is the number one concern. The number two concern, the view that I left of the water, now will be totally blocked out by the proposed parcel between Parcel 9 and 10. I believe there is a building proposed in there with some caps on it for I believe …… pipes. This is the only view we have left. I am asking Council to stay with the previous proposals. I do support the complex. I am just hoping some of the errors that are being proposed would be looked at because I believe there is some other people are going to come before Council and express their concerns about our views. Thank you.

Mayor Mussatto
Thank you very much Mr. Sedlak. The next speaker is John Stinn. Is Mr. Stinn here? Welcome, sir.

Mr. John Stinn, 167 East Osborne, North Vancouver
Good evening, Your Worship, Council. I feel kind of belittle up here after all the big guns have gone through. Being a resident of the North Shore for 26 odd years, I have a place up on Osborne, with a million dollar view and ever since this Pier development came about I always wanted to be there and put my name in from the start which I never ever did get a call but I happened to luck into getting a place because somebody didn't go through with it. It is in the first tower and I thought everything was OK in the last few meetings that we'd been going to but now all of a sudden they want to change the height, where they measure the height for the hotel, which now is going to partially block my view. Like I said I had an awesome place up on Osborne that I loved and I went to get this place here to enjoy my life. I have heart problems and I wanted the stress level gone from the house and now it appears this stress level is starting to build and I do definitely believe in the Maritime Museum thing but at what cost and to whom is what it really boils down to. I guess basically that's it. I agree with the Maritime Museum. I think that's a good real prospect. A nice place to be and to be part of where I want to live and it all basically comes down to who has to pay for that. I am going to lose part of but the people in some of the other places are going to lose a lot more but I am here for myself and some of the others too. I just waited so long for this opportunity to have a place there and then to get it and now to maybe lose part of that view is my big concern. Thank you.

Mayor Mussatto
Thank you very much Mr. Stinn. The next speaker I have is Phillippe Jannin.

Mr. Phillippe Jannin, 18-1225 Southmere, Surrey

Yes Your Worship, members of the Council, my name is Phillippe Jannin. I am presently a resident of Surrey but I will become a resident of North Vancouver and I am affected by this project as I bought property. Obviously I would be losing the view but I have some other questions that I'd like to address or ask the Councillors to reflect on. My first question would be, is the old project considered a …… management of the City finances. I am a pessimistic by nature. It is a 50 year commitment for a non-essential project contrary to what I would call an infra-structure project. There is a system …….. clearly shot for as we have seen between the planned revenues and the expenses, supposedly at arm length, but will the City turn its back to additional request if visitor revenues are low, rent revenue don't come or not as high as expected and expenses are higher. All these could lead to closing the facility. Is the City prepared to contribute to the Capital cost if sponsors are not forthcoming. $100 and what $50 Million is lots of money to come from sponsors. If you make a pillow, Mr. Patterson got his name on the VGH building having contributed $20 Million. Would you Councillors, as an individual or business person, make an irrevocable financial commitment for such a long time for a project that is not under your control or may never happen as we have heard that there is no guarantee about this Maritime Museum. Is it fair to decide now to impact the residents at the Pier when there is no assurance that this Museum will happen. The change in zoning to make it happen should go ahead only with the firm commitment by the City to cover the capital costs if required. Is the Council prepare to make such a commitment. If not, the rezoning should not proceed as it may not be required if some other amenity is brought to the site. I also saw figures of benefits for the first time for the City and it includes the $100 Million investment as an asset. In my point of view it might become a liability because the $100 Million are to be build a building which is very specific to Maritime Museum and may not have any other use if the Museum was to close. That's all my points.

Mayor Mussatto

Mr. Jannin, thank you very much for your point. The speaker I have is Gary Mathiesen.

Mr. Gary Mathiesen, President, Lonsdale Quay Market, 207-856 Homer Street, Vancouver

Your Worship, Councillors, my name is Gary Mathiesen. I am President of Lonsdale Quay Market. Lonsdale Quay Market represents over 80 merchants, restaurants and hotel neighbouring the Pier site and we strongly support and encourage the rezoning applications put forth here and we are strong supporters of the proposed National Maritime Centre. I don't need to repeat all of the things we've heard in front of us or what has been presented for Councillors. Just to note that Lonsdale Quay Market is in full support of the staff location of the National Maritime Centre.

Mayor Mussatto
Thank you very much Mr. Mathiesen. The next speaker I have is Jack Knetsch. Welcome sir. I hope I pronounced your name correctly.

Mr. Jack Knetsch, 1408-175 West 1st Street, North Vancouver
My name is Jack Knetsch. I live at 175 West 1st in North Vancouver. While I live in the Lower Lonsdale area, as near as I can tell, I am not directly affected by the change that's in front of us today. I do however have some concerns and some worries that I want to bring forward. Both as a resident of the Lower Lonsdale area as an economist who has had occasion to look at projects like this over the years I have five specific things I'd like to mention. One is something that was just mentioned namely the projections of the revenue and so forth. Now I've had a chance to look at the draft executive summary of the consultants' report where they have projected the projected attendance at the Maritime Centre. Well, basically what they did was fairly standard procedure. What they did was looked at capture rates or penetration rates for comparable facilities around North American and then use those percentages to apply to the tourist market and the resident market in the Vancouver area. In doing that they came up with the 176,000 visitors per year after the first couple of years that we heard about earlier. Now, to give you a little perspective that's about roughly twice the attendance of the Vancouver Maritime Museum, roughly twice. Now, what they've done then is to take that number and multiply it by a weighted average of the admission fees taking into account a regular admission, seniors, children, school groups and so forth and applied that to get the revenue projections that we heard about earlier. Now that revenue projection is about 70% of the earned income that supposed to come out of all this effect. Now that doesn't include the real estate commercial development. Anyway the average revenue is $8.30. I checked with the Vancouver Maritime Museum. I was curious because it looked like a very high attendance in the report and when I went to Vanier Park and look over at the Museum I never see anyone in there so I was sort of curious as to why that was so high. Well, in fact, the number is roughly 90,000 a year but interestingly only 15,700 are paid admissions. That's only 17% of the total attendance is paid. So, in other words, if you use the weighted average of that one it only comes to $1.36 I think it is. Now, all I am doing is raising that as an issue because I think that there is a good chance that that revenue is extreme, maybe grossly, exaggerated in the report. I don't know that because this is the only one I've looked at.

One of the things, very briefly, let me just mention the commercial development. The consultants' report is fairly optimistic about the opportunity to have lease income and so forth but that seems a little inconsistent with the proposal to change the zoning for Parcel 1 from commercial to half residential. I understand at least on the grounds that the demand for commercial space if it wasn't there, so we're on the one hand being asked to change the zoning for Parcel 1 and the second having very optimistic view of the opportunity to raise revenue in the Parcel, whatever it is, 7 or 8.

Very briefly, the other ones, the parking and traffic survey indicated there weren't any problems and one of the curious things here is that they were not asked to look at the bus parking and you know, half of the visitors are supposed to be tourists and we all know, going to the fish hatchery or Capilano Suspension Bridge, that there are buses all over the place and yet this wasn't looked at all and anyone that lives in the Lower Lonsdale area knows that off-street parking already is a real problem even without all this other public development. There is also, I think, a tendency, to treat some of the cost here of the increase height involved as free goods but in fact they are not free goods. There is a high cost involved in this only one of which is a loss of views brought up by residents who have bought those.

Mayor Mussatto

Mr. Knetsch, if you feel that you would add more we certainly ask you to stick around and I will give you an opportunity at the end after everybody has a chance to speak. Thank you very much. The next speaker I have on my list is Joyce Taylor. Welcome Ms. Taylor.

Ms. Joyce Taylor, 118-147 East 1st Street, North Vancouver

Joyce Taylor and I live at the Coronado, 147 East 1st. Thank you Mayor and Council for the opportunity. There was an Official Community Plan in place and certainly the developers come to Council many, many times on changes and some of them good but certainly it does take a little bit of second thought for some of them. The last trip to Council they wanted a change to Parcel 1. They tried to establish there is little need for retail and commercial space. They tried to sweeten the deal with 5/600,000 and they indicate that if they weren't given the change they would stop building. The changes were not approved and the building did stop. The developer has already been to Council about Parcel 5. I understand there were some changes allowed as far as density and height and there were some commitments to amenity use. It's a good thing Convention facilities are being increased but I also see a decrease in amenity use which I think is a claw back on a promise made. Although there is a lot of support for the Maritime Development Museum, it's a great concept, but I have serious concerns about the financial implications for Parcel 7 and 8. Certainly it is great to see that the business community is supportive of this but Council is setting themselves up to be in direct competition to business and this does give me some concern. Also, the Maritime Museum has not got firm commitments from senior levels of Government and there are major costs involved with contaminated soil on the site which will need to be considered by tax payers. When the City becomes a direct competitor to businesses in the Lower Lonsdale area certainly does get to be an issue of, if there are vacancies what is the City going to do or are they going to allow the vacancies to sit there or are they going to try and provide incentives. If this development is as popular as everyone thinks it will be then hopefully there won't be vacancies but certainly it is a concern.

I feel that the developer stands to make an awful lot of money to the changes in height. This will probably become the most expensive condo development and they certainly stand to gain lots. As taxpayers we would be absorbing a commitment for the next 50 years. That's an awful long time and I hope you will consider very carefully what will happen if the financial implications of revenue and the expenses that are being proposed and whether or not the governments step up and whether everybody who is supportive will still be there because the taxpayers will be there and they are accepting this burden that you will be putting on them. A Museum is a great thing yet it brings tourism to the community but it also is a very expensive facility. As somebody who lives in the area I will not regret 7:00 a.m. jackhammers. I won't miss all the dust and the concrete dust. I won't miss the lanes being closed for construction. I won't miss all of that. I will be happy to see an end to it. It has been a long time coming and I hope that Council will consider 50 years. That's a long time. Thank you.

