



**TRANSCRIPT OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, B.C., ON MONDAY, NOVEMBER 16, 2009 AT 7:30 P.M.**

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**PRESENT:**

**COUNCIL MEMBERS**

Mayor D.R. Mussatto  
Councillor P.J. Bookham  
Councillor R.C. Clark  
Councillor R.J. Fearnley  
Councillor R.G. Heywood  
Councillor C.R. Keating  
Councillor M.L. Trentadue

**STAFF MEMBERS**

A.K. Tollstam, City Manager  
S.E. Dowey, City Clerk  
J.M. Rowe, Assistant City Clerk  
R.H. White, Director, Community Development  
G. Penway, Deputy Director, Community Development  
E. Adin, City Planner  
Fire Chief, B. Penman  
Deputy Fire Chief, D. Burgess  
S. Wilks, Timekeeper

**Re: Official Community Plan Bylaw No. 8045 and Zoning Bylaw No. 8046 –  
2151 Lonsdale Avenue – File: 3345-02 LONS 2151**

The Public Hearing was called to order at 7:32 p.m.

**Mayor D.R. Mussatto**

Ms. Dowey!

**Ms. S.E. Dowey, City Clerk**

Thank you Your Worship. Bylaw No. 8045 is to amend Figure 1 of “City of North Vancouver Official Community Plan Bylaw, 2002, No. 7425” to permit a five storey residential building height at **2151 Lonsdale Avenue**, legally described as Lot 1, Block 206, D.L. 545, Plan LMP43980.

Bylaw No. 8046 is to rezone Lot 1, Block 206, D.L. 545, Plan LMP43980, located at **2151 Lonsdale Avenue**. The amendment to “Zoning Bylaw, 1995, No. 6700” will have the effect of reclassifying the said property from CD-557 (Comprehensive Development 557) Zone to CD-578 (Comprehensive Development 578) Zone to permit a development that would be a modification of the development previously approved in 2008, through the CD-557 Zone. The modified proposal would reconfigure the site plan, utilize more of the approved density on-site for an additional 21 residential dwelling units, allow two, five storey versus four storey (plus basement/cellar) buildings, provide one vehicular access from Chesterfield Avenue and a loading bay access from 22<sup>nd</sup> Street, among other changes. Underground parking will be provided for all three sites.

The resulting development would continue to provide an Administration Building for School District No. 44 (North Vancouver) and Artist for Kids Trust Gallery/Studio, Special Needs Housing (HYAD), market residential housing and a significant upgrade to Rey Sargent Park. The applicant is **SCHOOL DISTRICT NO. 44 (NORTH VANCOUVER), GRANT & SINCLAIR ARCHITECTS LTD., POLYGON DEVELOPMENT196 LTD., RAYMOND LETKEMAN ARCHITECTS INC., and HYAD/VIA ARCHITECTURE INC.** Council will consider Bylaws Nos. 8045 and 8046 under items 6 and 7 this evening. Also, Your Worship, I would like to advise that I have received 47 letters in favour and 6 opposed. All have been circulated to Council prior to the Public Hearing this evening.

**Mayor Mussatto**

Thank you very much Ms. Dowey. Mr. Penway is going to do the presentation this evening. Welcome Mr. Penway!

**Mr. Gary Penway, Deputy Director, Community Development**

Yes, thank you Your Worship. I will just do a few context images and introductory comments and then the applicants have a delegation. So the materials before us this evening include the model in front of us in the middle of the foyer that shows the proposed development. There are the boards to the right which are only a sampling of the boards and there will be a PowerPoint presentation and, on the back of the Agenda package that members of the public will have, there is a Fact Sheet that describes many of the details of the project.

So, Your Worship, in terms of context, this is a site located in the 21<sup>st</sup> block of Lonsdale Avenue as shown in red on this plan. You have got Lonsdale Avenue to the east, 22<sup>nd</sup> Street to the north, Chesterfield to the west and there is a partially open lane right-of-way to the south of the site which is an L-shaped lane accessed from 21<sup>st</sup> Street and then 21<sup>st</sup> here. So we have Rey Sargent Park here on the corner as well. These are 1.6 fsr designated medium density apartment residential sites currently developed with apartment buildings. Here we have a collection of homes that have an Official Community Plan designation of .75 times the lot area for attached housing, what we call low density attached housing. There is a continuation of Wagg Park in this location to the west across Chesterfield and to the north, a collection of developments developed after an Official Community Plan change on those lands which are also medium density apartments, with an Official Community Plan designation of 1.6 and then commercial development on the corner here.

In terms of the Official Community Plan, in 2008 Council approved a development for this site which resulted in Official Community Plan changes and so this map actually now shows the current Official Community Plan designations. So the site is outlined in red, Lonsdale Avenue again to the east and Chesterfield to the west, 22<sup>nd</sup> Street here.

So this dotted area is what we call an urban corridor providing for mixed commercial residential uses of 2.3 times the lot area and this tone, which doesn't show up too well on this projector, but is the same as the swath of lands running north and south is designated for medium density Level 5, which is medium density, at 1.6 times the lot area. So that is the current Official Community Plan designation as it stands and those land uses are not intended to change as part of this but there is one change to the building height proposed.

In terms of what was approved in 2008 then was a development that looked like this. Site A is a North Vancouver School District Administration and Artists for Kids Trust Building. That is the one that is designated at 2.3 times the lot area. Adjacent to that is what is called Site B, which is a market residential site, which is intended to be a market residential condominium development and then Site C which is a special needs or rental housing site which has been known as the HYAD site, because they are the intended users and owners of that site if the development proceeds. So the development then is 2.3 which was approved on Site A. The Administration Building, as a public space excluded from floor area which leaves that 2.3 density as a density bank for potential transfer to other sites. And in this development, 10,000 square feet was transferred over to Site B as part of this and this had the four storey apartment buildings in a longer east west running building form that you see outlined on here. And then Site C was a four storey allowance for this rental special needs housing site.

The other thing to point out about this is that this previous approval included a vehicular access with driveway from 21<sup>st</sup> Street for all parking for all uses on the site and that meant that all parking would come from this point. This is a current lane. It was intended that the applicants would purchase this part of the laneway and a small portion of park through here to get a sufficient driveway access to come through to access the loading and driveway areas that would be underneath Site A and all the loading and access and garbage pickup for Sites B and C.

So, in terms of what we have now, Your Worship, is this modified proposal which currently looks like this. So the principal changes in terms of the site layouts are that, for Site A the intention is to no longer include the sort of panhandled shape lane extension, which means that there is no encroachment into Rey Sargent Park. It will stay the same width as it is currently and will actually still become larger on the north so the park becomes larger as a result of this change and vehicular access is now only for Site A from this point and the lane will remain as a lane with a driveway at this point. So Site A is a little bit smaller with the pan handle having now been removed. Site C, which is the HYAD Site, had previously been located up in the northeast corner. It is now down in the southwest corner, so this will be the location for HYAD. The other changes contemplated with this development would include that more density be transferred from Site A to Site B.

It is about another 49,000 square feet being transferred over and there are modifications to the building forms which the applicants will describe with two of the buildings being five storeys and two of the buildings being four storeys at the westerly end of the site.

The Official Community Plan change for four to five storeys requires an Official Community Plan change and that is why there are two bylaws before Council at this Public Hearing. The first is the Official Community Plan change that would allow a five versus four story building for those two buildings. There is a zoning bylaw that would reconfigure these sites and distribute this density differently. The proposed vehicular access now for all of the residential parking is off of Chesterfield here, with all of Site A parking, accessed here.

Site C is the HYAD site, which is substantially the same, but redesigned to relate to the new site that they have. In terms of process, Your Worship, in Council this went through the advisory bodies of the Advisory Design Panel, the Advisory Planning Commission, the Parks and Environment Advisory Committee and the Heritage Advisory Commission with all being supportive of the application. The applicants have a Traffic Study and an Arborist that had been involved. There have been Open House and Town Hall meeting events which have occurred previously, and we will be securing a covenant if Council chooses to proceed, which will be a modification of the existing covenant to secure the various commitments that come out of this, which will include the creation of this greenway which had been anticipated in the previous proposal. Now with the extension of the greenway connecting north to 22<sup>nd</sup> Street and confirmation of a full upgrade of Rey Sargent Park with the modified design, that has been redesigned as part of this process to be built by the applicants as part of this project and various other commitments about Lonsdale Energy Corporation and LEED in other standards.

So, Your Worship, that is my presentation, in terms of the context, and the applicants have a presentation.

**Mayor Mussatto**

Thank you very much Mr. Penway and the applicants are here. If you wouldn't mind introducing your team and you have ten minutes if you don't mind. So welcome gentlemen and women. I would especially like to welcome the Chair of the School Board, School District, Susan Skinner. Welcome Ms. Skinner!

**Ms. Susan Skinner, Chair, School District No. 44 (North Vancouver)**

Thank you Your Worship. We have Vice Chair Franci Stratton, Sheila Bowman, Linda Buchanan, Holly Back. Your Worship, and members of Council, good evening. My name is Susan Skinner as the Mayor mentioned and I want to thank you for this opportunity to speak on behalf of the Board of Education and the entire North Vancouver School District in favour of the proposal before you this evening.

The North Vancouver School District operates 37 schools, has capital assets of approximately \$300 million with 2,300 employees, 5,000 adult learners and 17,000 students in the educational system. All of this operates out of the existing board offices at 721 Chesterfield as well as both the Lucas and Leo Marshall Curriculum Centre's at 21<sup>st</sup> and Hamilton.

This project represents a consolidation of those services currently spread out over three buildings into one main education services centre on the Lonsdale frontage. School Districts do not receive capital funding for projects like a much needed office or for heritage restoration as have been initiated at both Ridgeway Elementary and Queen Mary Elementary. With this project we have been resourceful and creative and as a result, several million from the sale of the Lonsdale and Chesterfield properties will be directed toward the heritage restoration of these two landmark City schools. We are also providing land on the Lonsdale site valued at \$2 million to the Housing for Young Adults With Disabilities, group.

We look forward to supporting HYAD in this innovative home building effort. Included in the Education Services Centre is the provision of over 15,000 square feet for a new gallery to house our collection of art donated by leading Canadian artists. With the proper climate controlled gallery in classroom space we will protect and display this collection valued at over \$1 million for present and future generations and improve delivery of art education programs to young people on the North Shore. The development ensures the revitalization of Rey Sargent Park, a granite archway preserved from the old Lonsdale School building will be incorporated in the landscaping which will feature open space, a creative play area for children and outdoor seating.

The Education Services Centre reduces our footprint on the North Shore by amalgamating the Leo Marshall Centre, a portion of the Lucas Centre and the Board and Administrative Office on Chesterfield into one cost effective, environmentally sustainable building. This new facility in a transit friendly location will allow for administrative efficiencies and cost savings and serve as a boon to local businesses. All buildings on this site are targeted to meet LEED silver standards of sustainability.

Among its many features, the location will connect to the Lonsdale Energy Corporation, reuse wood and masonry from the former Lonsdale School, offer market housing designed to Level 2 adaptability standards to anticipate current and future needs of an aging society and the disabled, and include in the new design, ground level constructions for the loading and parking areas resulting in cost savings of more than \$1 million over the original design. The landscaping includes retention of the heritage Chestnut trees along both Lonsdale and West 22<sup>nd</sup> Street. This multi-stakeholder project assists the School District in taking a tremendous step forward in sustainability by reducing operating costs and improving facilities in a way that would otherwise have no funding.

The Education Services Centre and Artist for Kids Gallery represents the jewel in the crown of this School District and is a fitting landmark in support of our shared belief that public education is the cornerstone of a healthy, vibrant and democratic society.

We take seriously, our shared commitment to the stewardship of the municipality and we see the dynamic revitalization this project represents as a significant gateway to the City of North Vancouver. The projects value and benefits to the School District are equally balanced by its contribution to its sustainable living, heritage preservation, business and cultural life. On behalf of the North Vancouver Board of Education and again, the entire School District, I would like to thank you for your consideration this evening. We look forward to the redevelopment of this property and the outstanding benefits and amenities it will provide the City, our students and the entire North Shore. Thank you very much.

**Mayor Mussatto**

Thank you very much Ms. Skinner.

**Mr. Ray Letkemanm, Raymond Letkeman Architects. Inc.**

Your Worship, members of Council, staff. My name is Ray Letkemanm. I am the Architect for the residential component and to carry on what Susan was mentioning is we feel that this development that you have before you tonight, is a very important one to complement a community core on the north of the Lonsdale Corridor. As you can see our site, which is noted on the lower left hand side, there are many community amenities directly adjacent to and next to this development site.

The proposed community and residential uses will add to and complement the existing uses of Centennial Theatre, the North Vancouver Recreation Centre, the playing fields, the lawn bowling, London Drugs and the further commercial and services to the south of Lonsdale. But more importantly, it also will give a direct immediate connection to the transit that is readily available on the Lonsdale corridor. As Gary mentioned, we are not asking for any additional square footage being assigned to the site but we are requesting that two of the three buildings will be increased from four to five storeys in height.

