TRANSCRIPT OF THE **PUBLIC HEARING** HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, B.C., ON **MONDAY, MARCH 11, 2013 AT 6:00 P.M.**

PRESENT:

COUNCIL MEMBERS	**STAFF MEMBERS**
Mayor D.R. Mussatto	A.K. Tollstam, CAO
Councillor D.H. Bell	R.G. Anderson, City Clerk
Councillor P.J. Bookham	K.D. Graham, Deputy City Clerk
Councillor L.C. Buchanan	P. Lurbiecki, Assistant City Clerk
Councillor R.C. Clark	G. Penway, Director, Community Development
Councillor R.G. Heywood	E. Adin, Deputy Director, Community Development
Councillor C.R. Keating	D. Mitic, Manager, Transportation
	M. Roseland, City Planner
	B. Westmacott, Planning Technician II
	B. McRae, Manager, Bylaw Services
	S. Wilks, Timekeeper

Re: Bylaw No's. 8269 and 8268
1308 Lonsdale Avenue, 130 East 13th Street and 117-133 East 14th Street

The Public Hearing was called to order at 6:00 p.m.

Mayor D.R. Mussatto
Ms. Anderson!

Ms. Anderson, City Clerk
Yes, Your Worship, I believe you have a statement that you would like to read out this evening.

Mayor Mussatto
Thank you. We took into consideration from members of Council and from the members of the public last week so we have a statement just to be read by myself this evening to help us guide us through this evening.

This Public Hearing is convened pursuant to Section 890 of the Local Government Act to allow the public to make representations to Council respecting matters contained in the proposed Official Community Plan amendment and Zoning Amendment Bylaw. Every person present who believes that their interest in property is affected by the proposed bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaws. However, it is important that you restrict your remarks to matters contained in the proposed bylaws.

The order of proceedings for the hearing will be as follows: Introduction and review of written submissions by the City Clerk; review of project by City staff; presentation by the applicant; presentations by the public including questions and then followed by questions from members of Council.

In order to provide a fair and reasonable opportunity for all speakers to make their views known the following procedures apply: Persons speaking for the first time may speak up to a maximum of five minutes and there is a little clock right here to help you out and there is a clock at the back that I can keep an eye on. Speakers will be called up in the order from the two sign-up sheets that we had out at 4:30 p.m. this afternoon alternating between those speakers in support and those speakers in opposition with comments, concerns or questions so you can make comments, you can ask questions, or you can voice your concerns.

Once all persons who have signed-up to speak have spoken those who did not sign-up but wish to speak will be allowed to do so and I will do that from the chair here as we did last time. Once all persons wishing to speak for the first time have been heard those wishing to address Council for a second time may come forward with additional information. On this occasion you may speak for another five minutes.

On each occasion when rising to speak please commence your remarks by clearly stating your name and address which will be included in the public record of the hearing. I think it is fair to say in terms of address we don't need your apartment number if you live in an apartment but your street address would probably be appropriate or if you live on a street just the street name if people are worried about their confidentiality because these presentations will be recorded and they are a matter of public record and you will be on television.

The function of Council at this Public Hearing is to listen to the views of the public and members of Council will not debate the proposed bylaws with speakers. This is your opportunity to make submissions. I would ask that members of the gallery please be respectful as you have been during a Public Hearing and refrain from expressing your opinions for or against the bylaw while others are speaking. Applause and cheering and booing is really not anticipated in the Council Chambers and will not be tolerated. This is to ensure that people do not feel intimidated or uncomfortable to speak. If anyone engages in such inappropriate action they may be asked to leave.

After this Public Hearing is concluded, Council may without further notice give whatever effect Council believes proper to the representations made at this hearing. Specifically, this bylaw is on the agenda for further consideration at the City Council meeting immediately following this Public Hearing. Council members are not permitted to receive further submissions from either a proponent or opponent once this Public Hearing has been concluded.

Thank you very much for that. If you have any questions with regard to what I have just done please feel free to ask and I can help you out or the City Clerk can help us as well. With that, I will pass it back to the Clerk.

Ms. Anderson
Yes, Your Worship. In addition to the previous submissions that were received for the November 19th Public Hearing and those that were received after that Public Hearing, we circulated with the Council's Agenda Package 17 submissions; 11 which were in support and 6 in opposition. Subsequent to that we received a further 48 submissions of which there were 27 in support of the application, 10 opposed and there were 3 with concerns, Your Worship, I believe that Mr. Penway is here to do the staff presentation.

Mayor Mussatto
Thank you very much, Ms. Anderson. Mr. Penway! Thank you.

Mr. Gary Penway, Director, Community Development
Thank you, Your Worship. This will be partly a repeat of the last Public Hearing but there will be new information as well but it being a new Public Hearing it's starting fresh in the sense of a new presentation. The presentation will be up on the PowerPoint Screen. There is also a model in front of me which is of the project.

It is the second Public Hearing for the project. There are two bylaws in for consideration then and this site we are talking about is the lands that are commonly referred to as the Safeway site, Safeway being a tenant at this location. It is over on the north side of 13th Street, fronting onto Lonsdale for a portion of the site which is the parking lot and then there is lands which is a former deli and dry-cleaner and then a former pet store here with parking in this area and then it is surrounded to the west.

There are commercial uses that front onto Lonsdale with a lane. That lane carries on through here shown in white. That lane would be stopped up and closed to vehicular movement but kept partially open for pedestrian movements. There is also a small strip of lane here. These are both parts of City laneway that would be stopped up and closed and sold if the development were to be approved.

Then for further context in terms of the existing zoning, the current zoning for the site is a zone which we call C1B which is a mixed-use commercial zone. It allows for commercial and residential uses at 2.6 times the lot area or floor space ratio with heights of 120 feet and then on Lonsdale itself it is the same density of 2.6 but with heights of 80 feet.

Then our second land use control is the Official Community Plan. This is the zoning regulation. The Official Community Plan in this area is for the 2.6 FSR for Schedule A and then it has height figures in here of 120 feet along Lonsdale and 180 feet in the area that would be east of the lane. The current zoning then being C1A and C1B with an Official Community Plan designation on Schedule A which is the land use map of 2.6 and 120 and 180 feet.

There are two bylaws under consideration. The first is "Official Community Plan Amendment Bylaw No. 8269". That is in relation to height. There is a request for heights to 180 feet and 243 feet from the 120 and 180 feet in the Official Community Plan.

So, that is the limit of the Official Community Plan Amendment. There is also a Zoning Amendment Bylaw which would create a CD Zone or a Comprehensive Development, a site specific zone for this property and that is also being considered at this Public Hearing. We did have an earlier Public Hearing on November 19th.

The two bylaws under consideration are the Zoning Amendment Bylaw and the Official Community Plan. You will see later as I go through the presentation the density spoken of in the zoning bylaw are beyond the 2.6 Schedule A Land Use Map and they are looking to utilize this section in the Official Community Plan for additional density factors and I will speak to that.

I won't go through the process in detail but the application was received in 2010. There have been a number of steps leading to where we are today including a workshop with Council for building heights and sort out the massing of buildings of two versus three towers, a town hall meeting back in July of last year and then carrying on to tonight's second Public Hearing.

The requested height then is shown here so this would be Figure 1 of the Official Community Plan which prescribes building heights in this area and so the request then would allow for the 74 metre height which is for the highest building proposed at 243 feet or 74 metres. That would be the Official Community Plan amendment.

Then in terms of further context so the application on the lands we are talking about would be for an 18 storey building of 180 feet in the area nearer Lonsdale, 24 floors or 240 feet or 243 feet roughly on 14th Street and then a commercial office building here and this is all sitting on top of a podium which we included in those heights for the retail uses which are at grade which includes a food store and various retail units that front around it.

This site also shows the location of some of the buildings around, to the north you have got the Piermont, 10 storeys or 120 feet; the Springhill at 12 floors, 130 feet; St. George's Place, 11 floors, 130 feet; the Gerry Brewer Building is the RCMP building. this was all done through one rezoning with the Grande and so the police building is here at about 62 feet or 3 floors and then the Grande is 180 feet or 18 floors. On the south side of 13th Street then we have got the Prescott which is a building under construction at 15 floors, 150 feet. There is also two existing office buildings here. One is 4 storeys and there was the Northmont office building which has 9 floors and then the fire hall.

The building proposal then is for heights of roughly 240 feet and 180 feet with a 90 foot office building. Residential uses are proposed as well as commercial. There are 342 residential units proposed. That would be about 2.8 of the floor area proposed and of that we have got 330 market units and roughly 12, and still to be determined what unit sizes we would have in terms of some affordable housing that could be in addition to the market units.

From a commercial perspective the total would be the 174,500 sq. ft. roughly of commercial floor area which includes the grocery store, retail and then employment space as well as a daycare and there is parking for about 925 vehicles in the building which is all underground and then 715 bicycle stalls.

This table is a little bit harder to read but I have got some other information that will walk us through but this is in the report and there is a summary of this in the fact sheet as well that is part of the agenda package but this sort of just takes us through how we get to the requested density of 4.57 which is at the bottom here.

To achieve this there is a variety of things that the applicant is proposing to do relative to Section 512 of the Official Community Plan. That is the provision that allows for densities beyond the Schedule A specifications for a variety of purposes and one of them is a childcare space and this is both a 6,100 sq. ft. indoor space and 5,500 sq. ft. outdoor play space on a podium level of the building and so that would be a daycare space that would be provided to the City where the City would have title to that.

The market value for that is estimated at $5.3 Million. At $120 a sq. ft. that equates to a density bonus of 44,177 sq. ft. or an extra .45 FSR so for providing the childcare space to be full built and outfitted and dedicated to the City the bonus for that as an additional .45 FSR.

Affordable housing; there is about a 10,000 sq. ft. gross area of affordable housing which would be provided and that has a market value of about $5.1 Million and using the same ratios is that $120 sq. ft. that results in a bonus of 42,500 sq. ft. or .43 FSR.

There is a LEC plant for our Lonsdale Energy Corp. which goes into the building which is consuming space that could have been used for parking purposes which have a value and so that has been valued at $1.17 Million and at the same ratio that equates to 9,750 sq. ft. or a bonus of .1 FSR.

Green buildings; the building is proposing to go beyond the City's additional requirements. We have a building code standard for energy. The City requires a standard above that and this building would be going yet above that which is similar to what the Prescott Development did which is across the street to it and so here they are spending an extra $3.06 Million achieving higher energy standards and other green standards in the building and for that there is a density bonus of .26 FSR.

Your Worship, there is aspiration to keep the town centre of Lonsdale as an employment generating centre so we have jobs locally. It keeps down on transportation, people all working downtown and so it is considered a more efficient way to live to have town centres with employment as well as places to live so the Regional Growth Strategy encourages municipalities and Metropolitan Vancouver to find ways to support the creation of employment generating uses in the town centres.

There are two aspects of this proposed. The first one I'll mention is a $1 Million contribution to the City's Amenity Fund which would be in return for 25,000 sq. ft. of floor area. It would be valued at roughly at $40 sq. ft. That is a bonus of .25 FSR and then an exclusion or a bonus of 47,000 sq. ft. to get up to about a 72,000 sq. ft. office building to create that office building which are those employment generating spaces in the town centre.