Mayor Mussatto
Thank you very much Ms. Taylor. The next speaker I have is Chris Hough. Welcome Mr. Hough.

Mr. Chris Hough, North Vancouver School District/Board
Your Worship, Councillors, I am here representing the North Vancouver School District. The Board of Trustees has sent a letter in support of the National Maritime Centre. We see this as an opportunity to create some very exciting educational opportunities for kids and we look forward to working with the City as it is developed. Thank you very much.

Mayor Mussatto
Thank you very much Mr. Hough. The next speaker I have is Sang Kyoo Koo. Welcome.

Ms. Sang Kyoo Koo, 1208 Brackwell Crescent, North Vancouver
Good evening. I speak on behalf of my parents. We've been residents for about 15 years and my parents also purchased one of the suites in Parcel 4. We do oppose to the increase in traffic and also to the fact that our view has been taken away. Thank you very much.

Mayor Mussatto
Thank you very much for coming out tonight. The next speaker is Mr. Hawthorne. Welcome this evening.

Mr. Ken Hawthorne, 236 West 2nd Street, North Vancouver

Thank you very much for the opportunity to say something here. My name is Ken Hawthorne and I live in Lower Lonsdale on West 2nd, 200 Block and I've lived there for many years.

First off, I'd like to say I would be delighted to see this National Maritime Centre go ahead but not at any cost. I am not affected by the property from views or heights or anything like that so I really don't have an ax to grind. But I think a reality check is appropriate at this point. We've been told that the budgets are going to be $150 Million to do this stuff. I don't know if that's in 2002 dollars, 2006 dollars, it better be in 2012 dollars because by the time it is finished it is not going to be $150 Million. We can see from the Olympics in 2010, their costs are going through the roof. The District of North Vancouver their Town Centre in Lynn Valley, the costs have gone up immensely and I read recently that the Cloverdale Fairgrounds Convention Centre has doubled in price from $20 Million to $40 Million. Those are just a few examples of what we should really expect here as far as budgets are concerned. So, definitely $150 Million I don't think is realistic. Where is the money coming from. Well, we're told the Feds are going to cough up a whole bunch of money and also the Province. Well, the Feds came down with a budget recently and they axed a lot of projects just like this and you can almost bet if the Feds don't support this and cough up money we're not going to get the money from the Province of British Columbia. After all they are land strapped taxed to the max with trying to pay 2010 and stuff like that. So, again, we really have to see what's going on here as far as where the money is coming from. We've been told that build this and people will come. We hear all this lovely stuff from the Tourist Board and all the City of Commerce or whatever they're called. Recently, Storium, that lauded project downtown just gone belly-up after two years of operation. B.C. Experience in Victoria, the old Crystal Gardens there you may remember, it went belly-up after three months. These are tourist attractions in the heart of Vancouver and in the heart of Victoria, highly traveled tourist destinations. I don't know, you know, we're getting a little bit high and ahead of ourselves in thinking all these revenues are going to develop and appear from tourism. Even, the Maritime Museum in Vancouver they are struggling to survive. One learned Councillor of this hall of virtue here actually told me that the Maritime Museum in Vancouver was a victim of its own success. Whatever that means I am not sure but it is a victim of its own success how the heck is this going to fly.

On the other hand if it doesn't go ahead, what is the City left with. We're left with two, dare I say, crappy old buildings. Somebody has used that term in past meetings, I apologize, certainly very dilapidated buildings. We're going to be left with two equally dilapidated leased buildings for 50 years. I don't know where the City plans to get the Capital money to renovate those buildings. We've heard Isabel Duncan, I believe her name is, talking about $25 Million, $40 Million, where is the City going to get this kind of money. We hear about private sector and all this kind of stuff but you know I really think the City is kind of almost stepping ahead of itself here.

We've got the development pump it. The Library is there. We've got the recreational facilities that they're talking about doing up at Harry Jerome Centre. The list goes on and on. Now, I really thing the City has almost bitten off too much that they can swallow on this. The only thing that I can see this City being able to do is basically sell our soul to the developers. We've done this in the past. The developers in this City have basically, to my mind, run what's been decided in this Lower Lonsdale area. They've been given density bonuses. They've been given height bonuses. They lay on a few little frills like money to the Affordable Housing Fund.

Mayor Mussatto
Mr. Hawthorne, I hate to do this.

Mr. Hawthorne
Anyway I'd like to finish by saying we'd better be very careful here. Thank you very much.

Mayor Mussatto
Thank you very much Mr. Hawthorne and if you feel you need to add some more you're welcome to go the end of the list. Thank you for that. The next speaker is Paul McCann. Welcome Mr. McCann.

Mr. Paul McCann, 503-130 East 2nd Street, North Vancouver
Your Worship, members of Council, thank you for the opportunity. Our Official Community Plan outlines our vision of the future. It serves to balance our social, environmental and economic needs of our community and create some long term sustainability in the process. It is intended to provide a certain degree of certainty in the future. That's not something that's cast in bronze. You need to be flexible with it. We need to recognize when there is opportunities and tonight is one of those opportunities. Development in the City is going to continue be urban in nature, continue to be close to transit and create an efficient community in the process. This supports the overall goal of highly livable community. The creation of the National Maritime Centre will create a place which supports and enhances leisure services, community events and all aspects of community life, especially life long learning. It promotes a positive environment for our citizens to interact and to relate to each other in public spaces as well as those from the region and all around the world. It provides for our inclusion in exhibition and multi-cultural arts as well as providing a much needed showcase for aboriginal heritage on the North Shore. It encourages and creates an exhibition and a variety of meeting and gathering places that make it easy to provide knowledge, literacy and learning. The local life blood of any sustainable community has resources that provide and allow that community to prosper. Never before has there been an opportunity like tonight in the City of North Vancouver to bring together the economic resources and partnerships of Government, Private enterprise and First Nations to create a show piece to represent our richly, diverse cultural background.

This project creates a wide variety of employment opportunities for our youth, and all of our members of the citizens, resident labour force here in the City of North Vancouver. Yes, they made that 176,000 visitors to the National Maritime Centre, will boost Lower Lonsdale commercial core and encourage local enterprise to capitalize on this much needed opportunity. In short, this will continue to promote and develop the City of North Vancouver as a tourist destination for the region. Most of the infrastructure for this development is already in place. We have the Burrard Dry Dock Pier with the deep sea moorage for visiting vessels, a regional transportation network which will soon have expanded connections to the airport, a desirable proximity to the Port of Vancouver and other North Shore tourist attractions as well as a much needed Convention facility in the hotel which can act as a satellite to the Trade and Convention Centre in the port region. I know, myself, operating a business here in the City of North Vancouver that we've had to take some of our own trade shows off of the North Shore because we lack the available space.

Tonight and over the previous Town Halls we will here many speakers express their concern most of all about views. Unfortunately views are not forever. People plant trees. People build buildings. We must consider the greater good of the community. One also may argue that the recreational facilities that were originally offered in the hotel are originally smaller than proposed. As a personal investor in this development I am more than happy to give up that space to have the additional space in the hotel to provide convention opportunities. The creation of a mixed use building in Parcel 1 will ensure that we don't have commercial buildings that sit half empty because people can't afford to rent them because the rents and taxes are too high in the City. In short this entire proposal makes sense. The City staff, the developer, Pinnacle International, have provided us with a wonderful array of public amenities already. The creation of a National Maritime Centre and the proposed changes being determined tonight will create a lasting sustainable legacy which we can all be proud of for many years to come. The vision of the City of North Vancouver is in your hands tonight. I trust in your judgment to continue to move in forward in the right direction.

Mayor Mussatto

Thank you very much Mr. McCann. The next speaker I have is Kwon Kim. Then maybe what I will do is go back to Mr. Leonard. Did you want to wait till the end. Okay then at this point in time I am going to ask any member of the Gallery that would like to speak to please come down and I see a lady up there in the green. I am going to give everybody an opportunity to speak so don't feel that you have to rush down. Everyone will have a chance and if you wouldn't mind again giving us your name and address and limit your time to five minutes. Welcome.

Ms. Darcy Bloom, 140 East 4th Street, North Vancouver

Mayor and Councillors, my name is Darcy Bloom and I live at 140 East 4th in North Vancouver. I've always lived in the Lower Lonsdale area probably for 50 years. I am one of the people who bought into the project the way it was represented. I think this development is wonderful and I am all for it. My only sort of concern is that could the City sort of be sure that the developer treats those people who did buy with a certain view in mind fairly meaning that since the project has changed then we should have an opportunity within the project to perhaps see something else where we would get what it was we originally bought. I don't know if I am making sense. Just that the City can see that the developers treat the people fairly who did purchase. Thank you.

Mayor Mussatto

Thank you Ms. Bloom. Yes, sir, please come down.