Going through the approval process, it has been our impression by the approving committees and many of the residents that the site plan was seen as an improvement from the previous plan. The previous plan is shown on the upper and our current plan is proposed on the lower portion. Some of the attributes where there is added view corridors, north south view corridors, there is more landscape available green space, we do now have assembled pedestrian connections through the site and we have more buildings facing the adjoining residents than was previously proposed. Also, a technical issue on the corner of 22<sup>nd</sup> and Chesterfield, with this new plan we can also respond to the very, very difficult site grades, which are there presently.

So it is our opinion that this density and this form of development the massing will greatly help mark this very important northerly Lonsdale corridor core where the community areas are.

As been mentioned before, height is being requested a variance in height. Now the trees do afford another wonderful buffer from the adjoining residents to our development and even in winter now when the leaves are gone, even the tree structure themselves, which is very dense, still provides this buffer. We have taken great care and we have actually surveyed every tree and on the elevation that shows on the bottom the top of every tree has been surveyed relative to our proposed building height. You can see that there is a substantial buffer to the five storey height and the upper elevation shows in red, the adjoining buildings to the north of us on 22<sup>nd</sup> Avenue showing the relative heights from our development to their development, to our development to the south.

The Process - We have enjoyed participating in and working with the approval bodies and the residents and we have made some substantial changes. The heights of the south ends of the building which faces the greenway which are noted in the hatch lines, which do not have the benefit of the buffer of trees, we have taken the fifth story off this area and a stepped building ends to four storeys in height. The number of units that we have proposed has been reduced from 260 to 234 units. The previous application had proposed 213 units. 10 unit three bedroom units have been included now in this proposal to give a mix of variety of unit types and four, two storey City homes have been added to the Chesterfield elevation to give this urban character to that street edge itself.

Now, the dilemma that we had is with parking. On one hand if we do not provide adequate parking within the development itself there is a danger or potential of having residents and visitors parking on the streets and the other side is, if we provide too much parking, it is not an incentive, an encouragement to the residents, to really take public transit and to think of other alternatives than the car. So we have reduced the parking count and we have reduced it to 1.25 cars per unit plus .1 cars for visitors.

In conclusion, we are very confident that this project is a very unique mixed use project that will fulfill the community objectives for this important site on the Lonsdale corridor and will help define this northerly boundary. The three development partners the School Board, HYAD and Polygon, together with the Artist for Kids Gallery look forward to seeing this application approved and for development to proceed. The partners and the complete consulting team are here available tonight to answer any further questions that you may have. Thank you very much.

### **Mayor Mussatto**

Thank you very much Mr. Letkeman. Thank you very much. Does that conclude the presentation for this evening? I think it does. Okay, thank you very much for that. So now is the opportunity for members of the public to have their say. We did have a sign-up sheet that was posted earlier and people signed up which is great. Once we have gone through the list I will ask members of the gallery if they have any questions or comments to make, please do so by raising your hand. So, again, we are going to keep it to five minutes and we are just going to respect other people's points even beliefs so there will be no booing and clapping. If you find that your five minutes is not long enough you will have to go the very end of the list and come back after everyone has had a chance to speak once. The first person I have on the list is Mr. Bob Heaslip. Welcome Mr. Heaslip!

### **Mr. Bob Heaslip, 1103 – 170 West 1<sup>st</sup> Street, North Vancouver**

Thank you Your Worship. Your Worship and members of Council, I am Bob Heaslip; I am a Planning Consultant for the HYAD project. I reside at 1103-170 West 1<sup>st</sup> in the City of North Vancouver. I am joined this evening by Charlene Covacks of VIA who has done the architectural design for the project. Both of us will be available for any projects as Brian said earlier.

Your Worship and Members of Council, staff, community members, thank you very much for the opportunity to speak once again to this project and our portion of it. I have been involved with the Society now for 4 years including from the time that the Society members presented, you may remember, to this body. Their idea got a very supportive resolution from you encouraging them to seek out contacts through the Provincial Government through BC Housing and it has been a journey but it has been a very fruitful one and I think the culmination of tonight will reflect that journey.

The dream that the parents had was a permanent residence for their sons and daughters, each of whom have a mental challenge. As the parents were all friends, and we are talking about thirteen sets of parents at the moment, they talked to one another about the possibility of, upon their passing, what would happen to their sons and daughters and there is no credible answer in the Provincial level. It is just the facts of life. So they came up with the notion that they would like to provide seed money, a good chunk of their own money, to start this dream of building a home where all of these young people could reside and I came on board to help them about strategy as well as how could we get this done.

They wanted this place to be friendly, warm and welcoming that would meet their needs as the young people aged in place for their entire lives. That would also help alleviate the parents concerns that when they got older, perhaps not able to assist, by having two Managers on-site to look after their every day needs and provide guidance. This is something that could be done and Charlene came on board to take those programming ideas and the dream and turn it into something where truly they could age in place and spend their whole life here. In 2006 Council adopted this supportive resolution encouraging us to go and get a site to get involved with BC Housing, which we did.

Thankfully we began our conversation with the School Board and Staff and it resulted in arriving on this site. And I have to say, on behalf of the Board, we just cannot thank the School Board enough for what they have offered. They have been very consistently supportive. Their previous development partner, who is now gone and Polygon, their new development partner, who has been extremely supportive and very cooperative in trying to meet our needs. So we are pleased tonight to thank them. I would specifically like to point out that the School Board District of Trustees, Irene Young, the Secretary Treasurer, from Polygon, Neil Crystal, the President, Senior VP, Rene Rose, and VP Brian Ellis. All of them have worked very hard to get to this point this evening Your Worship. This will be a truly integrated and sustainable development on all aspects from environmental to social, to economic, and Susan alluded to that earlier.

So what is going to happen in the next few minutes, we will have a few of the parents speak in favour of HYAD and we will have some of the young people who hope to make this their home speak as well Your Worship. I think that all of them from the heart, indicate to you how that journey has affected them and how they hope the solution that we have here tonight will, I would say, add to the community in a very positive way. Thank you Your Worship. That concludes my remarks and we are available.

### **Mayor Mussatto**

Thank you very much Mr. Heaslip for that. The next speaker I have on my list is Mr. Danny MacLean. Welcome Danny. If you could just come to the microphone, it is probably the first time you have been here. Welcome!

### **Mr. Danny MacLean, 1866 Cliffwood Road, North Vancouver**

This is my second speech. I remember having a speech here last time. I am looking forward to and the rest of the HYAD is looking forward to this apartment and feeling very excited and, well, I am also involved with HYAD from the Summit. I have done a couple of speeches of people who, with learning disabilities like myself, have trouble finding jobs. I know we are not specifically talking about jobs but housing but as for me and about my job, I work at Safeway. I am a Service Clerk and I have been working there for like two years now and, yeah, I love my job. I get to help people with their groceries and, yeah, I guess what I am saying is that I am supportive.

I love helping other people, HYADians and other people, myself and, yeah, we are all looking forward to it and learning new things like learning how to cook especially for myself, I knew how to cook. I just wanted to say thank you to guys for you know, making this happen for us and we really appreciate it.

I think we are honoured that they are building this and it will be ready sometime in the next year and obviously I have close friends, Migel, Carley, Steve and Errol, those guys. Thanks. That is all I have to say.

**Mayor Mussatto**

Well thank you very much for your presentation Mr. MacLean. Much appreciated. The next speaker I have is Errol Gunenc and I apologize if I have mispronounced that. Welcome to City Council this evening. If you could maybe just give us your name and help me pronounce that. Thank You!

**Mr. Errol Gunenc, 4058 Dean Place, North Vancouver**

May Mussatto and Council Members, my name is Errol Gunenc. Hi I am 24 years old. I am a HYADian. I am 24 years old. I have lived in North Vancouver all my life. I have gone to VCC and attended a Culinary Program and I work Saturdays and Sundays at a restaurant on the North Shore and I have volunteered at Maplewood Farms.

I am looking forward to living independently at this Lonsdale location. It is good for me because it is close to my bus stop that takes me to work, to school and work. It makes me feel safe knowing that a HYAD will be in a family neighbourhood.

**Mayor Mussatto**

Thank you very much for your presentation. Thank you very much Mr. Gunenc. The next speaker I have on the list is DJ Gilbert and I would like to welcome you both. It is good to see you here this evening!

**Ms. Maria Gilbert, 730 Andover Crescent, West Vancouver**

Hello Mr. Mayor, Members of the Council, ladies and gentlemen. Obviously I am not DJ. My name is Maria Gilbert. I live on the North Shore and this is my sweet wonderful son. It is your turn DJ.

**Mr. D.J. Gilbert, 730 Andover Crescent, West Vancouver**

Okay, So I am DJ Gilbert. I am turning 20 in December and I go to Cap University and I work at the Self Storage Depot down in North Vancouver and I am a Maintenance Associate. Yes, and I was voted top athlete on the North Shore and I am happy for that and I do a lot of sports for Special Olympics, basketball, hockey, swimming, baseball, track, and golf.

I also volunteer in North Van with the Challenger Baseball Program for children with disabilities and special needs. I am excited about living in HYAD so I can be independent and I do like to take the bus and when I live in HYAD I will be able to get to school, work, sports and my volunteer places easier. Thank you for helping me and the other kids in HYAD.

**Mayor Mussatto**

Well thank you very much DJ for your presentation. Very much appreciated.

**Mr. D.J. Gilbert**

Oh, and also another thing is that some of us have practice tonight for Special Olympics floor hockey. Can we be excused at eight please?

**Mayor Mussatto**

I don't think you need my permission for that one.

**Ms. Gilbert**

That is great DJ, now it is my turn. This project, Housing for Young People with Disabilities or HYAD is a life at the end our journey. A journey that started with doctors telling us mothers that they wouldn't waste money on tests since we were just over protective hysterical mothers. As a result, testing and therapies were delayed by years. Speech therapy, vitamin therapy, music therapy, cranial therapy, occupational therapy, you name it. It has been really hard dealing with the bureaucracy of the medical system and during this time our beautiful and fantastic children have taught us patience and unconditional love. Their honesty and unconditional love is typical of autistic children which DJ is one of. Mom, why do your arms jiggle? Because they are fat. When he sees me down he just opens his arms and says come to heaven. I will take care of you mom. You know and I just, you know, I go in these arms and it is just pretty neat, pretty neat.

This project answers the questions, what will happen to my child after I am gone. Your support on this project will affect not only the young people in HYAD but their entire families. Their parents such as me, grandparents, uncles, aunts will have peace of mind. More importantly their siblings will be able to lead normal independent lives. They will be able to love and care for their disabled brother and sister without the financial burden just like any other sibling. We ask that you support this application and our families' thank you for your support. Thank you.

**Mayor Mussatto**

Well I would like to thank both of you Gilbert's. Thank you for coming out this evening. The next speaker we have is Mr. Ivan Leonard. Welcome back to Council Mr. Leonard!

**Mr. Ivan Leonard, 215 St. Andrew's Avenue, North Vancouver**

Thank you. Ivan Leonard, 215 St. Andrew's Avenue. That is a tough act to follow. I want to draw the Councillor's attention to the number of supporters I have here tonight all wearing the letter "L". My name is Ivan Leonard. So I am speaking here as the Chair of the Lonsdale Citizens Association and the Coordinator of the Coalition of Citizens Associations. I will make some comments and then I will ask some questions and I request that the clock be stopped when I ask the questions. Thank you very much.

**Mayor Mussatto**

Yes, they will.

**Mr. Leonard**

Throughout this long and exhausting and frustrating journey, the School Board found itself caught up in a very uncomfortable position between an impossible economic rock and a hard place by unwittingly disturbing the comfort and livability of the community. But that frustration, Your Worship, has also been shared by the local community who, after many exhausting years now find that this huge project sitting in the middle of their neighbourhood has grown yet another floor. Their exasperations and cynicism is well founded. Frustration too has also been felt by the many parents in the community who have suddenly found that their children's school appears on a "May Close" list. And further frustration, Your Worship, is experienced by the many young people and young families of our City who again find themselves locked out of the affordable equation. It is quite appalling that an enlightened School Board had not considered the needs of the community by seeking partnerships in order to facilitate affordable rental housing in this project. So, collectively, the community is confronted with a dilemma.

Why is the School Board, in order to replace the old and some are saying rotting Administration Building on Chesterfield, building such an expensive replacement at a time of cuts in government funding, declining enrollment and school closures. Another aspect of the concern is the height of the Administration Building which has five floors but is listed as 82 feet. The fear is that the height of 82 feet will set the precedent by building heights on Central Lonsdale especially considering that the Central Lonsdale Study and the Official Community Plan will be reviewed soon. Now, In British Columbia, residential wood framed buildings are traditionally built to three or four storeys for fire safety reasons.

To increase the height to five floors because a Provincial Government wishes to help the lumber industry is not the way to build for safety. We have safety code regulations in this country that have evolved over many years promoting and justifying the safety of the extra floor to five storeys by invoking the five storey wood frame structures being build in Washington State is no justification for British Columbia so accept the safety standards of another country simply for expediency is shocking.

So recognizing the project has already been approved despite having a new applicant, a new developer and a totally new design, we are here tonight to deal with just the modifications of the project only. It looks like I am going to be coming back hey. So to cast a light of transparency on some of the issues, my questions are #1, regarding suites. Mr. White, would you be the one?