There is also some heat pumps which are used to deal with heating and cooling in individual units. There is no direct bonus for that but there is an exclusion of that space for the heat pumps and so in total this is an additional density of 1.97 which takes us from 2.6 in Schedule A running down to the extra 1.97 which takes us to 4.57 FSR. The exclusions would be here. The indoor daycare space and the affordable housing space and the heat pump space would not be counted in that 4.57 FSR.

These look like this in terms of a graph. The blue is the base 2.6 Floor Space Ratio. There is the Amenity Fund contribution of $1 Million for .25. The green is employment generating space at .48. The environmental performance is .26. The LEC mini plant, affordable housing and childcare and so this is how we get to the 4.57 FSR.

A number of changes have happened since the first Public Hearing and the first one I will speak to is the change to vehicular access to the site. There is also Stella Jo Dean context changes. That is not bringing up the slide I was expecting, Your Worship. I am just going to see if that is here.

The first one is then, and the applicants can speak to this more directly, the significant change to the site deals with vehicular access. Previously there was vehicular access to the site that occurred with the driveway coming in in this location off of 13th Street for one access and sort of small car-sized type vehicles, with trucks and all the truck traffic came in off of 14th Street coming through to a loading dock area in here with vehicular access also here and there were a lot of concerns about traffic on 14th Street.

In response to that the applicant has created a new solution for accessing the site which is in the mid-block of 13th Street. There is a new vehicular access proposed which will be a signalized intersection which will control access and egress to the site off of 13th Street and all truck access has been internalized as well. So, the only access from the street that remains on 14th Street would be one small sized loading bay or standard sized loading bay in this area here serving this westerly part of the development. Everything else is accessed through the 13th Street exit/entrance with that new controlled intersection.

In terms of other changes that affect things like the Stella Jo Dean Plaza which is this open space which is really sort of the fore court to the RCMP building. This setback has been increased from 23.2 feet to 36 feet pushing the office building away from that space to give it more separation as well as improving shadowing impacts and then the separation between the Grande tower and the office building has been increased from 42.6 to 89 feet getting a greater separation in this area which will again let light through.

This shows some of the view studies. For example this is June at 2:00 p.m. and the shadows you can see are just touching the south edge of the Stella Jo Dean Plaza. It is all in sun and this would be September at 2:00 p.m. and this third of it or so is in shadow from the office building but all of the northern two-thirds of the site which is where the seating is open and there is different time shadows in there. That has been a noticeable improvement through the changes that were made to reconfigure the office building. There is also a green wall adjacent to the Plaza.

The north tower setback is changed as well and that is this here. This used to be at a one foot setback and they pulled it back to eight feet where it nears the corner of the lane and then six feet where it gets closer to the street so it has gone from one foot to six to eight feet pulling it back off of 14th Street somewhat. These changes have resulted in adjustments to these tower configurations. If Council is going to support the project there would be some bylaw amendments to make at the end in your considerations of the bylaws.

There are a number of financial implications which I will summarize here. They are in the information report of February 21st. The lane sale that we spoke of that is about a $1.04 Million land purchase that the City would receive. There is the $1 Million that is going to the Community Amenity Fund for the office 25,000 sq.ft. The daycare is estimated at a value, a market value, of $5.3 Million. The affordable housing has a market value of about $5.1 Million. There is about $250,000 of public art.

Development cost charges are a fee that we charge developers per buildable foot and there is about $2.1 Million of DCC's which primarily go to park land acquisition or park land support with our Engineering staff; $150,000 for the improvements to Stella Jo Dean Plaza; off-site works are estimated at about $1 Million and the LEC plant is estimated to have an equivalent market value for ONNI of about $1.17 Million. In total there is about $70 Million of estimated market value. There is in there about $4.14 Million of cash that would be coming to the City for various funds.

This plan just shows the new driveway that would be in this location and these would be the changes that we would make to the siting schedule. Those would be the consequential changes to the Zoning Bylaw, in red the setbacks being increased.

Your Worship, that concludes my presentation and the applicants do have a presentation they would like to give.

Mayor Mussatto

Thank you very much Mr. Penway for your presentation this evening. I guess you will just queue up the applicant's presentation. Good. Thank you. Welcome this evening Mr. Jarvis!

Mr. Beau Jarvis, Vice President of Development, ONNI Group

Thanks Your Worship, members of Council. For the record my name is Beau Jarvis. I am a representative of the ONNI Group. I am going to get right into it here because I got 2 ½ years of stuff to talk about in 10 minutes.

Summary of public consultation: Over the past 2 ½ years we have engaged in a significant amount of public consultation, in fact I can safely say I have never been involved in a project where we have engaged the public and responded to concerns more than we have on this project. We have met with immediate neighbours several times, we have met with business associations, community groups, individual residents, and individual business owners. We have been at the Advisory Planning Commission twice and Advisory Design Panel twice. The latter time on each Panel we were passed unanimously including the Design Panel citing us for our civic mindedness in terms of how much public consultation that we have engaged in.

With consultation comes evolution and I will go through these each in a little detail but in December of 2010 our application was 5.68 FSR in three towers at 180 feet each. In April 2011 we resubmitted at 4.92 FSR or 485,000 sq.ft. and in 2012 we submitted what is relatively what you see before you this evening at 4.57 FSR.

In the original proposal of December 2010 we were again 5.68 FSR which is about 560,000 sq.ft. There were three towers at 180 feet. We had a retail podium that was about three levels and then some residential, two levels of residential above that. There were concerns of massing and density at the time and we resubmitted at 4.92 FSR where we dropped this tower from 180 feet to 120 feet. We removed the residential density off of the podium so it was just a three level retail podium.

Enter three towers versus two towers and that discussion so as part of the evolution of this project we shifted from three towers to two towers. In mid 2011 staff approached us with the concept of two towers. City staff were interested in trying to maintain view corridors through the site as well as continue to reduce the overall density from 4.9 FSR. The idea was to eliminate a tower and place the majority of residential density in the tower on 14th Street. Staff informed us they would support an Official Community Plan height amendment as they just had with the Prescott across the street from us which was 120 feet in the Official Community Plan and it was shifted to 150 feet.

We attended a workshop with staff and Council related to this matter. We also came out publicly and suggested we weren't necessarily comfortable with amending the Official Community Plan height limit. At that time Council suggested we take the option to the public which we did during several meetings including a developer information meeting with over 150 people in attendance.

The response was overwhelmingly in favour of the two tower concept including the taller, slimmer tower on 14th Street that was beyond the Official Community Plan height limit. So, this is essentially the changes that we saw at that time. This tower was previously at 120 feet, a 63 foot podium and two 180 foot towers. We shifted to a 180 foot tower, a 240 foot tower here, reduced the podium to 38 feet there and we have an office building depending on where you measure from this approximation is 82 feet from that point. The site slopes from here to here.

Pedestrian Rights of Passage: Over the course of this project one of the primary concerns has been permeability through our site and the pedestrian realm in general. The ability for pedestrians to have access throughout our site to Stella Jo Dean Plaza and through to 14th Street was paramount. This slide depicts the areas we have setback our buildings and essentially dedicated over 13,000 sq.ft. of our site area for pedestrian right-of-passage.

We have put a thoroughfare from 13th Street through to Stella Jo Dean Plaza. We have put a thoroughfare at mid-block from 13th Street to 14th Street and one of the most significant things is we have actually set the entire frontage on 13th Street back by three metres among some of the other pedestrian rites of passage that are noted on that slide. These are just some depictions. So this here is the thoroughfare to Stella Jo Dean Plaza from 13th Street. This is the mid-block breezeway that runs from 13th Street to 14th Street. This is that same breezeway in section so you can sort of see what is going on inside there. There would be openings into a potential grocery store here as well as here.

Changes since the first Public Hearing: Gary touched on this and I will get into it in a little bit more detail. The extent which again, we have worked with our neighbours on this project, I mean I find it incredibly significant, we have continued to address issues right up until today essentially. We have had our Information Centre until an hour ago or two hours ago. I would say we know our neighbours fairly well and we have a decent working relationship with them at this point and since the last Public Hearing loading and transportation became the prominent issue, and I can tell you we have made significant changes as again Gary mentioned. But loading and traffic, green walls on the park, stepping back the office tower to limit the impact on Stella Jo Dean Plaza and setting back a tower and building off of 14th Street were the main issues.

First and foremost traffic, this is the slide I think that Gary perhaps was looking for. Previously all of our loading, an estimated 45% of our vehicular traffic, was going to be accessing our site via 14th Street so essentially coming down 14th Street, turning down the lane and either going into the ramp down into the parkade if you were a vehicle and loading bay if you were a truck. This was the cause for significant concern among the residents that certainly live on 14th Street and beyond and I think, well I know, the reason was that in the past decade this street has been modified to increase it I guess as a more pedestrian oriented street with traffic calming measures etcetera. So, I am here to tell you that we have listened. We have eliminated virtually all of the traffic and loading off of 14th Street and this was a significant change that caused the redesign essentially of our entire main floor and it caused us to rethink how we load our building commercially and in doing this we are proposing a fully signalized intersection at the mid-block location. This is our main point, our only point of egress and access into our site. Cars will come in here, go down here, trucks will come in, back into the loading bays and there will be a proposed signal right there.

This is Stella Jo Dean Plaza, as you can see, and previously there were some concerns regarding the treatment of the facades that are facing Stella Jo Dean Plaza. So what we have done is added a green/living wall and hopefully this will enhance the appearance of the façade that is facing the Plaza when you are at eye level in the Park and utilizing the Park facilities.

Another concern was continuing, I guess shadowing and impact of the building on the Park. This is where it was previously, so we were about 24 or 25 feet setback from the Park right there and we were actually about 84 feet, Gary, set back from the Grande right there which was a bit of an error. So, this is the actual distance and what we have done is we have shifted this building back by 11 feet to 36 feet and this has shifted another 4 or 5 feet to 89 feet from the Grande.

Setback Tower on 14th Street: What we did here is essentially the tower line, it is hard to see right there, but it used to be right along the face of the building and we have set it back about 6 feet there and then indented the lobby and the CRU about 8 feet in an effort to increase I guess the pedestrian experience and sort of create a little bit more movement in the area in that region.

Density: This is an important slide. We feel the density on this project is quite appropriate given its location in the City core. It is bound by two major transit corridors. The Official Community Plan and the Central Lonsdale Planning Study that occurred calls for mixed-use, high density, transit oriented density in this location and what we have done is we have gone and looked at some of the developments that have been approved in the past 5 to 10 years and we are at 4.57 FSR which is this green bar and there are several different, it is hard to see on here, but this is Vista Towers, 6.9 FSR. This is Hollyburn Rental at 6.7 FSR. The Allegra at 4.6 FSR I believe. Summerhill at 5.3 FSR and the Prescott is here at 4.3 FSR and this just gives you an idea of where we fit in in terms of the level of density in the area. The other thing is almost 1 FSR of our 4.57 is the office building which is employment generating space.

Gary obviously went through this stuff with the audience and Council and Your Worship and I wanted to make a couple of points here. There has been some public comments and I want to confirm that we are working within the Official Community Plan density boundaries. I want to clarify that the Official Community Plan has an outright density of 2.6 FSR. Once you get into Section 5.12 of the Official Community Plan; however, which is the density bonusing section and the transfer section, there is absolutely no limit on the density set out in that document.

It does not say 2.6 FSR of density provisions up to a maximum of X which is why when you go back to the previous slide you see several projects in the last 5 to 10 years that have been approved over 2.6 FSR, in fact, most of them. And again, Gary touched on this and I think did a good job summarizing the density bonusing factors in this proposal.