Mr. Joe Stott, West Vancouver Yacht Club, 4317 Carolyn Drive, North Vancouver

Thank you very much Your Worship. My name is Joe Stott. My address is 4317 Carolyn Drive in North Vancouver District. I've been a resident there for 24 years. However I am here representing the West Vancouver Yacht Club, the 600 members of the yacht club. It is my privilege to serve as their Commodore this year. I wanted to ensure that the correspondence that was sent from the Board of Directors of the West Vancouver Yacht Club, sent to the City, on today's date becomes part of the record. We are firmly in support of the Maritime Centre and if I could just close, I don't want to take too much time because I think previous speakers have made a very good case for making the amendments to both the Official Community Plan and the Zoning Bylaw, but I'd like to pay tribute to the professionalism of the staff presentations this evening. I think the Financial Presentation was very succinct and as well the Planner did a great job on summarizing a very complicated proposal that you will be considering tonight. Thank you very much.

Mayor Mussatto

Thank you very much Mr. Stott. Welcome and if you wouldn't mind just giving us your name and address.

Mr. Eugene Gioberti, 147 East 1st Street, North Vancouver

My. Name is Eugene Gioberti, 147 East 1st Street, The Coronado. I have a small business in the City of North Vancouver. I have been there for 25 years and I support the project because we, the business owners in the Lower Lonsdale, we do need the people and the visitors. It is good for business and it is good for everybody and I do support this project.

Mayor Mussatto
Thank you very much Mr. Gioberti. Yes, please, Ms. Shaghagi, please come down and If you wouldn't mind giving us your name and address for the record. Thank you.

Ms. Sherry Shaghagi, 104-155 East 3rd Street, North Vancouver
Sherry Shaghagi, 104-155 East 3rd Street. Personally, I have been a resident of the City of North Vancouver, officially in Lower Lonsdale, I have a concern with the 111,000 sq. ft. of buildable floor area for the Lower Lonsdale for this particular development because what I heard from the Presentation which was from both the developer and City staff I think it is quite a concern for me. The financial gain that the developer gaining comparable to what as a City we are giving in and my concern would be the infra-structure, the traffic and how the things that we will come out of it, etc. etc. There are so many things we are giving in and the gain is not much compared with the Parcel 10 that we are getting the entitlement. So, that is quite a big concern. I think we have to pay attention also to half of the previous speakers. They talked about it, the financial revenue coming from the Museum. We have to be quite concerned. I think Council have to look into that, the revenue, and what is the projected as that is what is estimated. That's not really confirmed and all the sponsors that they talk such as Vancouver Tourism, or the other one, the Vancouver Port Authority, I would be interested to see what the support would be because we are going to end up at the end if the revenue is not enough with almost $100 Million a year that we have to cover. We the citizens of North Vancouver have to cover that expense. Thank you very much.

Mayor Mussatto
Thank you very much Ms. Shaghagi. Are there other members of the Gallery that wish to speak. Welcome.

Ms. Colleen Long, 601 West Keith Road, North Vancouver
Mayor Mussatto, Council members and everybody else, my name is Colleen Long. I live at 601 West Keith Road in North Vancouver. I've been a member of this community and lived in North Vancouver for 45 years. I wasn't planning to on coming up here but just listening to everybody I thought I should come up to say that I do oppose the Official Community Plan to amend, to allow the increased height on all parcels. I support the Museum. It sounds like a great idea although after listening to everything tonight there are some concerns but it does sound like a great idea but I don't see why this developer needs to have from 8 storeys to 12 storeys, 8 storeys to 13 storeys, 6 storeys to 9 storeys, 6 storeys to 10 storeys. Once upon a time the City promised North Vancouverites that no building in the Lower Lonsdale area would go past, I think, 4 storeys but something happened and now the buildings have gone far too high. Please, I am asking you, do not allow any increased heights on any of these buildings. Thank you.

Mayor Mussatto
Thank you very much Ms. Long. I will go to this lady here, thank you very much. Welcome.

Ms. Christine Cassidy, Purchaser in the Pier Development
Good evening Mayor and Council and thank you for giving me the opportunity to speak. I hadn't intended to speak but here I am. My name is Christine Cassidy. I am a long term resident of the North Shore and I fully support the revitalization of the North Vancouver waterfront. I am a purchaser into this complex. I purchased last June and I feel that purchasers were misrepresented. At that point in time I was informed there was going to be a Maritime Museum and I thought that would be delightful for the City of North Vancouver and the City of Vancouver. When I made my purchase I specifically asked enumerable times of my realtor would I have a view. I was told yes at this level you will have a view. So going forward I assumed this project was going to be a certain height. I accepted that height and that was wonderful. Now I find out that the developer is going to be asking for additional floorage and I personally feel that what you are being done is being held to ransom. I feel that he and his company are going to be the ones who are going to have the immediate financial gratification of this Museum going forward and I do feel that the City ultimately they will be shaking hands with the Devil. In my spare time I do extensive fundraising for the Arts and various other public and private situations, such as the Art Gallery and Science World, for example, and I know how unbelievably difficult it is to ask the private sector to give of their monies to support very worthwhile causes such as the Art Gallery, such as the Arts, such as Science World. You do not have definite commitment from any levels of government to assist you with this project and I could well see in the years moving forward that we are going to be looking at the empty shells of buildings and I would hate that to happen. In the immediate, the only one who is going to benefit from this is the developer and I feel that developer misrepresented his interest when he told those people who bought into those projects as to exactly the level of the buildings going up in front of them. Thank you.

Mayor Mussatto
Ms. Cassidy, before you go, I just want to make sure that at the beginning did you say you were opposed to this or for this proposal here tonight.

Ms. Cassidy
I feel that whatever was represented in the beginning for those projects, which I would have thought was a reasonably small or medium sized building, but it sounds as if somehow or other this project is taking on legs of its own and in return for you being given what from space you are this developer is holding you to task and asking for far more space than had been.

Mayor Mussatto
Thank you very much for that. Other speakers now, yes, madam. Please come down. Welcome.

Ms. Kim Elliott, 4255 Fairway Place, North Vancouver
Thank you. My name is Kim Elliott. I currently live at 4255 Fairway Place in North Vancouver. I have bought into the Pier Project and that's why I wish to speak tonight. I have had nothing prepared and I am totally speaking from the heart. Other people are far more eloquent than I am. I do believe in the project for the Maritime Centre. I believe in it is worth. I too question who benefits and for what. Yes, the City has received an extra parcel of land but I do believe as others have spoken that the developer is exceeding the benefit and I have wondered if you have questioned what your cost was for the building and the fight and what the benefit to the developer is been because in one of the presentations we certainly heard what was the benefit to the City. I do not believe anybody has spoken to what is the benefit for the developer and if indeed that has been given to you. I think it is totally unbalanced and I think you need to consider that. I guess, my other question is, why has there been no other consideration other than this particular parcel of land in terms of sharing some of those benefits with the developer. I do not know anything about Pinnacle, whether they have other projects within the District of in the City but I do think that to have this parcel of land take the total brunt of that is irresponsible and I do think that the developer certainly is getting a great deal and I hope that you consider that and who is benefiting, the developer or your citizens, because I choose to be a citizen that gets the benefit of this, not these gentlemen behind us. Thank you.

Mayor Mussatto
Thank you Mr. Elliott. Did you want an answer to that? Thank you very much for that. Are there other people that wish to speak. Yes, sir, If you wouldn't mind. Welcome sir.

Mr. Terry Loftus, Purchaser in the Pier Development
Your Worship, Council members. We went by there, Pinnacle, 2004 and we saw the development. We thought, this is going to be great. We bought on the fourteenth flour. We were told there was going to be a great view of the sea. We had our dreams there. Our retirement is going to be there and now after all towers are sold out, this new development has come through. It seems kind of underhanded. We were told if you bought above the eight storey you would have a view. Then the Council at last meeting they had here at the brief for the development, they said they didn't try any other funding, just with Pinnacle. You haven't tried anything else. All the floors being raised up, there is an awful lot of money being bought there. We paid a high price for a place with a view and now we're going to be looking into another building and that's why be bought there.

Mayor Mussatto
Thank you very much Mr. Loftus. Are there other members of the Gallery that wish to speak. So this gentleman hasn't spoken yet, then I will go to Mr. Leonard. Welcome sir.

Mr. Robin Montgomery, 1075 West 23rd, North Vancouver
My name is Rob Montgomery and I live at 1075 West 23rd. I purchased into the Pier building in December 2005, for a few reasons, one being that I had 25,000 sq. ft. of amenities. I am a recent graduate from UBC with specialization in Finance and Real Estate so I understand the benefit of the developer to the increase building heights. Unfortunately this is my first ever place that I bought and I worked very hard to purchase this. I didn't have any help from my parents and I didn't have the privilege of affording a view so the view doesn't really affect me but I understand how it does affect other people. The one things that does effect everyone in this development is how our amenities have been decreased from 25,000 sq. ft. to 15,000 sq. ft. To me as a young person that was one of things that really interested me about the development was that aspect of it. So, that's one thing I just want you to consider and I think I speak for everyone in the Pier development who is going to be living there because this will affect them. Thank you very much.

Mayor Mussatto
Thank you very much Mr. Montgomery. Mr. Leonard, you have signaled you're ready to go.