**Mayor Mussatto**

Mr. Leonard, you address your questions to me and I will direct them where I need to direct them. Thank you.

**Mr. Leonard**

Will there be considerations for either non-rental or market rental units and what are the sizes and numbers of the types of suites and how much will they cost?

**Mayor Mussatto**

Mr. Penway!

**Mr. Penway**

Thank you Your Worship. So when we are dealing with projects of this nature we try and seek some sort of balance in the housing form so in instance, the thought was to try and accommodate some kind of housing diversity and the decision was made rather than going for a rental housing or affordable housing component, the decision has been to go to a special needs housing component, which is the HYAD component.

So that is sort of the answer to the housing diversity question for this project. The market housing part of the site that Polygon would be developing will be market condominiums. Some percentage of those are typically rented out but it is not a mandatory thing. It is just the nature of the housing sector is that condos get rented out by individual landlords as well. The unit mix, I am not sure whether Mr. Leonard's question was about the unit mix of rental or the unit mix of all the units. There are no rental units so there is no unit mix to speak to there. Within the unit mix of all of them probably the Project Architect is the best person to describe that.

**Mayor Mussatto**

Would you like the Architect Mr. Leonard?

**Mr. Leonard**

Yes please.

**Mayor Mussatto**

Is the applicant or the Architect able to talk about the unit mix? Is it one bedroom, that type of thing I understand? Thank you very much.

**Ms. Rene Rose, Polygon Developments 196 Ltd**

My name is Rene Rose and I am with Polygon and we have a mix of 38 one bedroom homes, 26 one bedroom and den homes, 160 two bedroom homes, and we have 10 three bedroom homes.

**Mayor Mussatto**

Thank you very much for that.

**Mr. Leonard**

Well I can imagine the cost of those. I will go on to my next question here. What is the extra height of the residential buildings achieved through density and height to transfer and from where was it transferred? How much was transferred? Is there any space left remaining for the future transfers of this location and what was the other reason for transferring other than the increase of height?

**Mayor Mussatto**

Mr. Penway!

**Mr. Penway**

Yes Your Worship. Just to answer that while I flip through for the copy of the bylaw, the amount of density being transferred is, there is an additional 49,068 square feet being transferred so there had been previously, and I will just get the exact answer for you here. So there is no increase in total density attributable to the site, so there is a density bank if you would, on Site A. The previous application transferred 10,700 square feet of that. The new application is transferring 60,500 square feet so the density transfer will now be 60,500 instead of 10,700 square feet, which is a difference of the 49,000 square feet approximately. In terms of the motivation to go five storeys, that is the applicant's choice to proceed with five storeys. It had been contemplated in the previous application as well. Council actually passed a resolution at that time encouraging the previous developer to consider something in the five to six, seven storey options for building forms, or five and six at least. That developer chose not to proceed with that choice. This developer has.

Accommodating the extra density allows for, with the downturn in the market, for the School District to achieve the full development potential of the site that they had hoped for previously, or close to it, I understand. Spreading the development out, which would have been possible to do four storey form, increases the lot coverage of the site and it impacts the livability of the units. So I think the sense was that from the applicants, they found a solution that delivered the optimal orientation of the buildings in combination with building heights and they chose five storeys because they felt confident that, with the BC Building Code that exists today, they could build five storey buildings that would be still affordable wood frame construction and meet safety standards of the day as well.

**Mr. Leonard**

Where does the height come from?

**Mayor Mussatto**

So where does that height come?

**Mr. Penway**

Site A, so for the School District Administration Building. That is the School Board Administration Building that was on the original site plan.

**Mayor Mussatto**

So Mr. Leonard I do not know if we covered it. I will give you a couple of minutes, seconds here, with the density transfer, was there any left, I think you had a question about that.

**Mr. Leonard**

Yes, I want to know how much from Site A. How much is left of that transfer?

**Mr. Penway**

Yes Your Worship. There is a small amount left on Site A and we have that. That is in the bylaw attached to this Council Report. It will be a table that is used. The density transfer is controlled through a rezoning process. It will be secured by covenant. The remaining density on Site A will be 11,617 square feet.

**Mayor Mussatto**

Mr. Leonard!

**Mr. Leonard**

Okay. Fire safety, will there be any additional fire safety features included in the extra height in these buildings?

**Mayor Mussatto**

Mr. Penway are you able to do that or is the applicants?

**Mr. Penway**

Well I think the applicants actually, Your Worship, who have a comprehensive team that are addressing the five storey building form.

**Mayor Mussatto**

Then what we will do Mr. Leonard is, obviously I think you have some more questions. What I do is I will put you after everyone has had a chance to speak, to come back. Is the applicant able to address the fire safety with regards to this? Thank you, Mr. Leonard.

**Mr. Brian Ellis, Vice President, Polygon Developments 196 Ltd.**

Through Your Worship, my name is Brian Ellis, Vice President of Polygon, the applicant. In response to the technical issues on the five storey wood frame, the new Code provisions that are in place right now elevate the standard for sprinkling. They also manage the risk, if you will, of the square footage by the fact that the volume of the building is not increased from what is currently allowed but if you go higher, your floor plans get smaller and the theory of that is that the volume of the building that is there, or the fire risk that is there, is not increased. So sprinkling is improved and again the volume of the building is not any higher. There is also provisions there to the limit combustible cladding on the outside of the building and so there is a variety of technical issues in the new Code that try and prevent any kind of fire elevated risks.

**Mayor Mussatto**

Thank you very much for that and I will come back to Mr. Leonard later. The next speaker I have is Mr. Euan McLean. Is Mr. McLean here? Welcome this evening Mr. McLean!

**Mr. Euan McLean, 217 East 19<sup>th</sup> Street, North Vancouver**

Thank you, Your Worship, Council. My name is Euan McLean and I live at 217 East 19<sup>th</sup> Street in the City. In these times of economic doom and gloom it is encouraging to see one of the Province's premier development properties, Polygon, take the lead to redevelop this site. It was a sad day seeing the old Lonsdale School being leveled but the sacrifice gives new life to other educational assets in our community. Firstly the seismic and functional upgrades of the Ridgeway Elementary and Queen Mary Elementary School's, both gems of heritage buildings, as well as creates a new home for the Arts for Kids Program. Our family has been a strong supporter of the Arts for Kids Program. Its move from the Lucas Centre is long overdue. Their new home on a transit route and proximities to Lonsdale will elevate its exposure exponentially. Bill MacDonald's timeless efforts in finding a new for the gallery deserve your wholehearted support.

In closing, the redevelopment of this site is directly linked to improving the education of the next generation of the citizens in our City. I urge you to support this development and the lasting benefits that it will give to our City. Thank you.

**Mayor Mussatto**

Thank you very much for your comments Mr. McLean. The next speaker I have is Therese Hanlon-McMillan. I think she is here, yes. Welcome Ms. Hanlon-McMillan. You are welcome to bring that microphone down just a little bit if you like. Welcome this evening!

**Ms. Therese Hanlon-McMillan, 1104 – 444 Lonsdale Avenue, North Vancouver**

I guess a couple of years ago we passed a petition with the Lonsdale Citizens' Association and I would like to remind you that we got 6,000 names of people that really did not want to see that site being developed and would like to see it stay as a park and playground and a green area for the North Shore which, we are losing them so fast now there is hardly going to be any left soon. And also, out of these 6,000 I spoke to 3,000 of them and they all were very sure that they did not want to see this developed into apartments so this is what I have come to remind you of. I hope you bear that in mind. Thank you.

**Mayor Mussatto**

Thank you very much for your comments Ms. Hanlon-McMillan. The next speaker I have is Mr. Reimar Kroecher. Welcome this evening Mr. Kroecher!

**Mr. Reimar Kroecher, 540 E. Kings Road, North Vancouver**

Mayor and Councillors, the easiest thing for me would have been to stay home, not come here. It seems very much like a done deal but there is so many features of this project which goes so much against my grain that I decided to come out here and make my points. I think we all know that the purpose of this meeting is to enable the School Board to get the maximum price for the property. If it can go to five storeys it can get more money. We do not know how much money the property will sell for. I suppose that is classified. That would be an interesting figure to get one's hands on. It would be probably less than the previous developer was willing to pay because the market has crashed to some extent.

Regardless how much money the School Board will get it will not be enough to pay for its \$38 million dollar Administration Building. So we can look forward, we can anticipate more meetings like this for the School Board to apply for more rezoning to sell more schools. The new office building for administrators to my mind does not translate into better education for our students. Our students are deprived of playing fields, they are in portables, they are in buildings which are not earthquake proof etc, etc. and I fail to see how a new Administration Building, some people on the street call it a Taj Mahal, at this time of monetary scarcity how it translates into better education for our students. I could understand this whole thing much better if, at the same time that this new building is contemplated the school had not also decided to close Balmoral School. At Balmoral School the building has been rated in fair condition. There is plenty of space for the Artist for Kids Gallery, plenty of space for all administrative functions under one roof and the building, as I said, is rated in fair condition.

I do accept the point that there is an advantage to have all administrative functions under one roof but to me it is absurd to have this school being closed, potentially being sold, with plenty of above ground parking available. To have this school decommissioned and then at the same time, at this time of economic scarcity, to put \$38 million, maybe more, into a new administrative building is beyond my comprehension. In fact, I believe the case for a new office building is so weak if it is objectively examined that there had to be some bait to get Council onside and I can discover, discern three types of bait. Number one, the argument that we have to sell this property to get some money for the other two heritage schools, initially we were told we cannot save all three; one has to be destroyed to save the other two. That gets people onside. Secondly the HYAD Building, that is good bait because as we have seen the HYAD people come out and support the whole proposal.

I am also in favour of the HYAD Building. In fact I would propose we double the building. I am not against it. Let the City find the space or the School Board find the space and allow these people to have their building. Let's make it a bigger building, let's make it a better building. It is a motherhood issue. How can one be against it? And then finally the Artist for Kids, that is the third type of bait. Who is opposed to that? We have this new building, we put the Artist for Kids in there and lost in the discussion is the need, or lack of need, for a new office building for the School Board. I noticed that I seem to be the only speaker here tonight so far who is openly against this proposal. It is always a good idea, when all of the people run in one direction, for someone to point out the weaknesses of that proposal and to look at other options. Thank you very much for the time.

**Mayor Mussatto**

Thank you very much Mr. Kroecher. It is my error, I apologize but I should have asked all members of the gallery to please state your address so I am going to do that now unless you want to do yours Mr. Kroecher.

**Mr. Kroecher**

My address is 540 East Kings, North Van, my name is Reimar Kroecher.

**Mayor Mussatto**

Thank you very much and Ms. Hanlon-McMillan was 444 Lonsdale and Mr. McLean did mention his address, Mr. Leonard did mention his address and the Gilberts were from 730 Andover in West Van. Mr. Errol Gunenc was Dean Place in North Van, Mr. McLean was from Cliffwood Road in North Van, and of course Mr. Bob Heaslip announced his address earlier. Sorry for that. I am just going to ask if you wouldn't mind stating it for the record. The next person or persons I have is Ryan and Robyn King. I apologize if I have misstated it. Welcome and yes, you are allowed to come up as a pair. Welcome this evening and if we could just get your name and address for the record. Thank you.

**Mr. Ryan and Ms. Robyn King, 510 – 175 West 1<sup>st</sup> Street, North Vancouver**

Good evening Your Worship, Members of Council. I am Robyn King. I am a lifelong resident of North Vancouver and my husband and I live at 175 West 1<sup>st</sup> Avenue in North Vancouver. Yes, Good evening, as Robyn said, my name is Ryan King, Robyn's husband. Last time we addressed Council we were just engaged.

I am proud to say that we have been married for 2½ years now and are happier than ever with our lives in North Vancouver. We would like to take this time to explain why we are here to support the Lonsdale School Site Development Application.

Robyn – Now I was born and raised in North Vancouver and while I may be biased, my love of nature, sports and recreation and the pursuit of excellence were all nurtured here and I have always hoped that I would end up here and continue that positive cycle.

Ryan – Yes and I come from a smaller town in the Interior. I was open to all of the possibilities that Metro Vancouver had to offer. I work downtown and I travel frequently. I like my, I mean our home base to be placed in North Vancouver which encourages people of our age to get involved and also caters to the needs of younger people like us who hope to start a family here one day.

Robyn – Now Ryan and I are currently renting in lower Lonsdale and hopefully only for a short while longer as it is our hope to purchase a place on the North Shore. The Lonsdale site development offers amenities we seek. Two and three bedroom condominiums, allowing young couples like us to purchase homes to help our families grown.

Ryan – I like the fact that we have excellent transit options by bus and by water. I use the SeaBus every day to commute in and out of my office and we enjoy walkable communities in close proximity to all the nearby services.

Robyn – We are also pleased that the School District is going to use the heritage of the old Lonsdale School in the new building for the education offices and the Artists for Kids. It is a great asset to have in the neighbourhood and we hope to use these ourselves, in the future.

Ryan – We feel we represent the faces and the situations of many of our age group. We do not want to have to move to Chilliwack to afford a home. We also want to be able to reduce car use as much as possible. Density is the solution and it is also keeping families closer together.