I am happy and fully prepared to answer absolutely any questions about the community benefits associated with this application here this evening but I do want to say a couple of things. I am almost done. What we are proposing is fundamentally no different than any of the projects which were listed on that previous density slide. Take the last two major projects that were approved. The Prescott which is kitty-korner to our project and 15 West on West 15th Street as an example the bonus density for the higher green building standards and Gary touched on this, our calculation is virtually the exact same calculation that was approved at the Prescott.

The density for the delivery of non-market housing is calculated the same way it was calculated for 15 West and the Kimpton and something important to note that Gary touched on as well is that these projects utilized the density transfer tool in Section 5.12 of the Official Community Plan and we contemplated this also and in fact to transfer density to our site rather than put on-site amenities it would have been less expensive but there would be no on-site amenities. So, we decided against it.

This is the second thing, the amenities associated with this project are not the result of ONNI throwing mud against the wall in an effort to see that it sticks. These amenities are the result of intense consultation over 2 ½ years. If you recall there was a Museum associated with our application. At one point Council voted 7-0 in favour of us moving forward and exploring the option of the Museum.

At that point everybody's mind changed and we went out and obtained further feedback via meetings with the community, members of Council and staff and what culminated out of that are the amenities that you see in the proposal today. Gary touched on a lot of this stuff which is just the continued benefits of the project and financial value, public art, sewer contributions, DCC's payable, etcetera.

I will summarize. Tonight I have spoken with you about the project history and the intense public consultation that we have engaged in over the past 2 ½ years. The resulting project evolution, three towers versus two towers and why and sort of the history behind that, public rights-of-passage, significant changes since the first Public Hearing which include obviously loading and traffic, setting back the office tower, green walls, density, we touched on that briefly and community amenities. Thank you.

Mayor Mussatto
Thank you very much for your presentation Mr. Jarvis. So now is an opportunity for members of the public to ask questions and to make comments. As you know we did have a sign-up sheet out earlier. We had one for people that were generally opposed to application and the other one was generally in support of the application, so I think what we will do is we will just alternate between the two lists and we will go from there and of course if you didn't sign up you will have an opportunity at the end to make sure you have a chance just by raising your hand and come down and speaking.

I do know that Mr. Sostad was here I think a little bit earlier before Mr. Caune so I am going to go to Mr. Sostad in the opposition. Mr. Sostad is here and then we will be ready Mr. Caune with a microphone for you to bring up to you. Thank you very much for that and thank you for going second. And welcome this evening, Mr. Sostad!

Mr. R. Sostad, 211-312 East 1st Street, North Vancouver
Thank you very much. 312 East 1st Street.

Mayor Mussatto
Thank you.

Mr. Sostad

John Braithwaite went to, there he is right there, went to City meetings when Loucks was Mayor and handled struggles in North Vancouver City, handled rights in North Vancouver for working class, poor, youth and fought Councillors, said the present Council had to be handled. He is in his 70's age-wise. Listen to Voices Group. The group Voices doesn't listen all the time. Development at 13th Street is a major one it's said the voice of Council is usually at 5 to 2, Rod Clark and Pam Bookham vote against most of the time. Planners were on the right most of the time. In closing I believe ONNI has some good points for women and people living but mostly bad. What are the socialists to do?

Mayor Mussatto

Thank you very much Mr. Sostad and I see that Ms. Anderson is going to take the microphone up to Mr. Caune and thank you very much and I hope I pronounced it right. So, if I mispronounce your name it is me, it is not you and I apologize and you can correct me when you come to the microphone. Thank you.

Mr. R. Caune, 413-3651 Foster Avenue, Vancouver

Thank you. My name is R. Caune. I live at 3651 Foster Avenue in Vancouver and the reason I don't have a North Vancouver address is, there is a great shortage of affordable, accessible housing for people with disabilities throughout this entire province. In 2005 I was no longer able to live in the community that I have lived in since 1968, my parents have lived here since 1966. Because of this shortage, I would ask Council to, I think in the public interest, that they approve the matter before them because in includes an opportunity to create housing for people with disabilities.

I know that one of the groups that would maybe get the affordable housing is the MyOwnSpace Group. I know what is in store for those children who are adults now if their families cannot find a place for them to live. What will happen is when the parents get too old to keep, their adult children at home, they will get stuck in the health care system or the CLBC system and they will become institutionalized as I was for two years because of this shortage of housing in my home community.

I know some people in the neighbourhood have expressed concerns about the height of the development and they mention about they would block out the sun. The implication meaning that they would have to live in darkness. So, the people who are actually living in darkness right now are people with disabilities who don't have a place to live particularly people with disabilities who are left out of their home communities as I was in 2005 because of the shortage of affordable, accessible, generally affordable, generally accessible housing. So the potential, the component of this proposed development that includes that is in the public interest.

Certainly the Federal government, and the Provincial government and other municipal governments should be doing much more than they have and they are doing a lot of very bad policies that put people in communities into this situation. But as the saying goes, we shouldn't have let the perfect be the enemy of the good, and so I would urge Council to think about the tragedy that befalls people who have been in your community for decades when they, through no fault of their own, cannot find a place to live.

The most probable consequence again would be what I said earlier is institutionalization even though the great horrible institutions for people with developmental disabilities are all shut down in this Province by 1996, people with disabilities are being re-institutionalized because of this shortage of affordable, accessible housing. What is happening is they are being forced into nursing homes.

In 2012 the B.C. Ombudsperson published a report based on a four year investigation of B.C.'s nursing homes and she found, amongst other things, that the staff who work in nursing homes do not have to report incidents that may constitute criminal offenses. Think about that for a second. So, some of your neighbours because they can't find a place to live with disabilities are being put into a place where if there is criminal acts happening the staff don't have to report them.

It sounds unbelievable in the 21st century but nevertheless if you read the Best In Care Report by the B.C. Ombudsperson you will find that. Now, what does this have to do with the development in front of you? Well, it is cause and effect. It is supply and demand. If you don't have a sufficient supply of generally, affordable, accessible housing people like me, your neighbour, like the people who are here from MyOwnSpace are going to end up in horrible places that as far as I can tell nobody in this room has done anything to stop.

Whereas there are people in this room who do have the power to at least prevent some of your neighbours being put into that situation and that is what partially is before you this evening and now I urge you in the strongest terms to keep in mind when you make the serious consideration which I know you will all do the most probable consequences if you approve or disapprove the opportunity is before you this evening. Thank you.

Mayor Mussatto
And thank you very much, Mr. Caune, for your presentation this evening. The next speaker we have is Ms. D. Wilson followed by Mr. N. Bennett. So I'll announce the name and then the other person can maybe be ready to come down to the microphone. Welcome this evening Ms. Wilson!

Ms. D. Wilson, 405-160 East 13th Street, North Vancouver
Good evening, Mayor Mussatto and all the Councillors. My name is D. Wilson and I live at 160 13th Street in North Vancouver.

Mayor Mussatto
Ms. Wilson, do you mind just putting that closer to your mouth. Thank you very much, and if people could remain as quiet as possible. Thank you.

Ms. Wilson
My name is D. Wilson. I live at 160 13th Street in North Vancouver, Apartment 405. I want to begin by thanking Council members for being so committed to this project. I just can't get over how much time must have been spent looking at all of these things and Public Hearings so the Council members have to be commended for all of this time and commitment that they have put into this.

I have not been involved before now because I haven't had the time but I felt this was really important because it is such a high profile corner and I would like to see it done right. But my main concern is the traffic that is going to be increased and the impact on everyone that is already living here. I just felt it was important to pass on my views and my justifiable concerns and some facts that I have. The Councillors probably by now and the Mayor have received my letter but I am going to go through it quickly because perhaps some of it already a repeat from other people.

I have been living on the southeast corner of the Grande building for 8 years now and during that time I have seen a large increase in the traffic in that area, St. George's and 13th, especially with the emergency vehicles that are constantly there. That is a big concern for me not so much because I live there but just how we are ever going to get out of the lane behind the Grande because we are now competing with bikes and obviously extra vehicles that will be with all of the projects that are now almost completed in the area which is three of them I believe.

So, I am thinking that with over a thousand vehicles from just three projects that are now ongoing, the southeast corner of 13th Street and Lonsdale, 17th and the 15th projects, I am not even sure how many vehicles will be coming out of there but I imagine it will be at least a thousand and added to the bike lanes, added to the traffic which is already here, plus the emergency vehicles, I visualize that as a bit of a nightmare on the roads because our streets were not made for that extra traffic. You know I am sure that the Councillors have all looked at this but I just wanted to bring that up.

The other thing is the laneway behind the Grande which used to be a thoroughfare, used to go right through, and is now blocked off on the west end so there is little room to move in that lane for people, you know like handicap people that are being picked up, trucks that are coming in, residents going in and out, it is a bit of a nightmare there at times and especially with large trucks because they have nowhere to turn around. They can't back into the loading zone of the Grande building because of the height restriction, the pipes that are running in the ceiling, so they have to just, ah it is just crazy and I did witness a truck just recently backing out onto St. George's over the sidewalk and I am thinking, oh my goodness I hope nobody is pushing a stroller or something along there.

That personally is something I have witnessed and it may get worse. I don't know. We also have the Grande parkade that comes down the ramp and people are coming out of there too so there is an awful lot of traffic in a blocked off lane.

Number two is trying to exit that lane. From my perspective as a resident of the Grande there is not much chance to turn left as you are coming out of the lane onto St. George's, just about impossible. The odd time on a weekend you can do it and also turning right is a bit of a challenge as well because trucks tend to park, UPS trucks, etc., seem to park at times at that No Parking area in front of the Grande retail businesses and sometimes there are two trucks there so as you come out of the lane and when you are turning left you have got to inch your way into the middle lane.

Mayor Mussatto
Ms. Wilson, do you have much more to go? Do you have much more to finish?

Ms. Wilson
Mmmmm?

Mayor Mussatto
Do you have much more to carry on?

Ms. Wilson
No, not really. If you would like to me to finish off that is fine.

Mayor Mussatto
If you can do it in 30 seconds otherwise we will have to have you come back.

Ms. Wilson
Okay, so now then?

Mayor Mussatto
If you can do it in 30 seconds we'll let you do it and if not we'll have to have you come back.

Ms. Wilson
Okay. I just want to say that I am under the impression that the Councillors may think that everyone in the Grande building was all in favour of the development and it is not that we are not in favour of a development on that lot. We would be pleased to see something change but there was never a survey done in the Grande that I know of that we were asked whether we liked the idea or didn't like the idea so that is a bit of a concern as well.

And the other one is the 13th Street being the longest street and connection east/west and it is used a lot from all of the traffic coming from the Grand area, Lynn Valley etcetera so it is a very busy street.

Mayor Mussatto
I will have to ask you to come back if you have anything more.

Ms. Wilson
Okay.

Mayor Mussatto
Thank you very much Ms. Wilson.

Ms. Wilson
Okay. Thank you.

Mayor Mussatto
Thank you very much, Ms. Wilson. The next speaker we have is Mr. N. Bennett followed by Mr. P. Chubb. Welcome this evening Mr. Bennett!