Mr. Ivan Leonard, 301-215 St. Andrews Ave, North Vancouver
My name is Ivan Leonard, 215 St. Andrew's Avenue. I think the public really should understand that the City has always wanted to get waterfront property in Lower Lonsdale. We have some. This is an opportunity to get some more property on the waterfront for the public. To put in another way, put it in the words of someone on Council, maybe, look, we have a chance to own a large piece of waterfront. Something we've desperately wanted for a very long time. This is perhaps the only chance and the only way we're going to get it. So, the thing is this is a deal. The deal was made, what, nine months, a year ago. We're standing here just saying what we think about it now but the deal has gone through. The deal is the deal. The developer is going to make the most of it that he can and it is up to the other partner and the player in the deal, which is the City, to make the best they can out of the deal as well. Now, we're going to have the property. That's pretty sure. That's a done deal. There is a lot of people that have sadly been affected. I've been affected. I've lost my whole view of Lions Gate Bridge. I've lost my whole half-a-view of Stanley Park. I am going to lose the rest of it. I am going to lose part of the downtown view. That's life. That's the way things are. Things keep changing; some winners, some losers. The reality is we will have this property. It will be here and we can make the most of it in any way we can. We can own it for ten years, twenty years. We could promote it nationally.

People have been talking about we can put a Casino down there. God help it if that that ever happens. But this is the property that the City wants to get access to the waterfront. The deal is going to give it to us. Done deal, folks. Thank you.

Mayor Mussatto
Thank you very much Mr. Leonard. Was there any other people that wish to speak. Yes, madam, if you wouldn't mind coming down. I am going through the people that haven't spoken and then I am going to go to you, Ken. Welcome.

Ms. Leanne Britnell, 750 Sutherland, North Vancouver
My name is Leanne Britnell. I live at 750 Sutherland Avenue and my question is simply, that I did buy into the Pier. I guess January 2005 and it is obviously changing. My question is, who approached whom. Did the City approach Pinnacle or did Pinnacle approach the City. Can I have the answer now?

Mayor Mussatto
It can be. What I will do if you have any other comments to make you can make them and then I will ask staff.

Ms. Britnell
I don't have any other questions.

Mayor Mussatto
I am going to ask Mr. Penway if he could respond to that question.

Mr. Penway
Your Worship, the answer is that the City approached the developer in this instance.

Ms. Britnell
For the purpose of securing the parcels or the purpose of creating a centre, like what made that happen? You're obviously putting yourself at a disadvantage by doing that.

Mayor Mussatto
Ms. Gordon!

Ms. Gordon
Your Worship, to the best of my recollection the purpose of approaching the developer was to secure a site that could accommodate an attraction like the National Maritime Centre. At that time the City had directed staff to look at a National Maritime Centre and accommodating it on the site and it was clear from the very beginning that that process that the existing Parcel 9 was not sufficient to accommodate the Centre and that additional space and additional revenue would have to be found in order to make an attraction such as the National Maritime Centre successful.

Mayor Mussatto
So Ms. Britnell, what the idea is that you ask all your questions and then the answer, then you go to the back of the line again and that was the way we outlined it at the beginning, if you don't mind. We don't want to get into a debate here. Thank you very much. Yes madam, welcome.

Ms. Carolyn Brood, 167 East Osborne, North Vancouver
Mayor and Council. My name is Carolyn Br…, 167 East Osborne and I am a purchaser of a parcel in Parcel 2, a unit there and I feel too, that the buyers have been misrepresented in what they were told when they purchased not long ago. The buildings are not even finished yet and now we're finding, in fact, every time we've been at an Informational Meeting we have found there are new negative things that come up and I think that the purchasers are being taken advantage of and I believe that the City is being taken advantage of too in that the developer is getting a lot more than they really should out of the deal.

Mayor Mussatto
Thank you very much. I am going to go to this lady in the green, and then you. Sorry, I apologize. Welcome.

Ms. Jo-Anne Duchsher, Realtor, Anson Realty
Good evening Mayor and Council. My name is Jo-Anne Duschsher. I am with Anson Realty and I am the Sales Manager of the Pier Development. I am a licensed realtor and there is a word that has been used by a couple of people tonight and that is the word of misrepresentation. I just want to explain to those people, that feel that they were misrepresented, that when we were selling all three of the buildings we had absolutely no idea and no way of guessing into the future that this was going to be something that was going to come up. As a licensed realtor, misrepresentation carries serious connotations with it and if I knew something and purposely told somebody that it was going to be a different way then I am in serious trouble. As a licensed realtor, as the people marketing the development, we have all of our disclosure statements, all of our contracts and information available. On top of that I was up visiting Mr. Penway on many occasions, looking at the plans of the development and as a licensed realtor making sure that my clients were represented exactly everything as it was and as this young lady had asked a few minutes ago, who approached who, well the City approached the developer. This was not something that was in the works. Originally it was going to be one building which was going to be a North Vancouver, more of a Museum and Archival type of building and that's what we were representing as it was the case when we were selling all three of these buildings. I just want to clarify that because when you start using words like misrepresentation you have to make sure that those are being used in the correct sense and in the cases mentioned earlier they were not. Thank you so much.

Mayor Mussatto
Thank you Ms. Duchsher. Welcome.

Ms. Lis Petersen, 317-147 East 1st Street, North Vancouver
Good evening. My name is Lis Petersen. I live on 147 East 1st Street and I just want to share my concerns about a couple of things. One of them is Parcel 1 that has actually been lumped into this package again. It was actually brought to Council months ago and the Council actually denied that they wouldn't proceed and that the residential/commercial would stay as it is. I am disappointed to see that that's lumped into this package. The second thing is the height because the building on Parcel 5 is hotel so pool orientation of the building has been changed and that does affect peoples' views and it also affects a lot of people that have bought new property. So, I think that the whole height issue is a large concern for new purchasers and current owners and I really think that Council should look at, ethically, what kind of decision they're going to make based on what the developer is asking for and what benefits do the developer get and it seems like there are some questions being answered so I'd appreciate it if we could actually here how much in dollars the developer is going to benefit from this deal. And then, my question is about transportation. Have you looked at all the issues relating to parking. You are adding all these levels of floors but what are the indications for parking for residential and commercial. So, that's a concern to me in terms of the roadways, so I'd appreciate some comments on that. Thank you.

Mayor Mussatto
Thank you Ms. Petersen. I don't know if Mr. Penway is able to respond to the Engineering with regards to the transportation in the study and parking. Are you or do we ask Engineering?

Mr. Penway
Yes, Your Worship, I can begin that at least. There was a traffic study commissioned and Delea was the Traffic Consultant and so these is a report that has been submitted and that has been made available with some refinement that their conclusion that the road system can handle it and that with the parking which was already going to be in place and with the extra 50 stalls that come as a result of the parking which occurred underneath the roadway under Esplanade that together the overall package of parking in the time-share that will go on for different times of uses that the parking should be adequate. So, that's the conclusion of their Parking and Traffic Assessment. There was a question of the value of the property, that's not something that I could speak too. The numbers are there in terms of the amount of floor areas. The values change on a regular basis. It is not really typical in planning field that we get into the aspect of the dollars and cents of the square foot of that.

Mayor Mussatto
Perhaps I will ask the applicant. I don't know if they have numbers at all but is there anyone that wants to speak to that. Mr. Martin, I don't know if you could or not.

Mr. Martin, Pinnacle International
Thank you for the opportunity to answer that question. What I will say is that Pinnacle negotiated in good faith with the City of North Vancouver in an agreement and the agreement was reached between two willing participants. Thank you.

Mayor Mussatto
Do we have other people wishing to speak. This lady here yes. If you wouldn't mind coming down then I will go to the other half of the room. Welcome and if you wouldn't mind giving us your name and address.

Resident, 578 West Kings Road, North Vancouver
My name is Hinda. We live in 578 West Kings Road in North Vancouver for 13 years. I watched ……. the buildings they was, exactly, you know, I am very happy with beautiful North Vancouver so right now I don't want to change anything of that. I want to say more things but you don't understand. My English is so bad. I am sorry. I don't want it to change.

Mayor Mussatto
Thank you very much and we certainly understood that. Thank you for speaking. Welcome.

Ms. Carol Blad, 1202-155 West 1st Street, North Vancouver
My name is Carol Blad and I live at 1202, 155 West 1st and at this present time my view is not being affected by the development but I just wanted to make comment with regards to the developer, Pinnacle. There has been mention that perhaps they've made a deal with the Devil. Well, all I wanted to say was that my last home before I moved to Lower Lonsdale was in Burnaby and my home was Grand Central Park Place and I am sure that the people at Pinnacle, do you know that name, because that was one of their developments and if any of you had ever taken the Sky Train and gone by the Central Park Sky Train stop, that particular building that was covered, all 28 storeys was one of the first leaky condos. That was a high-rise that was built by Pinnacle. It was an $8 Million remediation and I would just like to comment that at no time did Pinnacle ever contact the residents who had bought into that condominium and never offered any advise or any sympathy and certainly not any money. Each one of the owners paid $50,000 to have that development done so it is actually quite a surprise when I moved over here to hear that Pinnacle was actually working on the Pier. So, I just thought I'd let everybody know that. Thank you.

Mayor Mussatto
Thank you Ms. Blad. Yes, madam. Welcome.

Ms. Laura Vanderpast, North Shore Resident
My name is Laura Vanderpast and I am a North Shore resident and I've lived here, on and off, over the last 40 years and the last comment bashing Pinnacle about a leaky condo has happened to many fine builders and it just happened to be a question of code and the time that the codes were changed and it is my understanding from my communications with Anson that Pinnacle are more than eager to get this over with, whether the plan is approved or voted against. I just wanted to express that I am for the zone changes and also for the Museum. Thank you.

Mayor Mussatto
Thank you very much Ms. Vanderpast. Do we have other speakers in the Gallery that wish to make their comments known. I am going to go to Mr. Hawthorne and then Mr. Knetsch and then I am going to go back to members of the Gallery if there is anybody else has anything else to say. I am certainly going to encourage you to speak. So, Mr. Hawthorne this is your second time coming back.