Robyn – We only have one car. The co-op car for the benefit of the future residents for the Lonsdale site is a great idea. I personally enjoy walking as much as I can and it is also nice to know that they will be walking past through the site that will be available for everyone. The adjacent neighbours will see new neighbours moving in and they will also be able to use the parks and galleries to improve their own quality of life.

Ryan – In closing Robyn and I believe that projects like this open the way to a healthy and vibrant future for all of us. We hope to get more involved in local governance and volunteer for shaping our City's future. We want to be a part of the solution and hope to do our part to keep the City of North Vancouver a dream City within the reach of many.

Robyn – Thank you so much for listening and caring about our generation and the role we play in North Vancouver's bright future. Thank you.

**Mayor Mussatto**

Thank you both Ryan and Robyn for your presentation. The next speaker I have is Ms. Donna Stewart and welcome again this evening Ms. Stewart!

**Ms. Donna Stewart, 155 West 1<sup>st</sup> Street, North Vancouver**

Thank you. You people are very patient. I am Donna Stewart, I am from 155 West 1<sup>st</sup> Street in North Vancouver and it is really a pleasure to listen to the well expressed arguments on all sides. I thought the best thing I could do tonight would be just to read you the 49th letter in support of this project. We didn't get it in on time. The Community Housing Action Committee writes in support of the latest Lonsdale School lands proposal, particularly the HYAD piece. We took the bait but we took the bait because we have been doing research since 2002 and we know that people who have a limited earning capacity have a very difficult time finding housing in this City. So as you know for several years now our Committee has been examining the need for affordable housing on the North Shore.

We are dismayed therefore that public lands are being turned over for such a large component of market development. North Shore singles, particularly young singles with earning limitations are having extreme difficulty finding affordable accommodation close to their work, their families and their support systems so there is an urgent need for more housing for them. Therefore, we enthusiastically support the HYAD piece of this proposal especially because of the goal of the project is to create a legacy, which will enable the children and others to remain in their community, to keep personal networks in place and reduce the future amount of government assistance. In the HYAD we have a proposal for legacy residents which will house a group of young adults so that they can live independently.

We have not expressed an opinion about the School Board building but we have attended Open Houses at various stages of this project and have had our own presentation. We noted that this developer is consistently responding to neighbourhood concerns. We also appreciate that increased density helps to lower the per-unit price which increased height is a mechanism for increased green space. We therefore support this version of the proposal. Thank you.

**Mayor Mussatto**

Thank you very much Ms. Stewart. We will have copies made for all members of Council. Thank you. The next speaker we have is Ms. Jenny Stevens I believe. Is Ms. Stevens here this evening? Welcome Ms. Stevens!

**Ms. Jenny Stevens, 375 Mulgrave Place, West Vancouver**

Good evening, Your Worship, Council and members of the community. My name is Jenny Stevens, I am one of the parents of the HYADians and this is my son Gallagher. I just wanted to put my support behind this project. As was earlier stated by Bob Heaslip this is four years plus we have been planning this and hoping that one day our children will be able to live semi-independently in a community that they have been in for many, many years. My son is four years older and, I might add, so am I, so the idea of having this in place before we all get too old to put it in place has been great.

We really look forward to him moving in the near future along with the other young HYADians and our kids will be taking the bus just about everywhere and walking just about everywhere because all of their work place, the places in which they participate in Special Olympics and other community activities are all a bus ride away so we see this as a very handy place. I think they will all be an asset in this community. They have been in it as I have said before, for many years and people will get to know them and they will feel very safe here. So I would like to put my support for HYAD and for the developer and the School Board. Thank you.

**Mr. Gallagher Stevens**

Hi, I am Gallagher Stevens from the HYAD. I want to support the Mayor and the Council. Thank you very much for this evening and I look forward for the HYAD apartment. Thank you very much.

**Mayor Mussatto**

Thank you very much Gallagher. Thank you both for that and Ms. Stevens, for the record, you are living now in West Vancouver I believe on the list here.

**Mayor Mussatto**

The next speaker I have is Ms. Christina Kroeche. Welcome this evening Ms. Kroeche!

**Ms. Christina Kroeher, 540 E. Kings Road, North Vancouver**

Thank you Your Worship and Members of Council. As we can see, apathy is our biggest problem in the community and so I am appealing to you people here again this evening to restore the faiths of the apathetic, frustrated and disillusioned taxpayer and residents, people in North Vancouver. That it is obvious why they are not here tonight when they saw their petition of, the petition alone in a short period of time, on a spur of the moment gathering 3,000 signatures and when they saw how that was tucked away and shoved under the rug and never seen again, of course a lot of people have given up and we know that, most likely, unless you prove me wrong which would be a miracle and would be great, that it is a cut dried and sealed and this is window dressing here tonight. It is political correctness. We are calling it democracy.

Now I would like to really see the City buy back the property. The City gifts the corner to the HYAD group, let the City develop truly affordable housing. As Superintendent, Mr. Lewis is quoted as saying "We're not going to put our administration in a fifty year old building". He was talking about Balmoral because that is slated for the next abandonment. Now we used people that are fifty years old and older and the building has more life expectancy than the people. We do not consider them; they have reached their useful period in life because they are fifty years old. So obviously the solution is to go back to the drawing board and consider the District as well. The School Board is a combination of District and City. So I live by the way at 540 East Kings Road in the District. We have very much interest in the City of North Vancouver so we see a lot of cohesion here tonight. So much cohesion that I would actually call it coercion and we would really like to say that and see that it is not too late.

We are not against the School Board. We would like to see them have what they need but not at the expense of the kids still being crammed in portables in so many schools while the administration gets their Taj Mahal on the strip is just really, where is the justice? So we would really like to see this plan rethought and it is not too late. I know there is a lot of money wasted thus far but there is no need to pour more good money after bad and the School Board can use that extra money by lowering the price they get and you who hold the cards in your hand as far as what the zoning would be, the public could buy it at an affordable price. The School Board would still get plenty of money, enough to make their comfortable quarters in the school that they are next going to close down and that large school Balmoral, with all the 110 above ground parking spaces and all the big spacious grounds etc.

The Artist for Kids Gallery there would still be very close and very accessible and those paintings do not need a 16<sup>th</sup> Chapel technology to preserve them like the Louvre. They do not need that. They need a good housing where there will be enough space and obviously the right temperature and that is enough. We do not have to go on overkill because it is like a perk. So I would really like to, on behalf of all of the people whose signatures just disappeared and absolutely.

**Mayor Mussatto**

So if you could stop the clock for just one minute. I am sorry I just have to interrupt. I just want to assure you that every bit of information that has been submitted to the City Clerk or to Council has been circulated to every member of Council. Every piece that has come to us, Ms. Dowey is that correct?

**Ms. Dowey**

That is correct Your Worship.

**Mayor Mussatto**

So everything that has come to us has been distributed to every member of Council.

**Ms. Kroeher**

Well what happened to the petition of 3,000 people last July? I wanted to get a copy myself and was told I would have to pay 25 cents a page if I wanted to get it. Anyways, so we would like to see cohesion but not coercion and we do not really find this truly democratic. A lot of people still did not know about this meeting until a few days ago and so we see the cards are definitely stacked and it is not a balanced playing field. It is not a balanced playing field whatsoever and then to hear them talk about their care for heritage. Well we know that that is already down the tube.

**Mayor Mussatto**

Sorry Ms. Kroeher, I did interrupt you so I gave you a little bit more time there.

**Ms. Kroeher**

I really think that Council needs more time on this as well. Thank you very much.

**Mayor Mussatto**

Thank you very much. The next speaker I have is Peter Gouzouasis!

**Mr. Peter Gouzouasis, 202-111 West 5<sup>th</sup> Street, North Vancouver**

My name is Peter Gouzouasis. I live at 202-111 West 5<sup>th</sup> Street, North Vancouver. Good evening Mayor and Members of Council. I am a Professor of Music Education at the University of British Columbia. I have been involved in the training of over 350 new elementary teachers, with arts backgrounds, in North Vancouver School District since 2000 with the Fine Arts and Media Education Cohort Fame in North Vancouver School District. I am also involved heavily with a Masters Degree program and we work out of the Leo Marshall Curriculum Centre. I can tell you it is quite a drafty building in the winter time. There are over 60 studies published in the compendium critical links and all of those studies point to the power of the arts in learning across the curriculum.

One of my own studies published in 2000 shows that achievement in Grade 11 Arts course work is a predictor of success in Provincial examinations in English, Math and Biology. Not merely correlated with but a predictor of academic success.

That said, the most important aspect of the arts in our lives is in what they contribute to us as a form of thinking, forms of creation and forms of communication that are unique to the arts. The Artist for Kids Trust and Gallery programs have enriched the lives and art making of so many students in our community over the last twenty years. This new facility would further this important worthy educational cause. The arts are what we live and breathe. Many of us are here because of our passion for the arts of education. Every one of us possesses stories of the arts, of artists, of art teachers, of artistic experiences that have profoundly influenced us in our lives. None of us here today can imagine a world without the arts yet that is a very real aspect of many schools and curricula all over the world. As humans we need to rejoice in the fundamental nature of the arts, this power of the arts to transform human experience.

As Marshall McLewen stated, the only person in our culture whose whole business has been the retraining and updating and sensibility is the artist. One of our colleagues from the United States who has worked closely with us at UBC over the last twenty years, Elliot Eisner, Professor of Meradis at Stanford University wrote, "The arts have an important role to play in refining our sensory systems and cultivating our imaginative abilities. The arts conserve is a model for teaching the subjects we usually think of as academic, promoting a love affair between the students and his or her own work, is one of schools most important aims. This is the primary function and role of the arts". To quote Gabriel Roy, author of Hidden Mountain, "Could we ever know each other in the slightest without the arts?"

North Vancouver has a very special opportunity to make a bold statement about community, about lifestyle, society and most important about learning and education. Not just in the Lower Mainland but throughout North America. I image a North Vancouver with a cultural nexus on Lonsdale Avenue that is unparalleled by any other community such as North Vancouver in Canada and I am proud to live in such a community.

The Artist for Kids Trust, which holds some of the most valuable art works in Canada, the world class artists who have generously contributed to its educational programs, the many creative teachers and the lives of the thousands of children whose lives Artists for Kids has touched, is more than enough to engage, to clearly call for our full overwhelming support, to proceed with this world renowned project. Thank you very much.

**Mayor Mussatto**

Thank you very much Mr. Gouzouasis. The next speaker I have is Mr. Bob Heywood. Yes, a former Councillor, Mr. Bob Heywood. Welcome to the Council Chambers again. I bet you have missed us a lot haven't you?

**Mr. Bob Heywood, 160 West Keith Road, North Vancouver**

My name is Bob Heywood. I live at 160 West Keith Road. This is my first chance to come before the Council and speak on this sort of occasion and I have a couple of reasons for doing that. One of the two observations I made while I was sitting here, one is that maybe democracy is not totally perfect and as a Council you are not going to satisfy everybody with your decision, so I guess nothing has changed.

I am here to support this project. If you might recall, the last time this project came before Council I was sitting at the Council table and I was not particularly happy with the design of the Section B in the project. It seemed to me that the project proposal at that time resembled a couple of big barrack blocks, which made me, reflect on an earlier stage of my life living in barracks, but I am much impressed with the new design. I think it is a definite improvement but I really want to speak to two things.

One is the HYAD Development; I think that is a very important addition to the City. It is an unaddressed housing need as our other special needs housing in the community, and this is an opportunity that we cannot pass and the other of course is the Artist for Kids Trust. And I think, as the last speaker mentioned, this is a very significant institution in the community. It has a collection of world class art and it is hidden away up in the Leo Marshall Centre. Mind you the kids that attend the programs and participate in the art programs that are run by the Artist for Kids do get to see the art but to house this valuable collection of art on the main street of Lonsdale is going to be a significant feature. This is a very significant contemporary collection and it will only get larger as we move forward, so I think it is very important to support this project.

The other comment I would like to make is in terms of the density, the fact that it is going a little bit higher. As the Architect pointed out not necessarily higher than the trees, which are still growing I might add, so it is not really that significant and if there is a place for density in the City of North Vancouver it is along Lonsdale. That is where the density should be. That is where the services are. That is where the transportation is, so I think this project in its totality is a very good project for the City and I hope Council finds their way to approve it. Thank you.

**Mayor Mussatto**

Thank you very much former Councillor Heywood. I think those trees are growing like me, they are growing out, not up. The next speaker I have is Kaye Wagner. Is Kaye Wagner here? Welcome this evening Ms. Wagner!

**Ms. Kaye Wagner, 1250 East 15<sup>th</sup> Street, North Vancouver**

Thank you Your Worship. Your Worship, Council Members, my name is Kaye Wagner. I live at 1250 East 15<sup>th</sup> Street, North Vancouver and I have tonight had two passions kind of fulfilled. I am an old teacher and an old Special Education Teacher, one of the early Special Education Teachers in BC. I just cannot believe how wonderful it is that you have considered the HYAD project and that the parents have gone ahead and organized themselves and have received the support that they have had. When I look back to when I first started teaching and did not realize then as a young teacher that these little students were going to grow up and needed a place to work and a place to live, a place to stay and of course, as I got older, I could see that this was looming as a huge problem and a great problem for the parents of young people that have difficulties.