Mr. N. Bennett, 201-275 Fell Avenue, North Vancouver
Hi. My name is N. Bennett. I am a B.C. Land Surveyor and we have had our offices in the City for a couple of decades now. I am specifically speaking about the office portion which I support very much. Office space in the City is, good office space is hard to come by. This is central. It is on transit. I support that greatly. If anything, I would say it should be greater or there should be more office space. The City is intent on setting up a City Centre. This not only needs people there at night in condominiums, it also needs people there during the day to support, whether that is restaurants, or buying a new camera for a trip or whatever happens to be, it needs more people there during the day in offices. I support that completely.

In respect to the residential I think it is a very elegant project compared to shall we say some of the boxy nature of some of the adjacent buildings? Personally I think it would be a very good addition to the City and I am very supportive of it. Thank you.

Mayor Mussatto
Thank you very much Mr. Bennett. The next speaker we have is Mr. P. Chubb followed by Mr. A. Mills. Welcome this evening Mr. Chubb!

Mr. P. Chubb, 217-123 East 19th Street, North Vancouver
Thank you Your Worship, Council members, well here we are again. Can I put something on the projector there?

Mayor Mussatto
You sure can, yes!

Mr. Chubb
Okay, let's begin. I am P. Chubb. I live at 217-123 19th Street East. I am a North Vancouver resident, taxpayer, voter. I would like to say I am not opposed to development. It is a Regional policy that there is going to be towers along high density corridors. Lonsdale is a corridor, so is 13th Street, so it is going to happen but that said there are good towers and not so good towers and I look at this project and I think that falls into the last category and I think that maybe one of the reasons that ONNI has had so much trouble getting this through is a lot of people like me feel the same way. Let us just take a look at the layout of the project first of all.

Mayor Mussatto
Mr. Chubb, you can't. You have to take the microphone.

Mr. Chubb
I got a mouse. Cool.

Mayor Mussatto
Yes, you can use that. Oh, no you can't.

Mr. Chubb
Okay, I'll just talk in generalities.

Mayor Mussatto
We'll give you a pointer. Thank you. You can use the laser there, sure, just don't point it at anyone. There it is.

Mr. Chubb
Okay. It is sort of an awkward footprint. Nobody has ever really addressed what goes on at this area along Lonsdale. What you got right now you got this big tower leaning up against Lily's Dollar Store and I don't know what is going to happen to that property eventually. I would have hoped that ONNI would have managed to work a deal with whoever owned that property but they didn't so now what is going to happen there? Are they going to put up another tower right next to this one? I don't know but somebody should really be looking at that because it kind of is going to screw up the façade on Lonsdale.

There are good projects like the one on 17th Street that is a nice frontage but this here I don't know what is going to happen to those stores. They are going to be there forever probably because I can't see anybody allowing a high-rise to go up there when all these people are living in their condos right behind it. Anyway that is one thing.

The other thing is that Plaza. That is on the shady side. I don't know quite how sunny or shady it is going to be. I see they got some footprints of it but I suspect that a lot of it is going to be in the shade and it is kind of sequestered from the public. I suspect that as time goes on that will just become another glorified entrance way landscaping that nobody is going to use. I don't really think it is going be used for that much. How we doing here? Yes. Okay.

The 13th Street, you got the office building right next to 13th Street. That is sort of going to make a bit of a canyon considering the other high-rises on the other side. I can see why they put it there. They want to keep the people on 14th Street off their back that live in the tower there but you know I guess we can handle that but the two main things I have a problem with are the property to the immediate west of the property, the awkward footprint and the canyon effect on 13th Street.

Now then, let's take a look on some these amenities. We are giving him a lot of density for some stuff that I don't really think is in the City's scope of responsibility particularly daycare. That is a Provincial government thing and if you are looking for daycare spaces you got lots of downsized school buildings all over the City and the District that you could probably use. It is a natural place to put daycare. This thing is a real gold-plated daycare for what the developer is getting.

Let's talk about the City policies right now. You are in the middle of revising the Official Community Plan. That is about 2/3 done I understand but you still haven't got a revised Plan even in draft that I've seen. And the other thing is your density bonusing is under review. You have hired a consultant. You are expecting a report within the next few months so both these policies are really very much in limbo and I submit that the best thing to do is to wait until you get these policies finalized and then to see how this

stacks up under the new regime. It won't really kill ONNI to sit on it for a couple of years. I mean, they have already decided to back off once and I think that the reason they are having so much trouble getting this thing through, as I say, there are a lot of people like me, they just don't get it. There are a lot of people that figure this is not a great project for that location. It is just too dense. They piled too much stuff into an awkward footprint.

They paid $37 ½ Million accordingly to this letter that was in the North Shore News on Sunday. They ought to be able, you know, to sit on it for a couple of years and see what happens as far as the City policies goes. They might even be able to make some money building something that is Official Community Plan compliant. That is all I got to say. I really think this has to be put on hold for a while to see what things are going to shake out with the City policy.

Mayor Mussatto
Thank you very much, Mr. Chubb. The next speaker we have is Mr. A. Mills followed by Mr. R. Hancock. Welcome this evening, Mr. Mills!

Mr. A. Mills, 1258 Rydal Avenue, North Vancouver
Thank you. Good evening, Your Worship, members of Council. My name is A. Mills and I am the Vice-President of Housing Services for the YWCA of Metro Vancouver. Thank you for once again for giving me the opportunity to make a few remarks regarding this important development in the City of North Vancouver. My address by the way is 1258 Rydal in North Vancouver.

Mayor Mussatto
Thank you.

Mr. Mills
Before maybe I talk about the project I would like maybe just give you some quick background about the YWCA. At the YWCA our mission is to touch lives and build better futures for women and their families and we achieve this through advocacy and integrated services that foster economic independence, wellness and equal opportunities.

Our programs are holistic and well integrated touching on multiple areas in women's lives and we believe that as soon as a woman has her basic needs taken care of then she can move on towards economic independence. When a woman arrives on our doorstep we can provide her with so much more than what she originally came to us for.

Things like her employment services, early learning and care, support groups, advocacy, legal education, health and fitness to name a few and contrary to popular belief by the way we don't just cater to women. Men participate in many of our program areas like health and fitness, youth programs and employment services.

As one of the largest and most diverse employment service providers in Metro Vancouver the Y has had a long history of providing employment services in North Vancouver for well over 20 years starting with the career set of Job Club for job seekers we have helped countless North Vancouver residents gain valuable skills and insights needed to access sustainable and meaningful employment.

On the North Shore we do have an extensive network of sponsors and donors and supporters who we hope we would able to mobilize around the housing aspect of this project. So balancing the diverse needs of a community is critical to its growth and development and the City of North Vancouver has demonstrated the ability to do this through its existing supports, infrastructure and consultation processes.

Now the Y sees the approach of this new development as an opportunity for the additional provision of housing and early learning and care services which will add value and contribute to a strong community both socially and economically.

We would encourage Council to remember the importance of safe, affordable housing. North Vancouver is one of the most expensive areas to live in in Metro Vancouver and our clients, single mothers and their children are least likely to be able to afford housing in this area. So, the inclusion of high quality early learning and care in the development would enable families to actively participate in the work force knowing that they are leaving their children in a facility where they are being well cared for and that they can afford as only a few families can manage today on one salary.

Now we are not interested in operating the child care facility as you already have some exceptional providers such as the North Shore Neighbourhood House and we would be thrilled to see them be able to extend their services.

We would love to operate the affordable housing in your community as we do in six other communities and across Metro Vancouver including Vancouver itself, Surrey, Coquitlam, Langley and we are presently in development of an additional affordable housing project in consultation with the City of Vancouver where we will build 21 units above the proposed Library branch in Strathcona for which we are raising a little over $10 Million and we will also be providing the ongoing operating funding.

Typically in YWCA housing in addition to having a staff person managing the building we will have a community development worker and their job is to provide residents with supportive links to both YWCA programs and local services in the community that help our clients move on toward economic independence. We also organize programs within the housing that build a strong community dynamic and teach our residents some essential skills.

Now it comes as no surprise that there are many challenges in providing affordable housing and as I say we would love to operate the housing here but I will be candid and say this, that if we are not the chosen operators of this housing, we still hope very sincerely that the new housing will be built for we believe that this will be an important additional service to the community.

We would be honoured to work with you and thank you for taking the time for listening to us tonight and I certainly hope that Council will make what we think is the right decision around this project.

Mayor Mussatto
Thank you for presentation, Mr. Mills. The next speaker we have is Mr. R. Hancock followed by Mr. S. Griffin. Welcome this evening Mr. Hancock!

Mr. R. Hancock, 1133 East 29th Street, North Vancouver
Good evening, Mayor Mussatto, Council. Firstly I haven't presented in this Chamber so I just have a letter that I want to post.

Mayor Mussatto
If you just want to have a copy for Council you can just pass it to the Clerk and she will ensure that we all have a copy.

Mr. Hancock
I just wanted to put it up.

Mayor Mussatto
Oh did you want it up. Sure. You can put it there as well. We will turn it back on and you just have to put it there.

Mr. Hancock
My name is R. Hancock and I am the one that wrote the previously mentioned article in the North Shore News.

Mayor Mussatto
Just on top there. Yes, great, thank you. We will try and zoom it in and out. Actually it is coming up quite well.

Mr. Hancock
This is what I submitted to the North Shore News. They amended my presentation somewhat to maintain a positive I guess a corporate and financial relationship with ONNI. I am going to start by saying as in my letter I am not opposed to this development for the majority of the development reasons.

I support childcare. This location is critical right next to our hospital and there will be all kinds of parents with young children that work at the hospital coming from all over the Lower Mainland and they will be able to visit their kids during the day. It will be a very good situation.

As one of our presenters mentioned previously also I support assisted subsidized housing. There are going to be a lot of people all over the Province that will take advantage of that. I do want to re-enforce this is not exclusive to the residents of North Vancouver.

What I am opposed to first of all and it is kind of old hat now was the manner in which the previous presentation was handled with the sign-ups which coincidentally Mr. Jarvis again denied today and withdrawing an application when they own the property. That is ludicrous. I am also, I did mention there in my letter, no I didn't, they took this out but there are two Council members that received money from ONNI and I think there is a terrible conflict there when you accept a campaign contribution knowing a project of this scope and scale is coming down the pipe and also there are additional cost benefits to this property.

I think the scale of the 4.57 is way overbuilt. Again, today ONNI mentioned that it is comparable to Prescott but they forgot to mention that the Prescott has a huge density transfer. It is actually not in fours, it is 3.2 and this project at 3.2 would be a great project.

I am opposed to the current proposal in that I think it sets a bad precedent. I will just change this. I think that is a bad precedent for this one development because as you know I have been in the development business for a long time and the next developer that comes before you to make a presentation will say ONNI got 4.57 I want 5.2 and they will come up with some more incentives to make that work.

That is my say. I think it is a great project but I would like to say that I think we should have some limitation to the scale of this project with all the incentives being on the table.

Mayor Mussatto
Thank you very much for your presentation Mr. Hancock. The next speaker we have is Mr. S. Griffin followed by T. Hanlon-McMillan. Welcome this evening Mr. Griffin!

Mr. S. Griffin, Edgemont Boulevard, North Vancouver
Good evening Council. My name is S. Griffin. I am a Chartered Accountant. I have lived and grown up on the North Shore with my family now my entire life and I am here to offer my strong support for the ONNI development. I also represent a group of young professionals that are hoping to start a large scale business on the North Shore and to date we have continually concluded that it is not financially possible. There is not an adequate office space on the North Shore or on Lonsdale and what space is available is not accessible. They are in bad locations.