Mr. Ken Hawthorne, 236 West 2nd Street, North Vancouver
Thank you Your Worship for letting me speak to you again. My name is Ken Hawthorne. We've heard terms such as greater good of the community and that the project makes sense. Well, whoever said that, they are probably right. I think any project that is developed down here will be for the greater good of the community but you know, it's a matter of degree and the matter of livability and I won't even address all the issues that go with livability because I think other people have brought them up before. Certainly this project will be for the better good of the developer. He is going to get his benefits right away. The City may get benefits if the revenues and all these other budget figures pan out the right way but you know, as to making sense I suppose it may do, but I think financially it doesn't. Not as it stands. There are far too many ifs, ands and buts about this project. We hear numbers of revenues we're going to get. These are all very subjective, hypothetical and based on probably wishful thinking as much as anything else. I won't dwell on that. I think I've made my point. I just think that this City could end up putting a huge tax burden on the residents of the City. We're a very small City. We've only got about 55,000 going on 60,000 residents so our tax base is not that huge from the point of view of the residents that live here. The City of Vancouver, they have a huge tax revenue and they had to fork out for this project called "2010 Olympic Games" recently $25/$26 Million, probably pretty easy for them. I think if the City has to fork out, you know, I've heard numbers of $20 Million, $40 Million, if things don't work out, I think we'll have a hard time doing that. Again, I guess, we can turn to the private sector. Again that will probably mean more developers getting more density bonus, more heights. We've heard all about the evils of that. So, quite frankly I think the City should step back and take another good look at this.

I'd love to see a National Maritime Centre here but from all accounts it is not going to be such a wonderful from a Museum point of view. The artifacts, basically most of them belong to the City of Vancouver, whether they will give them to the City of North Vancouver to look after, the building I am told will not be big enough to fill or put any number of these artifacts into place. We're going to have all these sort of activities, and stuff like that. You know, I think an actual Museum with their heritage should be a fairly major part of this and my sense is it is not going to. There will all sorts of interactive lovely things for kids and stuff like that which is great but I think we have to get a basic National Heritage Museum which I believe is not going to be truly the case. Anyway, I just don't like to preach doom and gloom but as I say I'd just like to close by saying the City should really be careful on their predictions of the revenues from the operating of these facilities and also the budgeting for the capital costs of these buildings. Thank you very much again.

Mayor Mussatto
Thank you very much Mr. Hawthorne. Mr. Knetsch, we had you hurry so I think this is an opportunity now for you to finish off your presentation.

Mr. Jack Knetsch, 1408-175 West 1st Street, North Vancouver
Thank you for the chance to finish. Many, many years as a University Professor I' programmed to speak for 50 minute periods.

Mayor Mussatto
We got rid of a zero for you. Sorry about that.

Mr. Knetsch
I just want to finish two points basically. One is I haven't heard anything about presumably the change in the Government's policy with regard to funding of Museums that just occurred a couple of weeks ago. Does that matter in terms of the proposal.

Mayor Mussatto
I will ask staff at the end about that.

Mr. Knetsch
The other one was, in sort of picking up on this point I just made. I mentioned before I think there is some reason to sort of worry about some of the projections particularly the revenue projections here. I think this sort of ties in to the notion that the whole planning here seems to be tied to these generated revenues to support the Maritime Centre and that the Centre is to be operated at no cost to the taxpayers. That seems to be driving everything about this, what we're talking about tonight. And I think one can be in favour of the Maritime Centre, you know, I think it might be a very good idea, but I think the real question in front of us tonight is, is this a good deal.

Is this the way to go about having this Centre and that I think we can sort of separate from your enthusiasm for the Centre itself. As I sort of mentioned before if you sort of view this things as, okay, we've got to do something to cover these costs, that's the planning objective, then it seems to take all of this increased height, and these are increases of 50% or more on these buildings, these are not minor changes, these are huge changes to the zoning here, that these imposed cost on the community. I mean, if they didn't impose we wouldn't have height ……. with restrictions. The reason we have them is that we want to control height and bulk. That's why we have a Planning Department is to look after these kinds of things. They do impose costs. One of the costs is the lack of views to people in back of the buildings and I think this sort of cavalier treatment of, well that's just the way it is, is sort of part and parcel of this whole idea that somehow these don't count. They are not real costs. They are real cost and it seems to me that they have to be taken into account and I've seen very little information on how these trade offs are being used. Whatever it takes to get more revenue generated that's all that seems to be considered but what are we giving away and what are we getting. I see very little evidence of …….. trade off …… .

Mayor Mussatto
Thank you again for that Mr. Knetsch. Are there any other members of the Gallery that wish to make any comments. Yes sir, you've already been up but you can certainly come back again and then we have a gentleman in the back.

Mr. Phillippe Jannin, 18-1225 Southmere, Surrey
My name is Phillippe Jannin. Your Worship, it will be a very quick question. I would like to know what was the date the City approached the developer to change this program?

Mayor Mussatto
Is that all your question? Who is able to answer that? Mr. Penway! Ms. Gordon!

Mr. Penway
I believe there was a discussion in December but I think it wasn't until the new year that there was sort of a sense that we were going to move forward with something. That things had come together. That there was some semblance of an agreement enough to move forward to start an application process and it was shortly after that in February/March that this became an application. So, it would have been early in 2006. Thank you.

Mayor Mussatto
Thank you and I apologize Mr. Knetsch. You did ask a question about Museum funding I believe it was and whether there was going to be any significance to the recent cuts in funding. I am going to ask Ms. Gordon if she could respond to that.

Ms. Gordon
Your Worship, I believe that the speaker is referring to what is called the NAPP Program. It was a program which supported traveling exhibits between Museums and that program was withdrawn. My understanding is that the funding is still in place and may actually be given to some other type of cultural program but that is something that I really have no further information on. But I would like to make a point that it is because the Maritime Centre would not be reliant on that type of funding, that we have in fact strived for the objective of making it sustainable and self-sufficient and that has in fact, as the speaker mentioned, been the planning objective which is part of the model that we've developed for the Centre.

Mayor Mussatto
Thank you Ms. Gordon. Mr. Bartley, you wanted to come down and speak. Welcome.

Mr. Nick Bartley, 335 East 9th Street, North Vancouver
Nick Bartley, 335 East 9th in the City. Mayor and Council, just a couple of points, a little bit of an analogy. My daughter went down to Louisiana on a Sports Scholarship. If she hadn't have gone she wouldn't have found out what it was like. Whether it was bad or good and it turned out it only lasted a year and she came back and she grew. She benefited from that. If she hadn't gone she wouldn't have known what it was like. She would have always wondered what if I'd gone. Right! So, what I am saying about this proposal that's here, you know, I don't want to be hearing about it 10 or 15 years down the road, what if, why didn't we do it and now Victoria or somewhere else has done something and they've got the National Maritime Centre. I want it here in North Vancouver. Okay. The other thing if this Maritime Centre doesn't go through, it's a prime waterfront location. People are going to be lining up out the door and down the street to get into a facility like this. It is right in the middle of North Vancouver City, on the waterfront, beautiful view, it's a great place, and I don't think you're going to have any trouble selling that to anyone no matter what you put in there. The other thing, this year and last year and a couple of years before, the waterfront industries in North Vancouver got a nice fat juicy tax break well maybe it is time for them to pay up and put a little bit into this Maritime Centre so it can be successful and shall we say, donate some money back to the City of North Vancouver that kind of disappeared. Thank you.

Mayor Mussatto
Thank you Mr. Bartley. Yes sir, you're welcome to come up.

Mr. Chris Louis, 210 West 13th Street, North Vancouver
Hello Mr. Mayor and Councillor, Chris Louis, 210 West 13th. Firstly I would like to applaud the members of the development community and the City are getting together such a big and very complex issues like the development in question. Although my view wasn't affected by the project my view of overall ethical issues have been.

I think that that in proposal of raising additional 12 floors to the buildings the developer should perhaps compensate people who are affected by the change of the height. On another issue of initial benefits to the developer and long-term commitment to the City, perhaps there is a residual component to the development that could be shared between the developer and the City. I am not sure what the situation with the hotel and operation is. Is the developer going to operate this site or not but perhaps some form of residual income could be assigned from the project towards running of the new Museum that could be of benefit.

Mayor Mussatto
Thank you very much Mr. Louis. Are there any other members of the Gallery that wish to make comments about this application would you please come forward or come towards the microphone. I see no other people coming down to make their opinions known so then I want to thank everyone for being so respectful of other people's points of view and for caring on in a very civil manner. Ms. Dowey!

Ms. Dowey
We go to Council if they have any questions.

Mayor Mussatto
Are there any members of Council that have any questions with regards to this application. Councillor Perrault!

Councillor B.W. Perrault
Your Worship, I have a couple of questions first of all to Ms. Gordon. One of the public tonight was talking about the idea of the Attendance Revenue at $8.30 per person and the indication was that they felt that was our only source of revenue. Could you clarify that for us. Will that be the only source of revenue the City will have for admittance into the Maritime Centre itself or will there be other sources as well.

Mayor Mussatto
Ms. Gordon!

Ms. Gordon
Your Worship, the Attendance Revenue is certainly a prime source of revenue for the Maritime Centre but there are several other sources of revenue and this is aside from the real estate revenue which has had considerable discussion tonight. The entire Shipyards Historic Precinct is also being designed as an Event Venue so there will be Event Revenue which we hope will be fairly substantial although we've made a conservative estimate of it. There will be revenue from things such as the gift shop and there is also a very good possibility that Learning Centre side of the project will also be revenue generating, in other words that the other partners on the site will contribute revenue to the Centre.