So I am extremely thrilled that you have considered having this project working within the development and that you have set a stage for these young people to come and speak to you and a chance for their parents to come and realize that they are being heard. It has been a long hard journey and as a teacher of those children and who dealt with parents of those children I fully appreciate how difficult that journey has been.

Then in my later life I was teaching adults with learning disabilities and ran into the issue that these young folks had no place to live. So, as I say, I am just thrilled that you have dealt with this and I hope that you will be able to continue as other projects come along because there are many more than the few wonderful people that you have seen tonight, many more who need affordable places to live. They are pining to have independence and their families are worried sick about what is going to happen to them, happen to the young people when they move along and so, you know, I hope that we don't stop here. My other passion is affordable housing and because of that I am working with CHAC, the Community Housing Action Committee.

Now Donna Stewart, who spoke to you previously, talked about the various factors, how long the CHAC has been watching this development and we in fact, last week met and have given our final go ahead approval from our position of this project. We know that Council has worked very hard. Polygon, the School District, the HYAD folk, and all of the committees working on this, have put in a great deal of time and effort and we understand that and applaud you for your hard work and your fine results. So that will be with our approval apart from Donna Stewart's mentioning of the fact that we still need affordable housing. This is still going to be market housing and we need rental housing that can handle our younger people. Thank you very much.

**Mayor Mussatto**

Thank you very much for your presentation Ms. Wagner. The next speaker I have on the list is Anami Nath. Welcome Ms. Nath and I apologize if I have mispronounced your name.

**Ms. Anami Naths, 312 - 3625 Windcrest Drive, North Vancouver**

Good evening Your Worship, Council. My name is Anami Naths. I am an Administrative Teacher with the North Vancouver School District. I am also Teacher Instructor with the Artist for Kids Gallery. I also teach at UBC in the Art 320 course, which is the course for pre-service teachers who are entering our wonderful profession. I am here to support the project and Peter has given you a thorough background on the value and worth of art.

I would like to just add one small thing. As Artists for Kids comes around to its 20th year, this is not anything new, and it is not anything that is high risk. Artist for Kids has been around and they have proven year after year how valuable their education programs are. Indeed, nowhere in the world does such a program exist, from the United Nations UNESCO to the International Society for Education through Art, the National Art Education Association, the Canadian Association for Education through Art, the BC Art Association, nowhere on this planet does such an association exist. You probably didn't know that. It is unique and we should be so proud and so honoured to be part of it. Thank you for your time.

**Mayor Mussatto**

Thank you very much Ms. Naths. The next speaker I have and I apologize if I can't read that properly, is it Simone Doucette. Welcome this evening!

**Ms. Simone Doucette, Branch Manager, RBC Royal Bank, 108 East Esplanade, North Vancouver**

Good evening Your Worship and Council. Thank you. I am actually here this evening, I do live in North Vancouver although not in the City. I reside at 887 Strathaven in North Vancouver but I do work at 108 East Esplanade; I am the Manager of the Royal Bank. As well, I am the Secretary of Lower Lonsdale Business Association (LLBA). We are very much in favour of this project as an association. The LLBA expresses its hardy support for the proposal. The LLBA is a long standing local organization whose constitution includes the purposes of fostering community spirit and good citizenship to promote community planning and improvement and to assist the educational, charitable and community endeavours of North Vancouver. In this spirit the LLBA believes it has a duty to consider proposed community developments, take a position and communicate that position to Council.

The North Vancouver School Districts No. 44's proposed redevelopment will provide modern much needed new facilities and moderately priced residential housing on a very suitable site. I must say the young couple that were up here earlier, when we talk about affordable housing, reality is, for younger people, their first step usually is in higher density apartment style living, so it is a start. It fits very well with the surrounding residential and commercial buildings and will be an attractive addition to the area while efficiently providing for residential density.

The development will accomplish and all the while, preserving certain heritage aspects of Ridgeway Elementary School, enhancing Rey Sargent Park and providing a new educational services centre to replace the inefficient and outdated Leo Marshall Centre and the School District 44 offices.

All the LLBA member businesses are located in the City of North Vancouver and most of our associations individual representatives also live within the City. We take to heart being a positive and progressive influence in the Lower Lonsdale area and throughout the City.

We have seen a real benefit of new developments with higher density in Lower Lonsdale revitalizing the area and expanding the service, residents of all ages and walks of life need, all within walking distance. In very recent years new public amenities such as John Braithwaite Community Centre, an adjacent park and public plaza would not otherwise have occurred for the City residents and others without adjacent market residential development. Just as it is happening with even much higher density in Lower Lonsdale, the most modest North Vancouver School District project will breathe new life into the 22<sup>nd</sup> and Lonsdale area and provide housing and services of various types especially for seniors and disabled people, which would not otherwise have been possible without such a mixed residential and services development, for the overall good of the residents of the City of North Vancouver. We sincerely hope that this project will proceed as proposed. Thank you.

### **Mayor Mussatto**

Thank you very much for your presentation Ms. Doucette. Much appreciated. The next speaker I have is Jeannette Langmann. Welcome this evening Ms. Langmann!

### **Ms. Jeannette Langmann, 402 East 5<sup>th</sup> Street, North Vancouver**

My name is Jeannette Langmann and I live at 402 East 5<sup>th</sup> Street in North Vancouver. I am here on behalf of the Ridgeway Heritage Committee, a group of Ridgeway Elementary School parents, teachers and community residents. I am a parent of a child at Ridgeway and a local resident. We would like to give our support to the Lonsdale development as it will ensure funding for the heritage restoration of Ridgeway Elementary. As you know our group has campaigned hard to save the historic Ridgeway School building. We have spoken and written many times about the importance of such buildings to our community and our broader society. Suffice to say that Ridgeway, along with Queen Mary, is one of our most important heritage buildings, a cornerstone of our community, which helped build our community and provide it with roots.

The School District Survey showed 99% support for preserving and upgrading the existing Ridgeway building for continued use as a school. We have been involved in discussions with the School District, City Staff and Council and are thrilled that Ridgeway and Queen Mary have been preserved. The demolition of Lonsdale was regrettable; however, we are very pleased that funding from the development of this site will enable the heritage restoration of Ridgeway. The proposal before you today will ensure that the important heritage aspects of our school are retained. During our long discussions it became clear that this was the best available option in adverse circumstances. Dozens of similar historic buildings across the Province are under threat and we are thrilled that we have been able to work together to save our school. Simply put, this has been a compromise to secure the long term future of one of our most valued assets.

We are in support of this proposal and we are happy that the City and School Board have committed to the community on this project. We must commend the City and the North Vancouver School Board for taking the leadership role in this matter especially considering the inflexible Ministry of Education funding guidelines. This proposal may not be perfect but nothing is. All sides have made important compromises. Our view is that for Ridgeway it is the best opportunity we have of preserving the future of one of our greatest community assets. In closing we thank Council, the City and the School District for their constructive and cooperative efforts in getting this far.

I would like to also add, as a resident of North Vancouver, I have two children in the public school system. I also own an Art Gallery and I would like to add that I think this development is extremely beneficial to our community as a whole and especially in consideration of all the work that has been done with the community and the HYAD, and the Artist for Kids in particular. Thank you.

**Mayor Mussatto**

Thank you very much Ms. Langmann. The next speaker I have is Allan Bell. Is Mr. Bell here? Yes. Welcome this evening Mr. Bell!

**Mr. Alan Bell, 1592 Lookout Point, North Vancouver**

Yes, Alan Bell, I live at 1592 Lookout Point in actually the District of North Vancouver. I am here as a strong supporter of the revised development proposal that is before you but I have been wearing two different hats. The first hat I am the son of a noted print maker Alistair Bell. I grew up in the midst of the very lively mid-twentieth century visual arts community on the North Shore. I am a strong supporter of Artist for Kids Trust. I have donated a number of my father's works to further the trust educational mandate and I intend to further donate to its collection once it has secured an appropriate new facility.

As previous speakers have indicated the Trust has by far, the most important public art collection on the North Shore and it is in desperate need of the type of purpose built, centrally located, facility provided in the current development proposal. With money for such projects and, for the arts in general, so scarce today I strongly support the granting of residential floor space bonuses to a private development project in order to realize such important public objectives.

Wearing the other hat, I am an Urban Designer and Project Planner. I spent over thirty years of my professional life on a wide range of large of large scale urban projects with Arthur Erickson. Facilities such as the Artist for Kids need easily accessible central locations in order to maximize service to the public and visitation. The present site is a very good and appropriate location for the Artist for Kids Gallery just as it is for the nearby theatre, recreation complex that was located here many years ago. The north Central Lonsdale area is the optimum location for easy access by car and public transportation from all parts of the North Shore and beyond. It will enable the gallery to serve the broadest possible audience and ensure that its collection receives the wide public exposure that it deserves.

The Lonsdale School site optimizes the fundamental principal of contemporary urban planning that different urban land uses and different population groups should be located in close proximity rather than segregated in single use zones in different parts of the City. The project incorporates an admirable mix of uses and of population groups appropriately distributed within the site and the projects inclusion of some larger residential units appropriate for families, as well as special needs housing, will significantly increase the diversity of the residential population. The Lonsdale School site development also achieves the key urban planning objective of concentrating urban residential density and also plays at work in major public facilities along major public transportation routes. Given this site's excellent public transit access the proposed increase in residential floor space and building height is entirely reasonable, in my view. It is also likely to generate much less car traffic than a lower density development for the same population at a distance from major bus routes. And, while it may be difficult for some existing neighbourhoods to accept, it is pretty clear that infill projects with increased density will be the way of the future in our growing metropolitan area in order to evolve ever longer commutes, more new highways and of course more greenhouse gas emission.

Finally, by fronting the public oriented gallery and active part components of development directly on the side walk, the proposed development will fill a gap in the continuity of retail activity along the west side of Lonsdale. This should significantly increase both the visual interest for passersby and the number of pedestrians along this part of North Vancouver's principal retail corridor.

In view of all the urban planning positives that I have identified I sincerely hope you, Council, will seize the opportunity to realize a highly accessible and highly visible new home for this hidden treasure of the North Shore, the Artist for Kids Gallery. Thank you.

**Mayor Mussatto**

Thank you very much Mr. Bell. The next speaker I have is Mr. Bill MacDonald. Welcome this evening Mr. MacDonald!

**Mr. Bill MacDonald, 5826 Highfield, Burnaby**

Your Worship, Members of Council, I stood here 16 months ago and told a futuristic tale of a visionary Council who five years earlier had approved a new development which changed the face of the Upper Lonsdale cultural corridor. While our vision for Artist for Kids on Lonsdale remains largely unchanged, we have added a new story to our plan too. Fast forward this time to November 2015 and the future picture of Artist for Kids impact on the community is substantial.

The Toronto Globes Art Blog recently reported on the Fredrick Horseman Varley Exhibition, which is drawing rave reviews in the Children's Museum of Canadian Art on Lonsdale. Thousands of citizens and tourists alike are visiting the new Children's Museum each month and combined with their visits to the new Presentation House Photo Gallery and Lower Lonsdale, these institutions have made North Vancouver a major destination for contemporary art in British Columbia. Artist for Kids signature programs continue to flourish.

The twenty second annual Paradise Valley Summer School of Visual Art boasted Digital Photography Workshops with international art stars Rodney Graham and Jeff Wall and primary aged summer day camps housed in the education services centre have become a huge hit with parents and children alike turning Rey Sargent Park into an active outdoor art classroom.

Our Sensational Sundays Family Program in the Museum continue to bring art to life for young and old in a unique intergenerational gallery studio experience that has been described as simply miraculous. A grandparent was recently overheard saying, I never knew I could see so much in so little.

Perhaps the greatest surprise has been the growth and success of the Artist for Kids Academy Program for talented North Shore senior secondary students running out of the museum studio every afternoon during the school year. For the past seven years this enriched studio program has become a life line to career bound art students introducing them to some of the country's finest artists and focusing their talents to Art College. Another pleasant surprise has been the acceptance of the studio and the City program for post school youth.

This drop in evening program with a range of local artists and residents has provided inspiring mentorship and spawned a wealth of new art careers with North Shore Youth since it began in the fall of 2013.

The Children's Museum Program for Grade 5 remains the mainstay of our school programming in fall and winter months. This day long emersion with incredible \$5 million Gordon Smith teaching collection of Canadian art runs five days a week and attracts teachers and their classes from around Metro Vancouver. The Museum Program has become a model for other institutions to emulate as evidenced by the recent visit of Charles Hill, Director of the National Gallery of Canada who remarked "Your involvement of students with major works of Canadian Art is remarkable. I am particularly impressed with the engaging gallery games your staff used with Children and I want to take these back to Ottawa." The new relationships with Silver Harbour and Summer Hill retirement communities has become a blessing to Artist for Kids while the Art Museum is now a favourite destination for its residents, their active engagement in volunteers and all aspects of our operation has become one of our most valuable assets.