ONNI's proposed development solves many of these issues. It creates much needed office space. It is located on the major transit corridors. It provides accessible housing alternatives for young professional families. It is located on what is supposed to be a major business corridor. Council, if they allow such a development, will create a major and significant impact for North Vancouver and in the North Shore in general. What other community has the opportunity to allow young professional families to live and work in their same community?

This is my second time speaking here and I have heard a lot of pros and cons about this development. I don't pretend to understand the whole development process but I keep coming back. If this proposal doesn't go through what is it going to cost North Vancouver? As the reality of my situation and many business owners is that without developments like ONNI's my business and others are going to unfortunately be required to leave the North Shore and the unfortunate reality is my family is going to have to follow.

So, I want to thank you for your time today and again I urge Council to vote in favour of this proposal because to do otherwise is, I don't want to leave the North Shore, so thank you.

Mayor Mussatto

Thank you very much for your presentation Mr. Griffin. The next speaker we have is Ms. T. Hanlon-McMillan followed by Mr. A. DeGenova. Is T. Hanlon-McMillan here? Out in the back there is it Ms. T. Hanlon-McMillan. I am sorry. Would you like us to bring a microphone up to you? I am so sorry. Okay. I am sorry. Thank you very much. Just take your time. Don't rush please! Come on down a little bit.

Thank you very much and welcome this evening Ms. McMillan. Do you mind just pulling that microphone down a little bit? Thank you very much and welcome this evening.

Ms. T. Hanlon-McMillan, 1104-444 Lonsdale Avenue, North Vancouver

Thank you Your Worship. I come tonight to, I am not opposing to this development, I think it is nice but I think there is too much density and for the corner for 13th Street and Lonsdale it is already a very busy corner. It is a very busy street and if they are going to have the entrance off of 13th Street and the exit coming on through 13th Street as well this is going to tie up traffic tremendously.

I don't know and maybe I didn't get that right whether they are going to have the exit on 13th Street as well but to me I feel that is very poor planning if that is the case because 13th Street is already busy enough and also they must bear in mind that all the emergency vehicles, ambulance, fire trucks and so on, are all coming along 13th Street as well. That is their route of entry and exit so this is what I am concerned about is that if really for them to rethink about where they are going to put their entrance and exit. Okay.

Mayor Mussatto

Thank you very much for your presentation this evening, Mr. Hanlon-McMillan. The next speaker we have is Mr. A. DeGenova followed by Mr. I. Leonard. Welcome this evening, Mr. DeGenova!

Mr. A. DeGenova, 155 West 2nd Avenue, North Vancouver

Thank you, Mr. Mayor and Council. My name is A. DeGenova and I reside with part ownership with my daughter down at 155 West 2nd, Lower Lonsdale and am looking forward to being the proud owner at 902 at the Prescott coming up next spring. But I am here tonight Mr. Mayor and Council wearing my Vancouver Resource Society's Board of Director's hat in support with MyOwnSpace's interest in this project.

This will provide independent living opportunities for young adults challenged with disabilities. VRS and MyOwnSpace share similar goals to create housing for individuals giving them the opportunity to live independently in the community instead of being institutionalized and having to live outside of the area in Maple Ridge, Langley and other outside areas, and are in hospitals or nursing homes.

I have to say Mr. Mayor, the City of North Vancouver has proven to be a strong leader in accessible housing. VRS is thankful for the five units that you have come forward with. I have to thank each and every one of Council here for the approval of the project on 15th and Lonsdale at 15 West for accessible housing units that will be coming onboard to get our families that have lived in this neigbhourhood, young adults that can leave home, can break out of their homes now to be able to live in their neighbourhood independently.

There is a large demand for accessible housing in this community. If each project Mr. Mayor and Council, had similar models like 15 West as in this project providing this kind of housing, breaking the barriers and giving people with disabilities an opportunity to have the fulfillment to living their own lives in their own community would be a real opportunity.

So on behalf of Vancouver Resource Society we would be looking at support of this project as it evolves and moves forward for MyOwnSpace to support them similar goals that we have here as we move forward. Thank you very much.

Mayor Mussatto
Thank you for your presentation, Mr. DeGenova. Next we have is Mr. I. Leonard followed by Mr. M. Hamilton. Welcome this evening Mr. Leonard.

Mr. I. Leonard, 215 St. Andrews Avenue, North Vancouver
I still reside at 215 St. Andrews Avenue. Mayor and Council, you have to wait for my glasses. As Councillors you were elected to serve the citizens to ensure a livable community and a sustainable City through regulatory policies such as zoning, Official Community Plan and as a signee to the Metro Region Plan.

Seeing that this City has no policy on bonusing will someone please enlighten us as to why this project is so sacrosanct that 194,000 sq.ft. has been bonused so as to almost double the size of the whole project and almost double the allowable amount of the Official Community Plan? I will await to the answer at the end of my speech.

Mayor Mussatto
Okay.

Mr. Leonard
For this reason, unknown to the taxpayers of this City, management and staff and senior staff have deemed it necessary to give away the whole store to enhance a developers bank account instead of looking after the City's own taxpayers. These are the same taxpayers, the citizens, that pay the Councillors' and the Mayor's salaries as well as the management and staff and all the City employees in the City.

So, why not use this project to help finance the citizens' needs such as the Harry Jerome Rec Centre or even the waterfront projects?

When I asked the City Planner at the public meeting on the Harry Jerome a few weeks ago if funds from the ONNI project would be available to the Harry Jerome Project I received a definite no, loud and clear. Is this why we elected Councillors to give away huge chunks of our City, chunks that could give the City amenities that we have been waiting for at least 20 years?

Yet you choose instead to bonus 44,177 sq.ft. in exchange for a small daycare for 37 children when Ridgeway Elementary Annex closed down by the School Board is perfect for a daycare for hundreds of children or support the North Shore Neighbourhood House.

It begs a question when these amenities and bonuses were created was there too much of the liquid stuff floating around or was something else going on we shouldn't know. The whole thing reminds me of when the starving hoards screamed at the gates they were told to eat cake.

I would like to know who created and pushed all these amenities and bonuses that are so outlandish. Who suggested the immense amount of square footage for so little in return? Would someone please tell us why and how these bonuses were arrived at and how they were calculated and for what reason? Not having access to all the machinations that happens in City Hall I would like to still believe there is and this is a democracy.

As dutiful students who pay the shot even though the taxes go up every year despite all the addition of growth in the density and density in the City I ask why are we kept in the dark? Why the silence? Perhaps it takes courage for Councillors to engage with their inner thoughts and beliefs that I believe that is necessary as such times as these. This is why citizens choose and elect you believing you were ethical and had integrity and guts to do the right thing for them.

No doubt most people understand that this whole project has been a charade, a sham, hiding a reality that can affect all other developments that come before us in years to come. As citizens we are worried and rightly so when silence prevails over such a precedent setting project. How can bonuses build up to 194,000 sq.ft. doubling the Official Community Plan yet all the City receives in return a mere $2 Million in cash?

This is making a laughing stock of the City. No wonder Council last month quickly approved the motion to look at creating a policy for density bonusing no doubt in fear of what was coming down the line. When ONNI publicly announced that they were backing out of the project after spending $37 Million who really believed them? Who stepped in to convince them to continue or was this just part of the game?

So, again, I will ask the question. Why ONNI has been favoured with such massive increases in the FSR? The absurdity of this whole process is deplorable and should cease. There is an awful odor coming from this project, a project that is far, far too large for the location, for the site and for the City. Go and start all over again. That will be and provide more benefits to the public. I am sorry, Beau. Thank you for the opportunity to express my opinions and I ask my questions to be answered now.

Mayor Mussatto
Thank you Mr. Leonard and we will go to, there is no clapping, people. There is no clapping or booing so please let us not start that. Thank you.

Mr. Leonard I have questions for you? Why density bonusing? Who suggested the amenities and how were they calculated? So, I am going to go, why density bonusing? I am going to go to Mr. Penway. Who suggested the amenities maybe we will go to the applicant to address that and then how were they calculated we'll go back to the staff. So, Mr. Penway will grab them for you there, Mr. Leonard.

Mr. Penway
Your Worship, I will use the overhead projector in a second. I will just pull a couple of pieces here.

Mayor Mussatto
Sure. Thank you.

Mr. Penway
Your Worship, I will do my best to give you an answer for Mr. Leonard. The first comment I guess was that the City doesn't have a policy in terms of density bonusing. There is a policy and it has been in place now for a couple of decades. Section 5.12 of the Official Community Plan does specifically provide for additional density for a variety of things which includes a variety of considerations like affordable housing.

There is a mandate that the municipalities worked through in B.C. where there is an obligation on municipalities in our Official Community Plan to address affordable and rental and special needs housing in our Official Community Plans. In addition to that the Regional Growth Strategy speaks to an expectation of trying to create employment centres throughout the region and being a regional City centre within Metropolitan Vancouver we are part of that.

The density bonusing policy has been in place since the 1990's. It has changed over the years somewhat and in changing there have been workshops in this Chamber about whether it should be changed or not and a decision was to keep it as a more open-ended policy as opposed to a more formula based policy. So, there seems to be a direction now to move towards more of a policy where it is going to be quite a straight financial calculation as opposed to considering the merits on an individual basis.

The first project and if I could just perhaps get the Clerk to zoom in to just the table, this is the application for rezoning for the Grande. This is an application that is a CD-373 zone and it provides for a density of approximately 4.4 FSR. Sorry I mean it is the Legion. The Legion was one of the first projects that the City dealt with where we did a significant density bonus. The bonus is about 4.4 FSR. There is an exclusion of some space in the Legion building that goes with that and so 4.57 would be the density including that excluded area. For our bylaw purposes we call it 4.389.

So, we have been dealing with projects like this for some time. In this instance 33 units of affordable housing were purchased from the Legion as the developer to operate affordable housing on six floors in that project. That was done at the time when the Provincial Government was in a position to provide more money to B.C. Housing and so they were in the position to buy these kinds of units. Times have changed and now the provision of these units requires more of an effort from the municipality.

So, policy has been around for a very long time. There is very clear policy. If there was not policy density bonusing like this and the other examples would not be possible. The density considerations that are under consideration for this project are ones that have mostly been considered before at different levels and if the Clerk could zoom out on this, our point might be more effective on this one. Perhaps I will just go to the PowerPoint. I think it would be easier for people to read.

I will just walk this through to the point of the density considerations. Your Worship, this is the slide that shows the different considerations in terms of what has been done before. Affordable housing, the formula that is used here, which is that there will be units totaling 10,000 sq. ft. in gross floor area provided to the City which is estimated to have a market value of the $5.1 Million of affordable housing. It is calculated at $120 per buildable sq. ft. for a bonus that equates to the 42,500 sq.ft.

This is the same approach and formula that was used for the 15 West project in the 100 block West 15th Street with CitiMark which was approved by Council last year. It was the same formula that was used for the Kimpton project at 13th and Chesterfield so that is not a new model. That is using the same model as has been approved twice before.

The childcare provision is using a similar methodology. The daycare to be provided with the 6,100 sq.ft. indoor and 5,500 sq.ft. outdoor space would have a market value if the City were to buy such a use on a building like that of $5.3 Million and taken at $120 sq.ft. buildable equates to a bonus of the 44,000. One of Council's policies is to try and achieve daycare in areas where it is required and the Town Centre has probably more employment here than in any other part of the City so a daycare at this location is considered by staff to be useful in that it serves both the needs of the residents and employees that come here to work whether that is hospital or other office or other types of uses that are creating employment need in the City.