So, the Admissions Revenue to the side of the Centre which is in fact more interactive displays, Science World type of displays, is only one part of the revenue for the Centre.

Councillor Perrault
So, in other words, I am assuming then that we're not being too optimistic about raising enough revenues. Would I be safe in saying that, Ms. Gordon.

Mayor Mussatto
Ms. Gordon!

Ms. Gordon
Your Worship, through you to Councillor Perrault, all of the numbers that have been put forward in support of the National Maritime Centre concept are estimates but we have tried to be as conservative as possible. For instance I would say that the original Western Economic Diversification Study that was done which located this site as the prime site actually had a much higher attendance projection of around 220,000 visitors a year. The attendance figures are not comparable to the type of venue, for instance, that the Vancouver Maritime Museum is. One of the biggest issues at the Vancouver Maritime Museum had in the location where they are is that they were unable to generate traffic to the site so we have compared ourselves to venues such as the Aquarium and Science World which we think are quite comparable and those are the ones that we have used to base the capture rates for the attendance projections on.

Councillor Perrault
My next question, through you Your Worship, to Ms. Gordon, a statement was made and I did mention this to you earlier tonight a concern I had about Storium, that it has gone into Receivership and also I think there was a reference to the Crystal Gardens in Victoria that was a tourist destination. Could you elaborate on why you think or what information you have as to why these two facilities did not succeed and why you think this one will.

Ms. Gordon
Your Worship, in regards to Storium I do have some information which was given to me. I'd like to make it very clear that I have no direct access to the financial records of Storium but I do have some information which was given to me and the information was that Storium had over 190 employees. That's a very high number of employees. I've projected number of employees for the Maritime Centre would be around somewhere between 27 and 35 full time equivalents. The nature of the offering at Storium was very labour intensive both on the technological side and also because they had numerous actors that were involved in presenting the stories. So, I think it is easy to understand from that that their costs and their turnover and employee related issues were quite high. The second problem that I think many of the people in the Tourism Industry had a problem with Storium because it was a 90 minute captured experience show.

In other words, once you went there you were not able to leave. You were not able to wander around. You were not able to vary your experience in any way. It is what's called a pulse-themed experience. You went down in an elevator. You were underground. Some people really did not appreciate that and then once you were there you had to stay there until you came out at the other end of the show. That created an issue for instance, cruise ship passengers, who have very little time to spend in town and didn't want to commit that amount of time without being able to withdraw if they didn't appreciate the experience. The third thing that we were told about Storium is that the admission rate which I believe is $24.00 was very high. It is about twice what we would be planning to charge even our adult tourist customers and I think given all these three factors and the fact that they had anticipated I believe, a lot of participation from educational and school groups, but they were not successful in achieving that and that possibly may have been because that market simply didn't feel itself to be served by that attraction. Those were the factors that contributed to the problems that they had. I think that this Maritime Centre is a very different proposition. We would certainly not be putting people through a pulse-themed experience. There would be a very great variety of choices of things to do on the site and people would be able to spend as much or as little time as they wish to spend. It is not underground. It is not heavily labour intensive and we think that the opportunities to control costs and to provide a variety and an ever changing variety of experiences would make this a far more attractive proposition economically and culturally.

Councillor Perrault
Thank you Your Worship.

Mayor Mussatto
Councillor Schechter!

Councillor S.A. Schechter
Thank you Your Worship. Your Worship through you to staff, I was wondering and we've heard some questions about the availability of parking for Tour Buses. I was wondering if staff could talk about accommodation in the Plans that have been made for Tour Bus visitors to the site.

Mayor Mussatto
I am going to ask Ms. Mitic if she wouldn't mind addressing that. Thank you Ms. Mitic!

Ms. D. Mitic, Assistant City Engineer - Transportation
Yes, Your Worship, the study has looked at possible Bus Tour parking and loading zones and one thing that we would request for the National Maritime Centre is that it has to have provision for the parking for Tour Buses in order to support the proposed uses and the commercial development because Bus Loading Zones off the City street or within the site would not be enough to serve the demand.

Councillor Schechter
So, Your Worship, to confirm that aspect of the program is included in our efforts to staff and the City.

Ms. Mitic
Your Worship, staff will be requiring Bus Parking to be provided in this site.

Councillor Schechter
Thank you Your Worship. My second question is to Ms. Gordon. I was wondering if Ms. Gordon could clarify what steps have been taken to not lay the City against possible cost inflation during the construction of the project.

Mayor Mussatto
Ms. Gordon, are you able to answer that?

Ms. Gordon
Yes, Your Worship, the estimates that we are making does consider the current construction climate and contain very high contingencies and very high escalation factors because that is the current climate that we're in. The reason that the estimates are so high, $100 to $150 Million is because of the very high escalation factors which BTY, our Cost Consultants, have included to reflect what the current construction climate is.

Councillor Schechter
And Your Worship, do the inflation packages include the possibility that currency values in 2009 could be greater or lesser than they are today?

Mayor Mussatto
Ms. Gordon!

Ms. Gordon
They don't specifically hedge against currency fluctuations. The contingencies and escalation factors are there to cover a combined estimation of all risks by BTY.

Councillor Schechter
Your Worship, finally, once again, probably to Ms. Gordon. What is the City's financial risk liability should the Federal Government or the Provincial Government or both, fail to contribute? What is our risk liability?

Mayor Mussatto
Ms. Gordon!

Ms. Gordon
Your Worship, as I outlined in the scenario, I believe that if the Federal and Provincial Governments ultimately decline to participate in this project the City would not go ahead with the project. The City would seek other uses for the site. In other words what staff would recommend would be options that Council could consider that would be within the financial capabilities of the City. This particular project, the National Maritime Centre project, is not within the financial capabilities of the City without the participation from senior levels of Government so we would not be recommending going ahead with it if there was no participation from them.

Councillor Schechter
Thank you, Your Worship, to you and staff.

Mayor Mussatto
Councillor Bookham!

Councillor P.J. Bookham
Your Worship, thank you, this regards process. My understanding was that when people came forward from the public to make their comments and to ask their questions that you told them that all questions would be answered by various experts at the end of all the presentations. So, I think we've jumped into questions from Council prematurely and I know that Ms. Gordon has been taking notes in response to some of the questions that were raised and I am sure other staff members and the developers group have also been noting those questions and I would urge that we give both our staff and the developer a chance to answer the questions that they heard from the public before we continue with our specific questions from Council members.

Mayor Mussatto
Well, Councillor Bookham, I felt I did that. I asked them if they had any questions and I did have them addressed at the time, so I will do this. If there is any member of the public that feels their questions weren't answered would they please raise their hand and I will certainly endeavor to see that they are responded too.

Councillor Bookham
Sorry, I was obviously misreading.

Mayor Mussatto
Mr. Hawthorne did have a question but if it's a question, not a comment, a question and that is it. You have to come to microphone Mr. Hawthorne. This is highly unusual. I did feel that I tried to cover them off as best I could. You had a question?

Mr. Ken Hawthorne, 236 West 2nd Street, North Vancouver
The question is I'd like to know what stage of discussions that the City have had with the Feds, the Province. Have we got any real guarantees that the money is going to be forthcoming and is the climate that you felt from the Feds been favourable?

Mayor Mussatto
In all defense, before you answer that, that question was not asked earlier. We will have to endeavor to try and do that but if it was asked I would have asked staff for it but that was not asked earlier.

Mayor Mussatto
Ms. Gordon, are you able to respond to that?

Ms. Gordon
Your Worship, we've had I would say a very considerable level of interest from the Federal and the Provincial Government on this project. We have had attendance by both our members of Parliament and our MLA's, not just for this Riding, but for the entire North Shore and even from further a field at some of the events which we've held. We have had attendance by Federal Ministers and Provincial Ministers at some of the events which we've held. I believe they are well aware of this project and my information if that they are watching this with great interest, having said that I think it is incumbent on me to say that there are no guarantees of funding. There simply cannot be a guarantee given that this project will be funded but having lobbied the Federal and Provincial Governments for other grants and projects I would say that the level of interest in this particular project is extremely high and one of the things that is causing that interest to be so high is the sustainability of the project. By placing the project in the Shipyard Historic Precinct as we have done there is every reason to believe that it would be self sustained and no on-going operational subsidy would be required.

Mayor Mussatto
There was a lady over here I think she had a question. I thought I had tried to address them all but I obviously missed one.

Ms. Carolyn Brood, 167 East Osborne, North Vancouver
I have a question. It slipped my mind earlier. With Parcel 5 the current height is 111 ½ feet and the proposed will be measured from the Esplanade instead of the average grade. I am wondering what does that mean as an increase and secondly what was the purpose of having the increase, having the change there.

Mayor Mussatto
I am going to ask Mr. Penway to respond to that. Thank you Ms. Brood.

Mr. Penway
Thank you Your Worship. Parcel 5 had some history in terms of our processing of that application. The design of the building has had a height measured from Esplanade since 2003. We went to Public Hearing with the design that showed a configuration of the building measuring from Esplanade so anyone who has been looking at the model in our Foyer or looking at the plans of the Pinnacle Project or the Pinnacle model at their Display Centre would have been seeing the hotel designed with a height measurement from Esplanade. The difference is about probably 6 feet with about 12 feet or so down from the high side of that site to the low side but this application is sort of picking up on it that processing of the previous rezoning application for Parcel 5. That's part of it and as a change that would happen now the design is in effect with same maximum height as it has been now for about 3 years.