This move to Lonsdale has been fantastic and remember we are still in 2015. The Gordon and Marian Smith Endowment has now reached \$5 million and is earning \$250,000 annually to assist Artist for Kids programming. That amount continues to grow and become a real godsend to the operation of the Museum. Thanks to its energetic fund raising Boards these past thirteen years and a visionary School District who got this started with Gordon and Marian Smith in 2002, its legacy provides invaluable financial support to sustain Artist for Kids in our Children's Museum Programs. The upper Lonsdale Cultural Corridor has been wondrously enhanced by the recent opening of the Harry Jerome Recreation Centre, especially its wealth of new programming in the visual and performing arts and of course the Rey Sargent Sculpture Walk adjacent to the Children's Museum has become a favourite solace for our neighbours, especially the HYADians.

All remain in awe of the public works by super star artist Robert Davidson and Joe Fafard and eagerly look forward to the exciting rotating 3D works created by academy students installed between the stately chestnut trees from 22<sup>nd</sup> all the way to 21<sup>st</sup> Street. The Rodney Graham Gifted Armature Light Box installed in the Children's Museum window harkens back to former uses of Lonsdale School and has become much a part of the cultural streetscape as the enlightened neon tree gracing the exterior of Centennial Theatre up the street. I

It is safe to say the addition of the Children's Museum of Canadian Art and the education services centre has changed the face of upper Lonsdale and the neighbouring community adding much to its culturally cosmopolitan nature.

**Mayor Mussatto**

So Mr. MacDonald, unfortunately you will have to come back if you want to finish it.

**Mr. MacDonald**

That is it. I was going to tell you about my chestnuts.

**Mayor Mussatto**

I was waiting to hear what kind of hair I was going to have in 2015. If you have more you will have to come back otherwise, thank you. The next speaker I have is Ms. Catherine Schechter. And a very good evening to you Ms. Schechter!

**Ms. Catherine Schechter, 1220 Silverwood Crescent, North Vancouver**

Mayor and Council, I would like to thank you for the opportunity to speak tonight. I am Catherine Schechter. I live at 1220 Silverwood Crescent in the District. I am a teacher with North Vancouver School District and I have been privileged to be involved with Artist for Kids over about the last fifteen years. The trust has played a huge role in my personal growth as a teacher. Through them I have had the opportunity to attend excellent professional development opportunities where prominent Canadian Artists in person have lead us through in appreciation of their work and given us the chance to create on our own. I have had the opportunity to give workshops for teachers to teach children a wide variety of art lessons after school, in school, to be involved in school wide art projects that have brought improved equipment and improved exposure to fine art to the children in my school, also, the heart of the program, Windows to Canadian Art Gallery Program, where the children come to visit this amazing collection of contemporary Canadian Art.

I would love to be able to lead you through our gallery and if you came I would invite you to see how the work allows a child to be still, to imagine deeply, how it shows the truth that we are too busy to acknowledge how beautiful it is; how the well made object reveals the tenacity of the artist; how our artists, our Canadian Artists carry forward the genius and the invention of the past and how they transcend the weight of the past; how they evoke memory, entropy rebirth and the power of the creative spirit; how they show us haunting landscapes or they show us landscapes denatured; how they show us ourselves alive with purpose or lost in the machine; how they invite us to think, to discover and to know ourselves in the work of others. The lessons that the gallery offers go far beyond the obvious art history and art making skills with children.

They truly learn to think and to understand themselves. It is a collection without parallel, as others have said, it is a hidden jewel aging out of the small facility; it is un-guessed at even by members of the arts community in Vancouver. No adequate security, no adequate climate control and yet this program has grown and prospered.

You have an opportunity tonight, in the decision that lies before you, as Mr. MacDonald was saying, as he painted the picture of the future of Artist for Kids, you have an opportunity in this development to allow it to be the beacon on the hill that it was meant to be and for your part in it you will be remembered and thanked by everyone who benefits from its gifts to our community now and in that future. Thank you.

**Mayor Mussatto**

Thank you very much Ms. Schechter. The next speaker I have is Mr. Peter Miller. Welcome this evening Mr. Miller!

**Mr. Peter Miller, 2695 Nelson, West Vancouver**

Good evening Mayor and Council, my name is Peter Miller, I live in West Vancouver. I am the President of the North Shore Heritage Preservation Society and we are a group of over 150 members and supporters who are dedicated to preserving heritage buildings in North and West Vancouver. 16 months ago I stood before you to express our conditional support for the School Districts plans to develop the Lonsdale School site and part of the Queen Mary site. Our position stands as before. It would not be appropriate for us to comment on the residential component of this proposal.

We deeply regret the demolition of the heritage Lonsdale School building but we welcome the proposals of funding for Ridgeway and Queen Mary and the legal protection of those sites, two of the most important heritage buildings in North Vancouver. As we all know there was a multi-million dollar shortfall between the cheapest option for Ridgeway demolition and replacement and restoration. Other positive aspects include retention of the full facade including the 1926 wings and the legal protection of both Ridgeway and Queen Mary sites and we recognize that as before. Without the density transfers in this proposal there is no confirmed source of funding for Ridgeway and Queen Mary.

We have also been monitoring the progress of interior designs for Ridgeway since the July 2008 Public Hearing and in general we believe the School District has made a sincere attempt to preserve or incorporate heritage elements in the design or otherwise find ways to showcase the school's history. The project also has a stronger degree of certainly than 16 months ago thanks to the approval by the ministry of education.

So in sum our Board is pleased to lend its support again to the important heritage preservation components of this proposal. Thank you.

**Mayor Mussatto**

Thank you very much Mr. Miller. The next speaker I have is Brenda Rich. Is Brenda here? Ms. Rich. Welcome this evening Ms. Rich!

**Ms. Brenda Rich, 404 – 128 West 21<sup>st</sup> Street, North Vancouver**

Good evening Mayor and Council. My name is Brenda Rich; I reside in suite 404 at 128 West 21<sup>st</sup> which is directly adjacent to where Lonsdale School was. I have not prepared anything to say to you specifically this evening. I have come and spoken before. I do have a letter for you from another member of Council to hand over. The concerns for us that I brought to the foreground were parking and safety and when we came before you before there was a concern and a wish to have four storey buildings as opposed to five storeys. I support the Artist for Kids immensely. I support HYAD immensely. I understand the reason for the School Board wanting to have a new facility.

I am still not in favour of five storeys. I am concerned, being a neighbour, for the density. I also have lived in North Vancouver for thirty-one years and I see the Official Community Plan is not finished being reviewed and there is height going in the upper part of Lonsdale so I have a concern for what the future would also be. And that is basically what I came to say.

**Mayor Mussatto**

Thank you very much for your comments Ms. Rich. Much appreciated. Now we have gone through our speakers list but I am going to ask by way of show hands who else would like to speak and then I will go to people that have spoken. So sir, yes, you are welcome to come down to the microphone and then I will, everyone will get a chance. And the gentlemen that just came in, if you wouldn't mind just working your way down and, since we do not have a written copy, if we can get your name and address for our record. Much appreciated. Thank you and welcome!

**Mr. Philippe Davis, 210 West 2<sup>nd</sup> Street, North Vancouver**

My name is Philippe Davis; the address is 210 West 2<sup>nd</sup>, North Vancouver. I have been overseas so I have missed the opportunity to submit a letter but I did want to come down this evening and offer my support for the project. I work in the City of North Vancouver along with my business partner Mark Ernsting. You have a letter from Mark and his good wife, Suzie in your material. They could not be with us this evening. They are honeymooning in sunny Jamaica and I know we are not allowed to boo or clap but I think that some of us probably feel that inside. You have already received their support letter. I would just like to add my own perspective.

As a young professional who adopted Canada as my home I was not only attracted to Canada, specifically Metro Vancouver, as my adopted home but I was inspired by the willingness for all citizens here and politicians to embrace difficult issues and to wrestle them to the ground. Affordable housing, the environment, work life balances and these are huge issues these are just a few issues that currently are accounted by Councils in progressive environments.

As an Architect by vocation and a tri-athlete and a committed environmentalist by evocation I see sometimes interceptable connections between why people make the housing choices that they do and where they live that they do. It has a lot to do with work/life balance. It has a lot to do with quality of life and it has an awful lot to do with the ability to pay for where they live. Having been very involved, in particular in UBC as a design process, many of the decisions in that environment made by buyers had been motivated by proximity to work, to transit, to services, and to recreational pursuits often involving nature.

In many ways, the Lonsdale site development is very similar in that you have recognized regional imperatives to build smart and more compact cities. One example is the City of North Vancouver's decision to establish its own District Energy Program. Building projects that have a critical mass to support this will benefit every citizen of the time. This really is about the fact that density is not a dirty word and development is not a dirty word. The Lonsdale School site proximity to transit, other shops and services, nature, walking parks, and other local attractions is attractive to my generation and to, no doubt, to others. As a family man my wife and I made a conscious decision to raise our daughter in a compact home environment for the privilege of living in a community with vibrant arts and cultural components and with recreational offerings. In my professional capacity I am also seeing empty nesters make obvious choices in this way giving up single family homes in favour of the benefits and environmentally smarter choices.

I commend the City of Vancouver, North Vancouver by leading by example. I hope this is the way of the future and for the benefit of our generations and those that come after us. Thank you for listening.

**Mayor Mussatto**

Thank you very much Mr. Davis for your presentation. Now are there other members of the gallery who have questions? Yes sir, if you would not mind coming down. Thank you very much. Welcome this evening sir, just your name and address for the record.

**Mr. Bowcott, 1347 Oakwood Crescent, North Vancouver**

Marcus Bowcott, 1347 Oakwood Crescent, North Van. I teach at Cap College and I have taught with the Artist for Kids over the years and it has been my privilege to see a lot of engagement by young people in North Vancouver. I cannot even begin to tell you sort of the positive energy that I have been witness to and it is wonderful and, like I said, I feel privileged being able to teach these kids.

So I really support the Artist for Kids but I also support the idea of the density of the urban life and how it ties into creativity and I think in North Vancouver we have a real opportunity to make it happen in a really good positive way and so this project looks very good. So I just thought I would put in my two bits worth here.

**Mayor Mussatto**

Thank you very much Mr. Bowcott for that. Do other members of the gallery have any questions to ask or comments to make please just raise your hand, even those outside? Members of the gallery any questions to ask or comments to make? Once, twice, thrice. I am going to go back to Mr. Leonard. Mr. Leonard did have other questions. Mr. Leonard welcome back!

**Mr. Leonard**

Okay cost. The question I have here is has the cost of the administration changed from the original figure of \$38 million?

**Mayor Mussatto**

Ms. Young. We will have the Secretary/Treasurer of the School Board, Ms. Irene Young. Welcome Ms. Young!

**Ms. Irene Young, Secretary/Treasurer, School District No. 44 (North Vancouver)**

Thank you Your Worship. Yes, because of some of the redesign that we have done to the Administration Building, the services are now above ground and without the need for the lane, some certain reconfiguration and the fact that the general price of construction has come down somewhat over the past year and a bit. Our current estimate is \$32.6 million. We think that might still be a little high and we are optimistic that we might bring it down a bit more than that.

**Mayor Mussatto**

Thank you.

**Mr. Leonard**

Regarding Rey Sargent Park, how much damage is expected to occur to the park during construction? I will just read this through. I understand that a sum of \$500,000 is being donated to redesign the park. Is that money being considered as a feel good amenity donation or is it to cover the cost of rebuilding the park after construction damage? If it covers the damage, will there be an amenity donation forthcoming?

**Mayor Mussatto**

Mr. Penway!

**Mr. Penway**

Thank you Your Worship. There is not really a fixed price for the park upgrade. We have a design concept, which is on the board here, and it is part of the package which Council has. It has been redesigned in conjunction with our park staff and the Landscape Architect for the School Board project.

So it is redesigned to accommodate the better concerns of the staff expectations for that park. The agreement now, which is clarified from the previous proposal, is that the project will be constructed by the applicants, being the North Vancouver School District, as part of this application process, to the City's satisfaction. So there is not a hard dollar cap. It has been estimated in terms of the project cost and there are a variety of issues with that but there is some tree retention that would happen and those trees will be protected during construction.

There is not a lot in the park, other than trees, to protect. There is a large boulder and a few play pieces that would be replaced anyway so the construction access to the site will not go through the park. There is the lane and also street access on 22<sup>nd</sup> Street but that is a construction level issue. So we are not anticipating any reason to believe that there will be damage to the park in anything other than part of the construction process and securing the tree retention.

**Mr. Leonard**

So what kind of figure would this be, \$500,000 that is the City is donating to redesign the park themselves? Is that what you are saying?

**Mayor Mussatto**

Mr. Penway!

**Mr. Penway**

No, that is not what I am saying. What I am saying is that as part of this development the applicants will be refurbishing and enhancing Rey Sargent Park, all at their cost. They will be constructing it to City standards and it will be a turnkey, we will then take possession of the upgraded park.

**Mr. Leonard**

Thank you. How much money will flow from the sale of this school property to help rebuild Ridgeway and Queen Mary upgrades?

**Mayor Mussatto**

Ms. Young may be able to answer that. Ms. Young!