So, that is the reason why daycare is considered a useful amenity. There could be other locations for it as well but as a urban location it will be very close as possible to the jobs. It seems like the kind of use that is certainly eligible for your consideration. Certainly within the policy you are not obligated to approve it this evening or the whole application this evening but it certainly is consistent with policy looking to try and provide for the community's needs in part.

The green building consideration is the same consideration that was given to the Prescott. We are trying to find ways to reduce greenhouse gas emissions. It is another Provincial mandate that we are obligated to produce efforts to reduce greenhouse gas emissions in Provincial legislation in our Official Community Plans. This is a method to try and achieve that by reducing energy consumption in the buildings.

The employment generating one is a new category that was created for the Prescott development across the street where under the new Regional Growth Strategy there is a renewed emphasis to get employment happening in Regional town centres and so the policy for that comes from the Regional government and then it has been applied through an amendment which happened with the Prescott a year ago.

So, these bonus provisions are in place for these things. The others are smaller. I don't want to use up too much time Your Worship going through them all but these are the methods that were used and our property evaluation staff in our Lands Division have vetted the numbers and the values with ONNI in coming up with those values and an appropriate value of density that would go with them.

Mayor Mussatto
Thank you, Mr. Penway. Sorry, Mr. Leonard your chance to speak is already done. I am just going to hear from the staff or from the applicant if they wanted to mention just why the amenities you chose. Mr. Leonard if you could just let them speak at the microphone there.

Mr. Jarvis
In terms of the amenities and why they were chosen as I mentioned during my presentation it was a culmination of direction from staff, conversations with staff, conversations with members of Council, conversations with the community. Again the Museum was a component of our application previously and that was discussed. There was feedback received and the Museum is no longer a component of our application. It was through this iterative process that the amenities that you see before you have culminated into the application.

One other thing while I have the opportunity is to just note that while we were considering the types of amenities in this project again we did consider the other Section 5.12 of the Official Community Plan option for transferring density and I would like to remind Council, Your Worship and members of the audience that when you transfer density the money that we pay for the density comes from another site and simply goes into the pocket of the land owner or the vendor of that density and there are no on-site amenities.

In many cases the value of that transferred density trades for less than the value that is established to work out the numbers to come to these on-site amenities. I think that is important because I find it ironic that we are talking about the value of these amenities when we can transfer density that is also part of the Official Community Plan for a lot less money. Thank you.

Mayor Mussatto
Thank you, Mr. Jarvis. So, the next speaker we have is Mr. M. Hamilton followed by Mr. K. Morris. Welcome this evening Mr. Hamilton.

Mr. M. Hamilton, 6520 Balsam Street, Vancouver
Your Worship, members of Council, my name is M. Hamilton. I am with Vancouver Resource Society, a non-profit organization that promotes inclusion for British Columbians dealing with disabilities through the development of accessible housing with a care component.

I would like to say that Vancouver Resource Society strongly supports this project from the point of view of MyOwnSpace Housing Society whose members as you may know are North Shore parents of young adults with developmental disabilities. I understand that MyOwnSpace has been considered for some of the units in this development which would allow their children to remain in this community in a safe and secure environment.

In my experience I have seen the positive impact this integrative housing model has had on the people who live there, their families and the community in general. These models work and there is a pressing need for more of them. I realize that these units I speak of are only a small part of the overall development but for MyOwnSpace Housing Society they would touch the lives of many and for years to come and I hope that they are successful in receiving some of these units to help their children with developmental disabilities and be included in the community. Inclusion is a wonderful thing. Thank you.

Mayor Mussatto
So, Mr. Hamilton, before you go, you are representing Vancouver Resource Society but you live in the City of Vancouver, do you?

Mr. Hamilton
Yes I do. As you know we have some housing interests on the North Shore and we deal with all over British Columbia basically because many of the services of the people in the outlying areas are in Vancouver, North Vancouver, and so on, so we do face and touch the lives of anyone in the Province. Thank you.

Mayor Mussatto
Thank you very much. The next speaker we have is Mr. K. Morris followed by Mr. D. Ausman. Welcome this evening Mr. Morris.

Mr. K. Morris, 784 East 15th Street, North Vancouver

Good evening, Mayor and Council. K. Morris, 784 East 15th Street, North Vancouver. I have been a resident of North Vancouver for all of my 55 years and I am not enamored with the number of the changes that have been going on.

I think the first one is this idea that this project is no worse than the next project or the last project. We have set a precedent of amending and horse trading that is allowed an ever increasing level of occupation on community sites in each of these developments which is populating North Vancouver in a way that it was never populated before and we are in effect turning North Vancouver that isn't what most North Vancouverites came here to live in.

It almost appears as if we are building North Vancouver for the developers and not for the residents that live here and since I live here I don't like that and I would like you to stop.

I recognize that development is going to occur. I am not sticking my head in the sand. These properties including this one need to be rejuvenated, acceptable but at what level of occupation, at what level of concentration and you are over concentrating them. Just drive up Lonsdale. When I was a kid you could have fired a gun up Lonsdale and you wouldn't hit anybody. Now, you would kill a hundred people. We got so many people, so many cars.

Mayor Mussatto

Mr. Morris, if you could just pull that microphone over. Sorry. Thank you very much.

Mr. Morris

We have traffic jams on Lonsdale. That is change I suppose but how many more will we have. Also, by adding all of these buildings and we got a lot of them under construction right now you are devaluating everyone else's property. You are taking existing condominiums and you are driving the value down because you got developments down on Esplanade that haven't even sold and they've been up for two years.

You've still got people with brand new buildings never occupied. Now you want to build more. You are taking people who marginalized their life's worth by levering themselves out to the max and you're now putting so much new product on the market that you are putting them under water and you are not helping them, you're hurting them, and they live here already. So, you are hurting the people that elected you and I would like you to think about that.

Quality of life I have already mentioned, you're taking it down, not up. Yes, there are some very positive amenities that you are talking about. Who can complain about social housing and daycare and housing for people whose affordability is in question but not at the price?

I would also ask you to consider and I am not going to put at play on the new math that is being put out here because I don't support some of it but I think that the City getting into things that are of Provincial jurisdiction and taking it on as a long-term operating expense is something that really needs some consideration because we are getting into areas where we're going to affect taxpayers' requirement to pay on an annualized basis.

There has been some statements made about conflict and I am going to ask a couple of questions at the end of that but it has been suggested that there has been political contribution in the last election from the people who are here before you today. I don't have any first-hand knowledge of that but I would suggest that people who took political contribution from a developer who now comes before this panel should be excusing themselves.

I would like to say that people live here and want to continue to live here for a quality of life and I think you owe it to those that live here not to those who might live here in the future, to maintain the quality of life.

Through the Mayor, a couple of questions. I want to know who took political contributions from developers and specifically who took them from ONNI and I want to know what the City's policy in terms of a conflict of interest in voting on matters where there has been money taken in an election from a developer that then comes before Council and finally I want to know if those people will be excusing themselves.

Mayor Mussatto
Mr. Morris, the time is up so thank you for that. It is up to each member of Council to determine whether they are in conflict or not and they have done so. So, there you go. Thank you very much. The next speaker we have.

Mr. Morris
It looks like you're dodging the question.

Mayor Mussatto

Well, that is the response. The next speaker we have is Mr. D. Ausman followed by Mr. G. Smith.

Mr. D. Ausman, 706-168 Chadwick Court, North Vancouver
Good evening Your Worship and Council. I had communicated with the City Clerk earlier about putting a photo up.

Mayor Mussatto
Certainly!

Mr. Ausman
My name is D. Ausman. I live at 168 Chadwick Court and while I have been before Council on several occasions previously over the years representing one or two other registered organizations or associations I am here speaking as a resident taxpayer of the City of North Vancouver and not a representative of one of those other organizations. Others will be speaking for those organizations.

If left alone nothing stays the same. It deteriorates. This picture up here on the overhead screen is what we currently have on the site in question, acres of broken asphalt, surface parking, studded with rotten power poles and overseen by a seriously outdated single-storey supermarket. It is a terrible use of such a strategic site in the heart of Central Lonsdale. If not replace it will deteriorate even further over the years to come.

I have solicited the views of many local friends, neighbours and acquaintances on the project proposed by the ONNI Group which is displayed here in the model in front of us. Collectively we relish the proposed mix of new residential and business services, the fresh streetscaping and the public amenities funding that will come with the new project. If this project is not approved we see a very unsavory prospect and that is the site will remain as is shown on that photo for years to come.

Many of us here in the City of North Vancouver have followed with astonishment the convulsions and tangles to which this proposed project has been subjected over the past 2 ½ years: However, we are very pleased with the efforts made by the ONNI Group to satisfy concerns expressed by many of the immediate neighbours.

I am certainly a supporter of public input to major development proposals but the process, particularly in this case, has proven to be an incredibly long and tedious one so much so that the vast majority of City residents who support new projects like this will not turn out to such meetings. It is agonizing. We would urge Council to find a fairer way to get input from residents in a more scientifically representative fashion in future years.

We would ask you as Council to consider the benefits that this project will provide to the thousands of City residents who will use it and the many hundreds of people who will live there and the hundreds who will work there.

For the sake of all of us please approve this project without further delay. And I would urge Council to leave on display this evening this projected photo of the current site so that whenever a subsequent speaker objects to the proposal and urges that you not approve it that we will look at this photo and remind ourselves of what will be there as an alternative for years to come if you don't approve it. Thank you.

Mayor Mussatto
Thank you very much Mr. Ausman. The next speaker is Mr. G. Smith followed by Ms. M. Marley and welcome this evening Mr. Smith!

Mr. G. Smith, 275-203 West 2nd Street, North Vancouver
I've never done this before so I'm not too good at it. I'd just like to say to start off I had a car accident in 1972. I was hit by a RCMP cruiser going about 50 mph and I bounced off their hood and landed on my head but I'm still here so that is good. But if my logic is a bit flawed that could be why.

I just wrote some comments down and I just want just kind of regurgitate some of the comments I made. The Safeway store, I live on West 2nd Street, Apartment 275 West 2nd Street.

Mayor Mussatto
Thank you very much.

Mr. Smith
And I have lived there 33 years. I would just like to say the Safeway store is very convenient to me. It is convenient to me, I stay with my best friend, and it is a very convenient location. If they shut the Safeway store down I heard they might replace it with a Whole Foods. Whole Foods is a very expensive store.

Mayor Mussatto
Unfortunately we are working with our sound system. We are going to get a new one this summer. The longer one might be a little bit more effective. Thank you.

Mr. Smith
I was just saying. Is that okay?

Mayor Mussatto
I think it is better.

Mr. Smith
I was saying the Safeway store at 13th Street and Lonsdale is a very convenient store and I have heard the plans for the Safeway store is to knock it down and put a Whole Foods but the problem with Whole Foods is it is a very expensive store and a lot of people living around Lonsdale don't have too much income and also there are a lot of elderly people that walk to the store, don't have cars, a lot of people don't have cars, so if they put a Whole Foods there people might have to walk to the Loblaw's store. The Loblaw store is a long ways for a lot of older people to walk and I can just imagine myself in the next five days when it is supposed to rain that I'd be trying to walk with an umbrella carrying two or three bags of groceries. The Loblaw store, it sounds pretty hellish to me. So, it is a matter of convenience.