Mayor Mussatto
Thank you Mr. Penway. Do you have any further questions Councillor Bookham?

Councillor Bookham
Actually I do. I haven't asked a single question, on my behalf, so thank you for the opportunity and I apologize if I misunderstood.

Mayor Mussatto
Thank you.

Councillor Bookham
My question is for the developer and I have a series. So first of all what provisions have been made, if any, for those who have purchased properties on the north side of Esplanade with respect to the view issues. I heard it said that what was presented on offer was what existed at the time and the discussions that led to the changes happened subsequent to the sale of those properties. I know that at the second Town Hall Meeting…

Mayor Mussatto
Is this leading to a question Councillor Bookham?

Councillor Bookham
Yes.

Mayor Mussatto
The first one was asked. Did you want them to respond to that?

Councillor Bookham
Yes, but I am still asking the question. My understanding was that the developer was meeting individually with those purchasers to discuss their concerns and so I am asking what the outcome of the discussion was.

Mayor Mussatto
Is the applicant able to respond to that question? Mr. Martin!

Mr. Martin, Pinnacle International
Thank you. Yes, we met with a number of purchasers at the end of the last Town Hall Meeting on September 12th . The discussion centered around providing priority viewing for those affected parties for the properties on the south side of Esplanade.

Councillor Bookham
Do those purchasers have the opportunity to walk away from the sale at this point?

Mr. Martin, Pinnacle International
No.

Councillor Bookham
Do they have the opportunity to exchange the property they purchased? Is that what you mean by.....?

Mr. Martin, Pinnacle International
Well, you asked at this point.

Councillor Bookham
Well, I am trying to understand whether or not you have made any kind of accommodation or whether you simply demonstrated the impact on their views.

Mr. Martin, Pinnacle International
The discussion that we had on September 12th, there was discussion about offering their money back at the time of completion of their unit, whether it be in Parcel 3 or 4, the number of floors that are affected, as to whether the people wanted, at the time when their suites are complete, whether they wanted to complete, like their money back, and their deposit back. Nobody at that time expressed a positive desire for that outcome.

Mayor Mussatto
Any further questions Councillor Bookham? Could you direct them through me? I'd appreciate that.

Councillor Bookham
I apologize. I forgot myself here. We have a development proposal for office towers in Harbourview and in the discussion around that development I've been led to believe that the climate has changed with respect to the need for commercial space and I am wondering if there is any opportunity, from the developers' point of view, to revisit the proportion of commercial in Site 1.

Mayor Mussatto
That's through the Chair, Councillor Bookham.

Councillor Bookham
It is Your Worship. It is.

Mayor Mussatto
Are you able to respond to that Mr. Martin?

Mr. Martin, Pinnacle International
Your Worship, a portion of Parcel 1 remains as live/work which allows the option of flexibility to, as it says, live or work and the Ground Floor remains as retail/commercial so there is opportunities still within Parcel 1 for retail use on the Ground Floor and live/work on the floors above.

Councillor Bookham
Thank you. Your Worship, a question for staff and it has to do with the timing of the construction of the south side of Lower Lonsdale. I've been reading and hearing from various sources that there seems to be some concern about the market for condominiums and I want to know whether that will have any impact of that schedule and whether it is likely that we will see the whole project stretched out or whether there are any kind of completion dates anticipated in the final deal should it go through.

Mayor Mussatto
I am going to ask Mr. Penway to address that and I don't know if Mr. Susak is going to respond as well. Mr. Penway!

Mr. Penway
Thank you Your Worship. There are a variety of issues that affect construction and we will be securing various commitments as part of the covenant and other documents that will go with this including the servicing agreement and the lease agreement. One of the key changes in the phasing is a commitment to deliver the Parcel 5 Hotel with its residential and conference space and hotel rooms and amenity by a certain date and that will be a fixed expectation that it will arrive I believe it is in 2008/2009 for a delivery time for that. It's a very large building.

It'll take some time to build and it requires subdivision to occur in order for any of the lands to be developed on the south side. The subdivision in itself is going to take some number of months to work its way through. The Deputy City Engineer may wish to speak as the approving officer on that as well, but the sequencing of things will provide for the opportunity for development to proceed with Parcels 5, 6, 12. There is an obligation to build 12 which is the Industrial Buffer Building prior to the occupancy of 6 and Parcel 11 would be the last building to be built on the south side. There will be a commitment for them to deliver to us Parcel 7, 8, 9 and 10 so that those are available as part of the Heritage Precinct for us to operate in time to accomplish the National Maritime Centre. Some of the buildings may not proceed. For example if the developer chose to not build Parcel 6 that would be at his choice. The critical aspects that we're looking to secure are that the amenities are constructed, that the Parcel 5 Hotel with its conference space are constructed, that Parcels 9 and 10 are ready for occupancy for us to get the property early enough to be able to do some work on that and the continuation of Waterfront walkways and pathways under the mediation and stabilization of the Shoreline so from a sequencing and timing prospective the key parcels would be the Heritage Precinct from a City perspective. Parcel 5 and Parcel 12 for its buffering effect. So, it's a bit of a complicated answer I guess to a question about timing. As with Parcel 1 for example where the developer chose to not build Parcel 1 and that could happen with Parcel 6 or 11 as well.

Mayor Mussatto
Mr. Susak, do you have anything to add to that?

Mr. B. Susak, Deputy City Engineer
Thank you Your Worship. I think Mr. Penway has done an excellent job of summarizing a very complex project going forward from this point should Council decide to proceed. The subdivision of the property will likely take a number of months to work through. There are a number of legal documents, servicing agreements, detailed plans, construction sequencing, etc. that needs to be worked out. What staff will be looking for on behalf of Council is terms certain dates for all the public works and amenities, the Plazas, the walkways, the roadways. The market, frankly, will govern on the Private side whether or not a developer chooses to undertake a particular building project but not withstanding what may happen to the market we will be looking for bonding to secure the City's public works interests.

Councillor Bookham
Thank you Your Worship, through you to both our staff members.

Mayor Mussatto
Councillor Keating!

Councillor C.R. Keating
Thank you Your Worship. Did I understand you to say earlier, Your Worship, that we're limited to three questions?

Mayor Mussatto
I was trying to hope for three but I will give you a bit of leeway.

Councillor Keating
How about three areas of questioning?

Mayor Mussatto
Three questions, if we could please, Councillor Keating.

Councillor Keating
Your Worship, I guess my first question is regarding, first area of questions, is regarding the funding model for the National Maritime Centre and I refer Council and staff and Ms. Gordon particularly to Page 3 of the Financial Information Pier Rezoning Report. At the bottom, at line 7, in one of the diagrams there, it talks about a commercial put-up cost of $25 Million which would be a liability the City would incur if the rezoning is supportive of the National Maritime Centre is not funded. My question, at this stage, Your Worship is that $25 Million, would that be a liability that otherwise, if the rezoning does not proceed, would that be a liability that currently the Pinnacle International would assume.

Mayor Mussatto
Ms. Gordon!

Ms. Gordon
Your Worship, if the rezoning does not proceed Pinnacle International would retain ownership of Parcel 10 which is zoned Commercial. Their option would be to develop that as a commercial building. But this $25 Million, and I have no idea in fact on how much that would cost, but this $25 Million figure does not refer to that. It refers to the City's option to go ahead and create the commercial and retail and office space that will be zoned on the site if the rezoning proceeds and I should point out, because it was actually raised as a point earlier, that Building 7 and 8 will still be upgraded by the developer so there will be no commercial put-up costs to the City for the upgrade of those two buildings if the rezoning is supported. That commercial space is the developer's responsibility regardless.

Councillor Keating
Which is to say, Your Worship, that we can be assured that if a restaurateur wants to move into Parcel 7 and 8, with a 600 amp service or something like that would be included by the developer as part of the put-up.

Ms. Gordon
To be perfectly clear I cannot answer that question because I do not know whether that particular thing would be considered a tenant improvement and there has been an allowance for tenant improvements in the real estate revenues that we are considering. However, there is a very considerable obligation on the part of the developer to upgrade those buildings to the standard of the drawings that they submitted before the rezoning was put forward. I anticipate that all of the services would be in place but if that is a special particular service for a restaurant it might be something that would be an additional tenant improvement.

Councillor Keating
Your Worship, just to stay with this line of questioning, the model, as I understand it at 4.2% discount rate is based on the notion that if we invested that money in the most secure government bonds we would realize 4.2% over the 50-year period and that becomes the economic model for how we arrive the funding on that. Is that the case, Your Worship.

Mayor Mussatto
Ms. Gordon!

Ms. Gordon
Not exactly, Your Worship. What I am saying is that in order to provide a stream of revenue of $700,000 the City would have to divert that amount of money out of its Reserves. That is what that figure represents. It's a slightly different way of looking at it.

Councillor Keating
A more simple question, Your Worship. Because a lot of these issues are a bit beyond me and I will certainly cede the floor at that point as long as we're allowed to come back for more questioning.

Mayor Mussatto
Yes, you'll go at the end. This is your last question.

Councillor Keating
Your Worship, if the National Maritime Centre, if the zoning is approved and the National Maritime Centre is funded and the City 5 years from now doesn't like the National Maritime Centre how do we get rid of it.

Mayor Mussatto
Ms. Gordon!

Ms. Gordon
Your Worship, I don't believe that the City will be able to get rid of the National Maritime Centre if it is funded and constructed. For an investment of that magnitude it is my belief the Federal and Provincial Government will retain some governance along with the City over the Maritime Centre. So, I don't believe it would be to the City's option to eliminate the Maritime Centre after accepting an investment of $100 Million.