**Ms. Young**

We anticipate at least \$5 million at this point in time and hopefully more because the School Board has made commitment to the capital projects as part of our commitment with an agreement with the Provincial Government that we have committed \$3 million to Ridgeway and \$3 million to Queen Mary. So hopefully that is adequate and hopefully we can find that through the project.

At this moment in time there is only \$5 million available but, as I indicated, we are working within the envelope of the funds that we are getting from Lonsdale as well as the sale of the Chesterfield site and we have to make the commitment.

**Mr. Leonard**

So the two buildings being built, wrapped around Queen Mary School, I understood that was going to upgrade Queen Mary School itself, so now you are saying there is \$3 million. Is that the \$3 million that comes from those two buildings?

**Mayor Mussatto**

So maybe you could explain. I don't think we are speaking about the Lonsdale site here, if I am not mistaken.

**Mr. Leonard**

But it is all one package though isn't it?

**Mayor Mussatto**

Did you understand the question Ms. Young or do we need to rephrase it?

**Ms. Young**

I guess, perhaps what is difficult to follow is, during the last rezoning both parcels of land were being rezoned at the same time and so it was a package deal. So there is not sufficient funding or proceeds from the sale of Lonsdale to complete both the heritage restoration of Ridgeway and Queen Mary so we will need the proceeds from the rezoned Chesterfield site, that will be critically important for both of those projects.

**Mr. Leonard**

The traffic study, we had a traffic study done for the previous project. Now we have another study done and it has come up with a completely different answer. Why is it now? Was it the same company? Is it a different company? How come we have two different studies coming up with two different results?

**Mr. Penway**

Your Worship, the applicants are here to speak to the traffic study. But the traffic study done previously supported the amount of project that was proposed at that time and the accesses. There are two aspects to the traffic study. One is the parking supply, which is one component. The other is vehicular access. So the traffic study did not say there could not be a Chesterfield access previously that was the previous developers preference to have all of the accesses off of the lane onto 21<sup>st</sup> Street and so that was their starting point for how the preferred to handle the access.

The traffic consultant at that time would also have supported the Chesterfield access but was not asked to comment because it was not really part of their, it was not needed and it was not part of the applicant's desire to provide a Chesterfield access. So the two studies are not inconsistent. They are answering, responding to, the different proposals and I believe the applicant's can speak further to the traffic studies if that is desired.

**Mayor Mussatto**

Would the applicant like to speak to the question of traffic studies?

**Mr. Ellis**

If I could, Your Worship, we have Brian Wallace from BWW Consulting who prepared both studies if he could speak to it.

**Mayor Mussatto**

Certainly. Welcome Mr. Wallace, did you sort of understand the question?

**Mr. Brian Wallace, Traffic Consultant**

Yes, I sort of did. Your Worship, Members of Council, my name is Brian Wallace and I have been the traffic consultant for both projects, for the previous Amacon component as well as the current one. And the original study, as Mr. Penway has mentioned, the developer wanted to do all of the access to the project from the one location from the lane accessing from 21<sup>st</sup> and that was the terms of reference that your staff provided to me to conduct the study. And the conclusion was, for the amount of development that accesses out onto 21<sup>st</sup>, was going to be satisfactory within the relevant traffic parameters that your staff provided. The redevelopment of the development for the Polygon proposal, they chose to provide the two access system.

So your staff asked for a traffic update and gave me a couple of different scenarios for the traffic allocation for those, the two access scenarios and the conclusion was again that both driveways were satisfactory, would operate at very good levels of service and, in actual fact, the two driveway scenario is marginally better than the original single driveway scenario so the answer is the same in both instances. The driveway systems for either of the projects would work satisfactorily.

**Mayor Mussatto**

Thank you. Mr. Leonard!

**Mr. Leonard**

Just to clarify that, there is one entrance for each building but they are not connected, is that correct? Thank you.

**Mr. Wallace**

That is correct.

**Mr. Leonard**

Thank you. It seemed to me, I had a thought there when I was sitting there listening to the Arts for Kids. We have got a problem in Lower Lonsdale is how to locate the art, photo art gallery. Could we not blend the two together and have them work together in Lower Lonsdale? It would be a wonderful opportunity, who could design a marvellous building. If we consider this Administration Building at \$35,000, \$33,000 and you take a fifth of the building which is, I understand, one floor for the art gallery, so what would that be, \$7 million? Let's put that towards a new building in Lower Lonsdale with the photo gallery. It would be a wonderful idea. Let's put it on Site 8. Okay, thanks very much.

**Mayor Mussatto**

Thank you very much Mr. Leonard. I am going to ask for the last time now. Are there any members of the gallery who have any questions or comments to make just please raise your hand? Once, twice, thrice, okay. Oh, I have one. I think it is Ms. Rich. Welcome again. I want to make sure everybody has a chance to speak.

**Ms. Rich**

Brenda Rich, Suite 404, 128 West 21<sup>st</sup> Street. There was a comment on design change on the buildings. I think there was some sloping or something?

**Mayor Mussatto**

I can ask Mr. Penway to address that. Mr. Penway!

**Mr. Penway**

Yes, Your Worship, in response to the Town Hall Meeting in September, 2009 the applicants have reduced the height of the south ends of the building from five to four storeys.

**Ms. Rich**

Sorry, the south?

**Mr. Penway**

The south end facing your units on 21<sup>st</sup> Street and so the model here shows it and the Architect can describe that in more detail. He might actually have a plan that he can actually show up on the Elmo, as well to describe how the building is going to step toward your units now.

**Ms. Rich**

That was something that I was not aware of.

**Mr. Penway**

The applicants can demonstrate that if you wish, Your Worship.

**Mayor Mussatto**

It is up to Ms. Rich. If you would like just to show quickly, the model, the slide or the model.

**Mr. Letkeman**

I could explain the slide. Where the hatched areas in red is where two units per building has been removed and so that used to be a five storey building in height, now it is four, it steps back about 35 feet and then it comes up to five.

**Ms. Rich**

Okay, that is a nice change.

**Mr. Letkeman**

It is on the three ends of the building.

**Ms. Rich**

That is a very nice change. I only had one other comment. Someone had made the comment earlier about the facilities that are available along Lonsdale, alluding to the lawn bowling. I certainly hope that does not go because one day I want to learn how to lawn bowl. Thank you.

**Mayor Mussatto**

Thank you very much Mr. Rich for your comments. I am now going to members of Council. Are there members of Council that have any questions with regards to this application? Councillor Bookham!

**Councillor P.J. Bookham**

Thank you Your Worship. Two speakers have alluded to a 3,000 signature petition. I do not recall having received it. It is certainly not with our package tonight and I just wondered if we could get some clarification on that.

**Mayor Mussatto**

Ms. Dowey!

**Ms. Dowey**

Through Your Worship to Councillor Bookham, I believe that speaker was speaking about a petition that came in, in July, 2008, which came in for the first Public Hearing and it was circulated to Council at that time and it was regarding the demolition of the old Lonsdale School.

### **Councillor Bookham**

Okay thank you. I just was not sure that was the case or whether there had been a new petition circulated in response specifically to this new development. Thank you. We have heard this Administration Building referred to as a Taj Mahal, which to me suggests that you are developing a building that has perhaps more space than you need or is finished in some opulent fashion. I wonder if, through your Worship to Ms. Young, if you could address how the size of the Administration Building proposed compares to the space that is currently utilized by the various branches that are going to be brought together on the Lonsdale site and anything else that you could tell us to rationalize the design of the building, the size of the building. We have heard from the School Board Chair why the location is preferred and the benefits of that location. Thank you.

### **Mayor Mussatto**

Ms. Young, thank you!

### **Ms. Young**

Thank you Your Worship. The size of the current School Board office is 21,000 square feet. The area of the office space and the Artist for Kids Gallery is 42,000 square feet. So that is the amount, those two spaces are being consolidated on Lonsdale, so what is being built on Lonsdale is a 15,000 square foot gallery. The current gallery is only about 4,000 square feet so it will be a significant increase in size, because again, the extensive collection that continues to grow and needs an appropriate home to be displayed. The actual area of the office space is 46,400 square feet and part of the perception that it is an opulent building is because the current Building Code requires commercial buildings to be made of, built of concrete and steel. Our existing structures are wood frame and if we could build this in wood frame perhaps we would have considered it but we certainly, concrete and steel will mean these buildings will last for a much longer period of time. They will be a legacy to the community.

We have not really finished looking at the interior finishes so I do not see that there is any sort of comment or criticism there because we really have not chosen what the interior finishes are. Again, all I can speak to is what we are doing which is consolidating the space. We are trying to create efficiencies so that the staff do not have to travel between the two locations. We also believe there is tremendous efficiencies because this new building will, we have targeted energy savings, targeted about 50% reduction from what an otherwise similar building might be using and certainly it will be incredibly more efficient than the amount of money we are spending on heating and cooling the existing buildings on Chesterfield and at the Lucas Centre and Leo Marshall Centre.

Those buildings really have virtually zero insulation qualities so most staff have a space heater under the desk for the winter time when it is cold and an air conditioning unit in the summertime and it is completely inadequate during the rain. We just hope it does not flood again in the basement at Chesterfield because our servers are down there.

**Councillor Bookham**

Thank you. My final question would be for the Structural Engineer from Polygon if he happens to be here or someone who can speak to those sorts of issues. I have previously indicated that I am aware of some concerns with respect to the five storey wood frame structures and my understanding is, and I appreciate the material that was provided in your report, but this is a Public Hearing and the public is not only here in the gallery but also at home, if not watching tonight they will be watching perhaps on Sunday, and I just wondered if we could get some specific details with respect to the structural challenges because of the extra storey?

I have been doing a little bit of reading but I would not want to attempt to speak of that. So if you have someone in your team, through you Your Worship, who could speak specifically about how the construction of this five storey building who will address some of the identified issues such as crushing of wood, shrinkage of wood, that sort of thing?

**Mayor Mussatto**

Mr. Letkeman, I don't know, you are the Architect, are you not, on this one? I just pulled a name out. It doesn't have to be you.

**Mr. Letkeman**

Well it is a very interesting question. I think in the last five to eight years, we have learnt a lot about framed construction that we didn't realize in the past. I can still remember, we used to build a lot of three storey buildings and we built our first four storey building about 25 years ago and it was 180, five units at that time and what we have learnt since and what we have been able to incorporate in the last five to six years is a tremendous amount of knowledge from an envelope point of view and also how framed buildings really work and function and how we can be environmentally controlled and make sure that it works. So I am very confident.

We have spent a lot of time on attending many, many lectures and many, many symposiums and seeing similar buildings built in Seattle and Washington that we can confidently build these buildings in such a manner with the use of materials and the detailing. As an aside, we used to, when I first started, we used to draw four storey, three storey buildings. We may have had 10 sheets, well now, on a set of documents, we probably have 80 sheets of documents so the extent of knowledge we have gained and how we have been able to amalgamate that knowledge into very, very thorough documents. I have complete confidence that we can deal with this in a five storey building.

**Councillor Bookham**

Your Worship, if I could just follow up on that. I appreciate the confidence that you have and I am pleased to know that you have learned from the experience of having built these kinds of buildings but if we, Council approves this development tonight, I expect that we are going to have other applications that are going to come forward with five and perhaps there will come a time when someone will be wanting a six storey building. So in a sense we are educating our citizens as well to what they can expect and the potential purchases of this newly designed project.

So I guess, if you would, take just a little bit more time to talk about how the question how wood shrinkage is addressed or will be addressed on this project. How will you handle the possibility of separation or sort of shifting of different materials? And I am speaking from a presentation that was done from the Urban Design Institute so I am just wondering if there is anyone who can address those and perhaps share that with the general public?

**Mayor Mussatto**

Who would like to take a shot at that one? Brian, welcome!

**Mr. Ellis**

Your Worship, what I think we will do this as a tag team approach. I am an Architect by profession but I obviously work for Polygon. Since the presentation that you saw at Urban Design Institute a very important document has been produced by the Association of Professional Engineers of BC. The first week of April, 2009, I think it came out, later in April actually. That document is seen though as the document that municipalities are using to refer to and that document talks about wood shrinkage and the measures that all of us need to take with these building types. It deals with fire fighting, it deals with combustibility.

So it is a very serious technical document that has been produced, quite thick, quite detailed and I believe the Building Officials Association of BC, if I am correct, now use that as the reference document. It goes into specific detail as the things that we need to do as professionals to design, construct and maintain these buildings after the fact. On a specific item as you have mentioned about the crushing of the plates that can be dealt with by closer spacing of studs, doubling up the studs or using larger dimensional lumber. The shrinkage issue...

**Councillor Bookham**

Excuse me. I guess the follow up is will you be doing that?

**Mr. Ellis**

The answer is yes.

**Councillor Bookham**

Thank you. I did not want to interrupt so if you have other points that you would like to make. How do you handle the problem of wood shrinkage?

**Mr. Ellis**

Yes, the key item of shrinkage is to minimize dimensional lumber, lumber that is soft and so we would use engineered wood products. It is called a TJI. That is a trust joist product and basically what it is, is an engineered wood product that has absolutely minimal in terms of shrinkage and that is then used to support each of the floor plates through the building and that will minimize shrinkage and that is the most significant. When you go to the United States in Seattle, Washington, Oregon, you will see that that is the product that is used and they have got buildings and they are seven storey wood framed.