Also, I have gone to the Safeway store for over 30 years and the staff there are very, very nice people. They are very pleasant. One lady always calls me dear or honey. She's very pleasant. They know each other. They have all worked there for 30 years, even longer, it is like a family. Every time you go in the store it is the same people. It's like a family and I just hate to see those people lose their jobs.

A few years ago I read an article about streets worth saving in Vancouver. One of the streets worth saving was Lonsdale Avenue and when I go over town to downtown Vancouver it has changed so much since I moved here in 1968 that I find over town very overwhelming. The traffic, the high-rises, I find it very alien, very disturbing and I am always happy to come back to North Vancouver to the SeaBus and come up to Central Lonsdale. When I get up it is like a breath of fresh air because the air is fresher and also there isn't the congestion, the noise and the stress as I find over town.

I fear that North Vancouver is, the developer's developed a lot over town and I fear they were looking for new territory and they are zeroing in on Lonsdale because over town is so over developed. I fear they will ruin Lonsdale in my opinion and a lot of other people they've ruined over town with their over development.

Also, when I come out of the Safeway store at 13th Street and Lonsdale quite often, it may sound trivial but I don't think it is trivial, quite often there is a beautiful sunset in the west and you can see the ocean and Vancouver Island on a clear day and it is very beautiful and there are not many scenes like that left in North Vancouver where you can see the ocean and the mountains and that and sunsets. It seems nowadays the only people that get to have that view are people that buy luxury high-rises. I think they should, anyway, it is just sentimentality that is all it is.

Also, I talked to my friends. I know quite a few people that lived here 30 years ago in North Vancouver City and I asked them what they think of North Vancouver City and they all say the same thing. They say they liked it in the 1980's, it wasn't so crowded and there weren't so many high-rises, there wasn't so much high density and a lot of them say that North Vancouver City now is mean-spirited. The people are mean and they also say that people are snobby and cold hearted and unfriendly in North Vancouver City and I am not saying they are but that is the opinions I hear quite often. That is not healthy and I think it correlates quite well with the increase in population.

Also, decay. If you go around Grand Boulevard they have beautiful neighbourhoods and you come towards Lonsdale Avenue and then you enter the high density areas and you walk around the lanes in the high density areas like between East 13th and East 12th Streets and you notice it looks like the whole society is falling apart. If you walk around the lanes in Central and Lower Lonsdale it looks like the whole society as I said is falling apart and then we have the air of the renaissance or whatever you want to call it where you have all these high-rise condominiums being built, they are quite nice, they are okay. But like one of the definitions of decay is loss of complexity and if you compare the old three-storey buildings built in the 60's and 70's etcetera with these high-rises I think it just demonstrates more loss of complexity because they are so huge. They are monstrous projects with three or four hundred units in the buildings and also, I find, a lot of people find them offensive compared to the older neighbourhoods.

Also, the health care, my doctor at Lions Gate Hospital tells me that in the 1980's the health care in North Vancouver at Lions Gate Hospital she would rate a 10 out of a 10. Now she says it is only a 5 out of 10 and she said it is continuing to go down and it is fine to build all these condominiums around Lonsdale and sell them to people but if the health care is deteriorating, it has gone from 10 out 10 theoretically to 5 out of 10, you know you kind of wonder if we are on the right path and another thing is my doctor also told me that in the old days.

Mayor Mussatto
Do you have much more to go?

Mr. Smith

Okay. I'll just say in the old days she told me that people when they left the hospital they were well. She says now they send them home sick and they don't have any support systems in their own home. Anyway, I'll just say one other thing. My stepfather went to cities around the world in the 1970's in the different continents and he said they were really beautiful a lot of them and he said he went back in recent years and he said they were a nightmare. He said he would never go back and population growth around the world in the world cities in my opinion is causing a lot of decline in the environment, the quality of life, all sorts of other things and I don't think North Vancouver or Vancouver is exempt from that and I think we should watch out for it because we might lose something very valuable.

Mayor Mussatto

Thank you very much Mr. Smith for your comments. The next speaker we have is M. Marley followed by G. Charboneau. Welcome this evening Ms. Marley!

Ms. M. Marley, 225 East 6th Street, North Vancouver

Thank you. Good evening Mayor and Council. My name is M. Marley. I live at 225 East 6th Street. I have been living in the City of North Vancouver for more than 20 years and I have also been working as a member of staff of YWCA of Metro Vancouver.

I wanted to speak specifically to the amenity pieces. I could speak to the others as a resident but to the incredible value that the amenity spaces can add. We have been delivering employment related services in North Vancouver, the YWCA for a number of years now and we see many families struggling, many families looking for support and resources that we have been able to provide and we know that from the work we have done in many communities in the Lower Mainland that the additional opportunity to have affordable housing and childcare can make an absolutely fundamental difference to particularly single moms, women and their families, to begin to make positive changes in their lives. They can find employment, they can get some education, and so we see every day the excitement, the opportunity that providing affordable housing and childcare is there to do so I would encourage you to support that and give the women in this community who need those sorts of resources the support that they need. Thank you very much.

Mayor Mussatto

Thank you very much. The next speaker we have is G. Charboneau followed by Ms. C. Frostad and Ms. E. Frostad and welcome this evening Mr. Charboneau.

Mr. G. Charboneau, 160-170 West 1st Street, North Vancouver

Hello. There have been some valid concerns this evening and they need to be addressed. There is no question about that but adding another building to an already densely populated North Shore is not the answer. They will not resolve these issues.

I think Mayor and Council need to focus on restructuring what we already have here. They need to focus on sustainability not endless growth and when you look at reality Marine Drive is now a parking lot including Lonsdale Avenue, both bridges are back up and getting worse, Lynn Valley you can't hike anymore because it is a gong show now so once again adding more people, more cars, is just going to make the problem worse.

I think that if this was such a great project I don't know why ONNI had to make bribes, I mean contributions, to the City. Thank you very much.

Mayor Mussatto
I personally will address the issue of conflict of interest in my comments from when we are done at the end. That is when we will deal them and each member of Council can respond if they want to or not at the end when we hear comments from Council.

The next speaker we have is Ms. C. Frostad and Ms. E. Frostad followed by Mr. J. Macready. Welcome this evening!

Ms. C. Frostad, 2438 Carr Lane, West Vancouver
and Ms. E. Frostad, 408-175 West 1st Street, North Vancouver
Can I sit her here?

Mayor Mussatto
Yes. Is that okay or can we bring a chair for you? You okay there? Thank you. No problem. That is fine. Thank you.

Ms. Frostad
Hello, Your Worship, Council members and community members. My name is C. Frostad. This is my daughter E. Frostad. I am Erica's legal representative. She is a resident of North Vancouver down on 175 West 1st Street. I am here to, I brought the wrong notes. Can you bring the other note that is sitting on there. It is more succinct.

Mayor Mussatto
Certainly. No problem.

Ms. Frostad
Thank you so much. This is great. A shelter is a basic human need and so is to being to belong. I brought my daughter here to provide a visible presence of the issue of the need for affordable housing and for it to be inclusive housing. A very powerful statement was made by a parent who said a few years ago, I know my son will be safe and secure every time he is incarcerated in prison. He has a disability and he is living on the street otherwise. It is a very powerful statement to base this out of, every human need for shelter.

Erica is here to put a face on a successful model of living in the community. Our family took on ongoing debt to pay for a place for her and I cannot tell you the sense of relief it is providing us knowing that there is no government to pull our funding out from under us or her living space so I can die knowing that she is provided for. Otherwise everything is kind of up in the air so that is a very real issue out there.

There actually is no other availability of safe and secure housing for someone like her that has so many needs. I would like to also, by the way she is thriving, it is taking a village but the people around her are forming natural supports and community members are recognizing her. She is going to be doing volunteer work out there and they actually love her so that is another real comfortable thought for a parent going forward.

Thirdly, I would like to draw attention to the urgency of the need for this affordable and accessible housing. I was on my hands and knees trying to make the floor of my daughter's unit accessible for a wheelchair and hauling out one wall so we could get a wheelchair in the bathroom. This is a four-year old building development. I don't get it. How come we can't get her in the door. How come I have to wedge open a fire door from the parking lot to get her into the elevator space so not only are we looking for affordability, we are looking for accessibility and we are all aging and we are going to need those doors to someday.

The urgency of this, I really consider this a social responsibility, we can offload it to the government but honestly it will take everybody to do this. We actually have ratified the U.N. Convention of the right to persons with disabilities and that means that when you ratify something you have to put it into action so I don't see this as an if I see this as a really urgent now! We have to do something. So providing for this affordable housing now it is very, I already said urgent.

If it is going at the rate it is right now it is taking six years for each group of parents to come along and get anywhere, six years, that means families, my daughter moved out the day she graduated from high-school. She loved it. It changed our lives dramatically. Her life, my life, everything was just really good so she is a success model. Right now at the rate parents have to start when their child is in grade six. They are starting worrying right now because they are looking to us as role models and we are saying, oh my god do we tell them they have to start now. Can't they enjoy their childhood with their child to have to start siphoning off their energy to this kind of thing when they have got high-school to go through.

In conclusion, this was a symbolic physical journey to the podium. If we can't even get into our Council Chambers and be visible then where is our society, how are we including our people of diversity? Thank you.

Mayor Mussatto

Thank you very much for your presentation Ms. Frostad. Next person we have to speak is Mr. J. Macready followed by Ms. L. Ranger. Is Mr. Macready of East 12th Street, 300 block East 12th. Is that you sir? Okay.

Mr. J. Macready, 308 East 12th Street, North Vancouver

Your Worship, Councillors, thank you very much for giving me the opportunity to speak. This is my second time with this particular project and I would like to express my appreciation to the Councillors who in my opinion made the right decision in having another Public Hearing for this particular project so I really appreciate being able to speak again about this.

Specifically I am not in favour of the project the way it is right now. Don't get me wrong. I think the property needs to be developed. I think there is some really good things about this project that would benefit the City of North Vancouver but I have a couple of specific objections to it and one is the objection of the building height. I am not in favour of amending the bylaw to allow the height to be increased to 24 storeys and I said that last time and there hasn't been any change in that plan for the tower of the building so I am a little bit discouraged about that.

And I am also specifically, I also object to the level of density that we are allowing in this particular project. I don't think the density is appropriate for this particular piece of property being in the middle of North Vancouver and I have a number of concerns in that respect.

But you know what, this was all about as one gentleman said a few minutes ago.

Mayor Mussatto
Can you back up just a little bit further away from the microphone. That is fine.

Mr. Macready
I'm sorry. This really boils down to what somebody said a little while ago and it is quality of life and what kind of life do we want in the City of North Vancouver? I think you know if you look at some of the specific things that are happening that are going on with this project and just look at them I don't think that you can really say that some of these things are going to improve our quality of life here. They are not going to do that.

One lady eluded to the traffic on 13th Street. Thirteenth Street is a major east-west corridor. I can just see everybody scooting off to work at 8:00 in the morning, driving down 13th Street to the lights at 13th and Lonsdale and people going into the daycare centre and people going shopping for groceries would create a pretty significant degree of traffic congestion on 13th Street. I also wondered about trucks turning into the access point off of 13th Street and how the traffic was going to be routed around trucks that were turning into that specific area.