Councillor Keating
Thank you very much, Your Worship.

Mayor Mussatto
Councillor Heywood!

Councillor R.N. Heywood
Thank you, Your Worship, through you to Ms. Gordon, just to clarify the issue about the uncertainty of Federal and Provincial funding. I was of the understanding that it was not possible at this stage to go forward with a definitive proposal until we actually got through this process and had possession of the land because that makes our proposal somewhat speculative in the eyes of the Province and the Federal Government so the lack of certainty at this point in terms of bringing the Federal and Provincial Government on board is because we do not have the zoning in place and have the assets in our hands which we could forward to the Federal and Provincial Government to show as our contribution to the project. Have I got the right understanding on that question.

Mayor Mussatto
Ms. Gordon!

Ms. Gordon
Your Worship, through you to Councillor Heywood, that is certainly the case. We cannot approach the Federal and Provincial Government with a proposal to have the National Maritime Centre funded without being able to put our contribution on the table.

Councillor Heywood
Thank you, Your Worship.

Mayor Mussatto
Councillor Fearnley!

Councillor R.J. Fearnley
I like plain language and I am not completely satisfied with something I hard a little earlier so I am wondering somebody in one of the buildings, that's going up now, has their view affected, can they come to you and trade into one of the buildings that's going in front of it.

Mayor Mussatto
Councillor Fearnley, actually you'll address the question through me and we'll ensure that the developer responds.

Councillor Fearnley
Through the Chair.

Mayor Mussatto
Can you respond Mr. Martin? Would you like the question again?

Mr. Martin, Pinnacle International
I think the answer to that is yes, but I am not sure what you may mean by trade.

Councillor Fearnley
Well, what do you think trade means?

Mr. Martin, Pinnacle International
Well, you asked the question, perhaps you can be good enough to explain to me.

Councillor Fearnley
Well, I think it is pretty clear.

Mayor Mussatto
Councillor Fearnley, just ask the question please.

Councillor Fearnley
If they are in a building that has their view blocked are they going to be able to get a priority in putting their investment into one of the buildings in front that's view isn't blocked?

Mr. Martin, Pinnacle International
Yes.

Councillor Fearnley
If for some reason, through the Chair, I don't know what the prices are going to be in the buildings in front, if they find that their view has been blocked, and there is a substantial, say, increase in the price of the buildings in front and they feel that for whatever reason they would like to renege and they'd like to get their money back, are they able to do that?

Mr. Martin, Pinnacle International
Yes!

Councillor Fearnley
Okay, that's pretty clear. Thank you very much.

Mayor Mussatto
Councillor Keating, you had further questions?

Councillor Keating
Thank you very much, Your Worship, the other question I had, again through you to staff and that is, in terms of the relationship between the proposed National Maritime Centre and the City, will there be an absolutely iron-clad guarantee in writing and through the contractual arrangement that the City will not in any way be liable for subsidizing the National Maritime Centre through tax revenues or any other way, through you, Your Worship?

Mayor Mussatto
Ms. Gordon!

Ms. Gordon
Your Worship, it would be the intention of the governance model for the Shipyard's Historic Precinct to make that guarantee as iron-clad as possible. Having said that, I don't think that there is any way that future Councils can be fettered by something that today's Council in …… so, it is always possible that the Maritime Centre could come to a future Council and request subsidy but written into the Shipyard's Historic Precinct Governance Model would be the very clear expectation that the Maritime Centre were to conduct their programs based upon the revenues that they were able to generate themselves and from the Precinct and that there would be no subsidies available. I think that the other levels of Government that we are asking to invest would be certainly also looking for the same kind of assurance.

Councillor Keating
A final question Your Worship, and this is through you to Ms. Dowey. There is a Public Hearing tonight. We already have first reading. Assuming that second and third reading passes when in the Council's calendar would we deal with reconsideration and final adoption, Your Worship?

Ms. Dowey
It would normally be at the next regular meeting of Council, which would be November 6th, Your Worship, but it depends on when the legal documents would all be completed so it may be longer than November 6th. I would defer to Mr. Penway and he could let me know what the time frame is for the signing of the legal documents.

Mayor Mussatto
Mr. Penway!

Mr. Penway
Thank you Your Worship. As alluded to earlier there are a variety of legal documents that are in draft form. We've had some comments back and forth now from the applicant so we are looking to finalize those. It would really be dependent upon finalizing those agreements. Council will not be presented with the bylaws until those agreements are signed by the developer so we could have a certainty on both sides in terms of what is in those agreements and that there is a strong commitment in writing from the developer that things would proceed on the basis that we understand. So, ideally that could be November 6th. That's fast from where we are to getting final documents and getting them executed. It also involves the Receiver of the property, Price Waterhouse Coopers but ideally that would be the fastest time it could happen and then after that it is just every next meeting would be as soon as it could be finalized.

Councillor Keating
And my honest to goodness, final question Your Worship, through you to Ms. Gordon. In reference to Councillor Heywood's question that suggested the Provincial and Federal Governments had made a requirement of any application for joint funding the National Maritime Centre that we have control over the land. Is that been provided to us in writing by the Provincial and Federal Government, Your Worship.

Mayor Mussatto
Ms. Gordon!

Ms. Gordon
No, Your Worship, we have nothing respecting this project in writing from the Provincial and Federal Governments.

Councillor Keating
Thank you very much, Your Worship.

Mayor Mussatto
Councillor Perrault!

Councillor Perrault
Yes, I have a couple of questions Your Worship, through you to staff. One of the comments that was made earlier and I just want to go over this for clarification, a statement was made that the amenity use is a decrease in the amenity use on this site. Could staff please clarify that?

Mayor Mussatto
Mr. Penway!

Mr. Penway
Thank you Your Worship. In a previous application that we processed for Parcel 5 there was an arrangement made to provide for one entire floor that would be an amenity floor and on that amenity floor would be a lap pool, a variety of amenity facilities, not specifically defined at the time but they generally would provide for amenity space for both people in the hotel and well as people that are residents in the Pier Project and perhaps opened up for other purposes. A part of that is the lap pool and there is an obligation on the developer which remains for that swimming pool to be made available to the City on a limited basis on a time-shared arrangement through our North Vancouver Recreation Commission. What's happening here is that at the time there was provision for up to a 25,000 sq. ft. amenity so there was no commitment to the City that there would be a 25,000 sq. ft. amenity space but that there might be up to 25,000 sq. ft. excluded. That's being reduced now to 15,000 sq. ft. because the applicants in reconfiguring the building have felt that the amenity space was larger than ideal or necessary and that's an issue perhaps between them and their purchasers. The applicants have also chosen to provide a limited amount of amenity space in individual buildings, I believe, as well in addition to what's in this Parcel 5 building. So, it is a reduction in the total amount of amenity space. That commitment was not a commitment to the City. It was simply a provision that we provided for. The developer's commitment to the City has been to provide for public access to that pool and that does remain in place.

Councillor Perrault
My next and final question, Your Worship, through you to staff, another statement that was made is that if we proceed with this that the City would then be in direct competition with other businesses in the community. I would like staff to respond to that.

Mayor Mussatto
Are you able to respond to that Mr. Penway!

Mr. Penway
Isabel Gordon may wish to do so as well but I don't believe it is our intention to operate stores. We are not going to staff them with municipal staff. I think the intention is to run the Precinct on a commercial basis. The Precinct will be there run as a commercial enterprise. We will be the landlords so that we will be landlords leasing out space to restaurateurs and retailers. It is pretty prime space because it is to the ground as opposed to second or third storey or fourth storey office space so prime retail space on the waterfront at grade level is very desirable. We think there will be a lot of appetite and demand for that kind of commercial floor area. Because we aren't operating we won't feel we are in direct competition but it will be as a landlord leasing out space. So, municipalities are certainly entitled to do that and happens elsewhere. It may be that the Governance Model that we pursue and Ms. Gordon has opened the thought to this is that there will be an operating entity created that will be responsible for the Precinct that will be at arms length distance from the City and that it would program the open spaces in the Heritage Precinct. That it would be the one that manages as the landlord the lease agreements with these operators. If we go that route that would create sort of an arm's length distance in terms of the actual operation but it is very much a landlord/tenant kind of relationship.

Mayor Mussatto
Ms. Gordon, do you wish to add anything at all?

Ms. Gordon
Yes Your Worship. I just would like to make it very clear that the City is restricted through the Community Charter to giving any sort of aid to a business so there would be no tax concessions. There would be no other aid given to business by the City and for this reason and for others outlined by Mr. Penway. I think the Governance Model of the arm's length Shipyards Historic Precinct Trust managing this area as commercial property would be beneficial and would be the way to go.

Mayor Mussatto
Are there any other questions from members of Council? I see none. Ms. Dowey we need a Motion then to conclude do we.

Ms. Dowey
That's correct, Your Worship.

Mayor Mussatto
Councillor Heywood!

Councillor Heywood
So moved!

Mayor Mussatto
Councillor Keating!

Councillor Keating
Second!

Mayor Mussatto
Any discussion! All those in favour! Opposed! It is Carried Unanimously!

Moved by Councillor Heywood, seconded by Councillor Keating

THAT the Public Hearing conclude.

CARRIED UNANIMOUSLY

The Public Hearing concluded at 9:40 p.m.

Certified a true and accurate transcript of the Public Hearing

Original signed by

Sandra E. Dowey, City Clerk

November 9, 2006

Date