**Councillor Bookham**

Thank you.

**Mayor Mussatto**

Coucillor Trentadue!

**Councillor M.L. Trentadue**

Thank you, Your Worship. I just have a couple of questions. My first is probably best through you to Ms. Young and in regards to the letter that was sent to Council with regards to, I guess, it is largely the parking issues. My question is, you made some comment about the possibility of some kind of reciprocal or shared usage of the parking stalls at either the Artist for Kids Centre or the Admin office and I am just wondering, do you have some more sense about how that would work? Could it be formal, are you thinking that it would be a less formal because I do like the idea of the shared stalls?

I think it is a useful conversation for us to be having in light of Harry Jerome and Centennial and I am just woundering, do you think that is something that could be more formalized?

**Mayor Mussatto**

Ms. Young!

**Ms. Young**

Thank you Your Worship. Yes, it could be more formalized. What we had proposed is that, just to clarify, there are two levels of underground parking that will be available for any Artist for Kids patrons or Board office visitors. We are proposing that be available on a pay basis to the public in the evenings after 6:00 p.m. and on weekends so it would be available to anybody as it is, including visitors to the residential component.

If there was a desire on the part of City Council, because perhaps there was a desire to save some money on the revitalization of Harry Jerome and saving some costs on the underground parking there, we could make it more reciprocal, more formalized. It would also be beneficial to the School District to have access, on occasion to Centennial, to that parking across the street.

There will, there are times, we have peak meetings or peak times for meetings in the late afternoon. We bring all of the Principals from all of the schools and sometimes we bring the Principals and the Vice Principals together so then you have a crew of about 90 people. I mean we are going to try to look at ways of staggering, you know maybe on the days of those meetings we will let the staff have them, the regular staff at the Board office come in a little early, leave a little early, so that all of those parking spots would be available for the Principals but you can just imagine how that might not always work all of the time so it might be advantageous to have access to parking across the street.

We also propose to rent out a room above. That is basically the Board office will have open space so when it is not being used as a Board office it will be open to rent out as a, whether it is for wedding banquets or some social functions and that will be a School District revenue generating issue, or item, for us and again those people might need parking from time to time.

### **Councillor Trentadue**

Okay, thank you Ms. Young. My other question, through you Your Worship, is probably best answered by someone from HYAD and it is with regards to the report we received tonight on Page 8. There is mention that HYAD does not at this time have guaranteed financial support from, I guess from BC Housing, and there is mention of possibly a four storey rental building being put in place and I would just like to know how far along HYAD is in securing the funding for their building? Thank you.

### **Mayor Mussatto**

Mr. Heaslip!

### **Mr. Heaslip**

Thank you Your Worship. We, I believe Clay Nolton, the President of HYAD met with Craig Crawford last week. We can report that, and we met with him about two months ago as well. We can report that ongoing discussions are occurring. There is an early indication for additional, what they call PDF funding, to pay for the working drawings and moving forward as quickly as we can. In terms of, there is no guarantee, but there is an indication that, come the spring there will be a new set of funds that could be available to us and we are led to believe that, Your Worship, we are high on the list of qualifying for those funds so we are ever optimistic.

**Councillor Trentadue**

Thank you very much. That is all I have at this time.

**Mayor Mussatto**

Thank you. Councillor Heywood!

**Councillor R.G. Heywood**

Thank you, Your Worship. Through you to the developer, I have a question of more commercial nature. The proposal that I guess I was involved in, as Chair of the School Board, with Mr. O'Dane and Rene Rose nine years ago talked about a large concrete building, about fifteen storeys I think on a property that was less suited, I think, than this one. I am interested to know, because one of the values we are trying to serve with this project is affordability, how much less per square foot can you put out a housing product by doing a wood frame construction than the cement form of construction?

I, and the former Councillor Heywood, live in fifteen storey cement high density residential structures which, in many respects they are kind of the future of our community. They are very good places to live. They are separate buildings by the way. I left home thirty years ago. But I am just wondering, are we, are you helping us to meet the goal of affordability in North Vancouver and, you know, how much less say, per square foot can you achieve putting product on the market because you have chosen to switch, in this instance, to a wood frame instead of the cement form?

**Mayor Mussatto**

Ms. Rose are you able to answer that?

**Ms. Rose**

I guess with development most costs are the same for concrete and wood frame except for the hard construction costs. I would estimate that hard construction costs or wood frame are around \$160.00 per square foot and there to be a probably about a 20% to 25% premium for concrete at about \$200.00 plus dollars per square foot for a concrete building. So I guess it is saving about 20% to 25% by building it in wood frame.

**Councillor Heywood**

One last question.

**Mayor Mussatto**

Certainly.

**Councillor Heywood**

Given the theme of this development is art; I know that my father's wife is a very accomplished artist and she has to make do with a very cramped studio. Was there any thought to live/work studios in your development, in the theme of some of the other developments in Vancouver?

**Ms. Rose**

I think that we decided to go all residential here. There is sort of a mixed use project here so I think we did include some townhomes on Chesterfield so that they have front doors at the street. And I guess we, I think we are, doing two bedroom and one bedroom and den that people could still work out of their home.

**Mayor Mussatto**

Thank you. Councillor Keating!

**Councillor C.R. Keating**

Thank you very much, Your Worship. I too have some questions, as with Councillor Trentadue, around parking. I guess the two things that are relevant to put my questions in context is the comparison between what was approved in CD-557 and what we are discussing tonight in terms of CD-578, in terms of parking spaces. Grand total between Artists for Kids Administration Building on the one hand and the residential development on the other hand. Grand total parking increase has been in the neighbourhood of 86 parking spaces by my math. I do not trust my math all the time but it is in that neighbourhood.

So my question is, there has been, I think, the letter that we saw talked about some sharing some parking resources, I guess with the residential side, Your Worship. Is there any further efforts we can do to begin to bring down that parking requirement in the parking provision in the residential development, is there any other room that the proponents have considered to bring down parking further because it is still substantially more parking than was initially approved?

**Mayor Mussatto**

Ms. Rose!

**Ms. Rose**

Well I think we have tried to reduce parking from where we were originally. We have come down by about 60 parking stalls, so the ratio has dropped from about 1.5 down to 1.35. I guess we are in a bit of a dilemma. We are trying to make sure we have adequate parking for the new residents and we do not want to create any more pressures on street parking, so we want to make sure that we provide enough parking for the new residents.

At the same time, we would like to encourage people to not have a second car so we did make a provision for a communal car so that people, when the move in, will use that rather than having another car.

We have talked about it some more and we think this development could warrant another communal car so we are prepared to provide another communal car. The other thing, the idea of a shared parking, I guess we would like to look at providing some of our visitor parking next door on the School Board site so that they could use that parking evenings and weekends because of the different uses. Many of the visitors for the residential will be there on evenings and weekends and that is when that building for the School Board will not be used as much.

### **Councillor Keating**

I note in the report, Your Worship, that this is a phased development. Is there any opportunity to test a certain marketing level of the first phase of the sales and see what happens in the second phase of the sales to try to reduce parking requirements for a parking provision service?

### **Mayor**

Ms. Rose!

### **Ms. Rose**

Yes, yes we could do that. We will be building this in phases, it is a big project so we will start to pre-sell the first phase, so we could definitely look at that and see what the demand is for parking and if there is an apparent, becomes apparent that there is less demand for parking, then we could definitely consider for the second phase reducing parking.

### **Councillor Keating**

Your Worship this residential development will stand between two major transportation pieces of infrastructure; one of which is Lonsdale, which is one of the best serviced public transit routes in the Lower Mainland and Highway 1. My worry here is I guess if you build it, they will come. So, I guess my question would be the same, through you Your Worship, to the School District. I note in, since what was approved in 2008, to now, that the increase in parking has also occurred in the School District proposal from some 80 odd parking spaces, 85 parking spaces I believe it was, to 100 parking spaces.

Now I guess my question, Your Worship, would be has the School Board also gone a distance in terms of preparing some kind of alternative transportation plan for its employees and the people who might be using the Artist for Kids and particularly the Administration Building?

**Mayor Mussatto**

Ms. Young!

**Ms. Young**

Yes, yes we have. In fact the employees will be required to pay for parking as well so I imagine that will probably reduce some of the demand for parking at the School Board office site. One of the challenges we have is that, we did do a parking survey last year and discovered that about 2/3 of the staff that work at the Chesterfield site do require their vehicles for transportation to school sites and so it would probably be less efficient for them to use public transportation. East/west transportation is not that great on the bus routes. However, one of the things we are looking at is also a share car for staff to use, kind of a Zip car. So that is a possibility and possibly for those staff who work at the Board office and minimally need their vehicle for their work, that we subsidize them, their transit passes for a period of time because again it is about behavioural change and so if we provide that subsidy for a period of years that we will get them used to taking the transit that is available.

**Councillor Keating**

Thank you very much Your Worship!

**Mayor Mussatto**

Councillor Fearnley!

**Councillor R.J. Fearnley**

Yes, I have a couple of questions and I guess this one would be directed at the School Board. One thing we are noting lately is that there seems to be a fundamental change occurring out there and people's expectations. When I grew up it was an expectation that you would live in a single family home. We are now starting to see in the Greater Vancouver area that young families are not expected to live in, always live in a single family home, that a lot of families are starting and maintaining themselves in apartment buildings. We used to have a fairly fine net grid of elementary schools in the community.

By developing Lonsdale we have sort of removed one school and it is a long way from this area to the nearest elementary school and if we follow this sort of change that I noted we are going to actually have quite a few kids in the future that are going to be living along Lonsdale probably very near this site. So what are we going to do about that need for school, probably a school in this area in the future?

**Mayor Mussatto**

Ms. Young did you want to or Mr. Lewis? Welcome Mr. Lewis. I think you heard the question.

**Mr. John Lewis, Superintendent, School District No. 44 (North Vancouver)**

John Lewis, Superintendent of the Schools, North Vancouver School District, in response to Councillor Fearnley's question in regards to accommodation of students, we rebuilt Westview Elementary School with an increased capacity of 100 students when there was the removal of Lonsdale from the supply of schools within North Vancouver School District.

The intention of the School Board is to ensure that we retain sufficient properties and facilities to accommodate a future expansion of population. So right now we have approximately 10,000 elementary school age children. With our existing properties we have capacity to accommodate at least 12,500 elementary school age children and 7,500 secondary aged students, increasing to 9,000 students as well, so we are certainly aware of the need to look out for the long term enrollment within the School District.

**Councillor Fearnley**

Well, one of thing that we have got to do as City Councillors is we have got to consider the needs of the community long into the future. I mean we are going to be here for a long time, as probably you are, and it is a long way from this current, from this site to the nearest elementary school. An awfully long way, probably not insurmountable for secondary school students, but for elementary school students it is a different question.

**Mr. Lewis**

So it is just beyond one kilometer distance to Westview Elementary School that presently has the capacity of 295 students and schools can be rebuilt in future and can provide for greater accommodation as we have schools that have capacity in excess of 500 students for an elementary school group. So we have considered the long term impact of not having a school in a particular location. Thank you.

**Mayor Mussatto**

Thank you very much Mr. Lewis. Councillor Clark!

**Councillor R.C. Clark**

Yes, Your Worship, my question is not a particularly pleasant one but I think it needs to be asked and it keys off of the HYAD disclosure a moment ago that they do not have funding absolutely secured. So my question would be then, is there a Plan B? What will happen if next spring, in the face of government cutbacks, which have been extremely severe and very broad based across this community, what happens if you do not get the funding?

**Mayor Mussatto**

Mr. Heaslip!

**Mr. Heaslip**

Thank you Your Worship. We do have a Plan B and in fact we have discussed this with BC Housing as well. They, if those funds should not be available, in addition to the parents funding that they have already put forward, BC Housing will act as a go between, if you will, for a more standard approach through Canada Mortgage & Housing Corporation to secure the funding so that we can proceed.

**Councillor Clark**

And as a supplement, Your Worship, how much are we talking dollar value?

**Mr. Heaslip**

This is approximately a \$3 million project so it is somewhere in the neighbourhood of \$2 to \$2.5 million.

**Mayor Mussatto**

Councillor Keating are there any other questions?

**Councillor Clark**

No.

**Mayor Mussatto**

Thank you Ms. Dowey. That completes our questions.

**Ms. Dowey**

We need a motion to conclude the Public Hearing, Your Worship.

**Mayor Mussatto**

Councillor Clark

**Councillor Clark**

So moved.

**Councillor Keating**

Seconded.

**Mayor Mussatto**

Any discussion? All those in favour. Carried Unanimously.

Moved by Councillor Clark, seconded by Councillor Keating

**THAT** the Public Hearing conclude.

**CARRIED UNANIMOUSLY**

The Public Hearing concluded at 10:08 p.m.

Certified a true and accurate transcript of the Public Hearing

*Original signed by*

\_\_\_\_\_  
Sandra E. Dowey, City Clerk

*November 26, 2009*

\_\_\_\_\_  
Date