Number two, you know I am a resident of the neighbourhood and I enjoy the City of North Vancouver, I enjoy walking around. I am not sure walking in cement canyons would improve my quality of life or my enjoyment of the neighbourhood and I fear that this project will resemble cement canyons.

You know if you want to live in New York go to New York or you want to live in Vancouver go to live in Vancouver but why does North Vancouver have to look like some of the other cities of the world? Why can't we be a little bit more imaginative?

Affordable housing, is this really going to be affordable? I haven't seen too many condos in the City of North Vancouver that are affordable. Do you want children to grow up on the 24th storey of a tower or should they have a little back yard to run around and play in? So, I don't think it improves their quality of life in their growing up years.

You know the City of North Vancouver core is a really unique area and we really have to be careful about what we do with it and what I recommend is that you know right now we just kind of sit back and decide what we want there because once you build the buildings they are there and they are going to be there for 100 years so I agree with another gentleman said that maybe what we need to do right now is just to sit back for a moment and say is this really what we want to have in the downtown core of North Vancouver?

You know a downtown core is a place to exhibit your imagination and show the world what a City can be. Full of concrete high-rises isn't very imaginative so for some of those reasons I would really urge the Councillors to take another serious look at this project and really decide what kind of impact that you want to have on the neighbourhood and whether or not you want to have this in the downtown core area. Thank you very much.

Mayor Mussatto
Thank you for your presentation Mr. Macready. The next speaker we have is Ms. L. Ranger followed by Mr. M. Zadorozhny. Welcome Ms. Ranger.

Ms. L. Ranger, 403-3629 Deercrest Drive, North Vancouver
Good evening, Your Worship and Council. My name is L. Ranger and I thank you very much for giving me this opportunity once again to speak on behalf of the Chamber of Commerce at 124 West 1st Street and voice our support for this project.

The Chamber represents more than 700 member companies and we are very supportive of establishing the Central Lonsdale area as the downtown core of North Vancouver and we support that because it already has an established mix of restaurants, grocery shops, medical providers, convenient amenities, the hospital. It is pedestrian friendly, it has close highway access and is connected to downtown through the SeaBus and transit routes east and west so this makes sense in this area.

We can appreciate that urban density can come with challenges but there are many positive spin offs as well. Greater density will bring more people to the shops, restaurants and many service providers in the area and in turn will stimulate employment opportunities, revitalize the area and create a more vibrant, convenient and desirable neighbourhood.

As a Chamber we are concerned about the increase in the "for lease" signs, empty storefronts and deteriorating buildings on Lonsdale. We believe that greater density is critical to ensure that the current businesses succeed and that we can attract more entrepreneurs willing to take those risks and establish a business in the area.

The City has done an outstanding job of revitalizing the Lower Lonsdale area with a great mix of low and high-rise buildings bringing more people to the area and creating more opportunities for businesses to succeed. The fabulous John Braithwaite Community Centre is a result of density in the area and we are right across the street from that and we see seniors and community members coming out day after day utilizing that facility and we have that as a result of density.

This project also will provide many homes to those in our community who wish to downsize, purchase a first home and invest and live in the heart of Lonsdale particularly seniors who will want to live close to the hospital, transit and shopping. The 80,000 sq.ft. of commercial office space will generate an estimated $370,000 plus in annual property taxes, tax revenues for the City services, create local employment opportunities and then sorely needed to attract the many businesses who want to be located in North Vancouver but can't find space particularly medical practitioners who will need to be close to the hospital and in the new Hope Centre.

We believe the engagement and consultation process has been extensive and we are pleased that ONNI has been receptive to the communities concerns reworking their proposal significantly over the last two years. This project will add great economic value to North Vancouver and will make a significant difference in revitalizing the Central Lonsdale area and we encourage Mayor and Council to support this project. Thank you.

Mayo Mussatto
And thank you very much Ms. Ranger for your presentation this evening. The next speaker we have is Mr. M. Zadorozhny and I apologize if I mispronounced your name, sir. Welcome!

Mr. M. Zadorozhny, 301-226 East 15th Street, North Vancouver
My name is M. Zadorozhny. I am a new comer to the North Shore but for the last four years I have lived in Central Lonsdale. First of all my position, I am against this project. Second, why? First of all in North Vancouver we have old traffic system, second, old elementary school. For example now Queen Mary School rebuilding and now I think worst time for a family who have children in elementary school and third I was born in Russia in West Siberia and it is a place like Edmonton.

I know now you sold this place for $30 Million. I don't see why because in no other city this place maybe sold for $150 Million and ending my speech I wish Councillors and Mayor, think first because it is your place where live your family, your children. I am a new comer. I know how they live in Moscow and Beijing and I can take my bags, take my children and go to another country because in my opinion it is an ugly project. Thank you.

Mayor Mussatto
Thank you very much. Maybe just for clarification what role did the City have in the sale of the property, Mr. Penway?

Mr. Penway
Your Worship, the City was never the owner of this site and is not the vendor of this site. There is a small piece of lane which is selling at the same price that the developer purchased the other property for.

Mayor Mussatto
Thank you. The next speaker we have is Mr. C. Mervin. Is Mr. Mervin here? Sorry. And followed by Ms. A. Herman and welcome this evening Mr. Mervin. It didn't photo copy very well and that is why I mispronounced your name, sorry about that.

Mr. C. Mervin, 186 Chesterfield Avenue, North Vancouver

Good evening Council and Mayor Mussatto. I stand in front of you for the second time in favour of this project. I have also written to you as well in a letter and I will keep my points brief because I have expressed them in detail previously.

I have been a resident of North Vancouver for five years and have been supportive of development even before I have actually been moving here. My wife and I have purchased a condo in Lower Lonsdale, pre-construction and we feel that more density in a neighbourhood would help provide further affordability for younger families looking to move to the North Shore such as we have done.

Now I have followed the proposals along Lonsdale Corridor quite closely as I believe they're lacks and identifiable city centre and feel there is no better place in the City to put this density and exciting proposal.

The site is best suited for the proposal of development given its central location, its access to transit and also the surrounding amenities such as City Hall, the hospital and the library. Now, given this proposal is about 2 ½ years old without you know there hasn't been any physical progression in terms of the development besides you know concessions from the developer, that said, it is clear that there is tremendous input from the community which I feel is fantastic to see.

At this point though I think it is probably best if things start to move forward. It is time the project moved forward. It is time the City moved forward and I think it is time the community moves forward together because at this stage of the game I don't think the proposal is likely to get any sweeter for the residents in fact I think it is only likely to get worse. At the end of day the developer owns the land and might not be so accommodating moving forward.

I feel exciting times are in store for North Vancouver and this development will help generate that excitement and identity I feel that it is currently lacking along the Lonsdale Corridor. I think this development is right for North Vancouver today. I think it is right for the future and also the long term plans of the City as it continues to grow and change. As a resident of North Vancouver I support this proposal and I appreciate all the Council members' time and consideration for the project. Thank you.

Mayor Mussatto

Thank you very much Mr. Mervin for your comments. The next speaker we have is Ms. A. Herman followed by Mr. G. Tomlinson. Welcome this evening Ms. Herman!

Ms. A. Herman, 123 East Keith Road, North Vancouver

Good evening Mayor Mussatto and Council. My name is A. Herman. I live at 123 East Keith Road in North Vancouver. I am one of many not so young anymore former professionals who ask our seven elected Council members to just say no to development proposals that make a joke of our guideline plan for our community, our Official Community Plan.

When this developer, ONNI purchased this parking lot site with two aging buildings they were aware of the City's Official Community Plan. Why do we use thousands of tax payer dollars to revisit, revise and establish an Official Community Plan only to make a mockery of it by entertaining development proposals such as this?

I am not totally opposed to redevelopment of this site. It is only the almost double floor space ratio requested, the over the top additional height requested, the abuse of the poorly designed density bonusing policy, the offering of unreasonable compensation by dangling carrots called amenities in exchange for massive breaches in density and height; the sense of entitlement to increase floor space ratio and massive density. This shows the dangers of precedents set by surrounding buildings.

We do need employment, business support, community vitality and good building standards. There is no question. It is plain and simple many of us citizens who love our desirable community put our trust in our seven elected Council not to compromise neighbour character while planning for higher density, more jobs and maintain a sense of place in our tiny 4 square mile City. Why bother with an Official Community Plan if we don't somewhat follow it and find ways to get around it. That is all I have to say. Thank you.

Mayor Mussatto
Thank you very much for your comments, Ms. Herman. The next speaker we have is Mr. G. Tomlinson followed by Ms. P. Woolfert. Welcome this evening Mr. Tomlinson.

Mr. G. Tomlinson, 404-160 East 13th Street, North Vancouver
Thank you Your Worship, Council members. What I have heard from the last couple of meetings and from what I hear from this public meeting are competing visions for the City of North Vancouver and I am here in favour of the ONNI development because the vision I have for North Vancouver is one that is of increasing density.

We are bound by geography in the Lower Mainland. We are going to see population pressures. We are going to need to accommodate them and I see developments such as this one, I am sure it is imperfect, but somebody earlier said we shouldn't let the perfect be the enemy of the good and I think we have achieved something good here.

So, I should back up and say I live at 160 East 13th Street so all the traffic, all of the population is all going to impact me very directly not to mention the dust from the construction but I think what I am really excited about are the impacts of that increased density on the community amenities, the restaurants, the specialty shops, the services that are going to directly benefit my life.

I think it is going to improve my quality of life however I do appreciate there are people who disagree by saying we like North Vancouver the way it is or was. I really don't think we can go back in time and I don't think we can freeze where we are. I think we really do need to move forward. I think we will need to increase density.

I will end with a question when I do which is how old is the Official Community Plan because my impression is it is a few years old. I am very strongly in favour of this development. I think we do need to build a City Centre at 13th and Lonsdale. I expect it to be dense. I expect the buildings to be large. I think that is certainly the vision I would embrace for North Vancouver and I hope that Council will embrace it as well. Thank you for your attention.

Mayor Mussatto
Thank you very much Mr. Tomlinson. I am going to go to Mr. Penway just in regards to the age of the Official Community Plan.

Mr. Penway
Your Worship, this Plan was adopted in 2002.

Mayor Mussatto
Thank you very much. The next speaker we have is Ms. P. Woolfert followed by Mr. B. Curtis. Is Ms. Woolfert out there? She submitted the letter. Okay. So if Ms. P. Woolfert does arrive we'll make sure she speaks but we did receive a letter. I am just letting everybody know Karla that we did receive a letter and we have it on our desks for reading. We have Mr. B. Curtis next followed by Mr. G. Pringle. Welcome this evening Mr. Curtis!

Mr. B. Curtis, 1551 Jones Avenue, North Vancouver
Thank you Your Worship and members of Council. My name is B. Curtis. I am the President of the Lower Lonsdale Business Association and I would just like to speak on behalf of ONNI. ONNI had first proposed to develop this site in December of 2010 with the three tower, 5.68 FSR proposal.

In April of 2011 they reduced the three tower proposal to an FSR of 4.92 and then in October of 2011 they reduced it further to two towers with an FSR of 4.57. They held a Town Hall Meeting in July of 2011 and in November of 2012 they attended their first Public Hearing.

This proposal features the elimination of all vehicle traffic from 14th Street, a real sticking point, and features further offsets from streets to towers and the provision of green walls fronting Stella Jo Dean Plaza.

The existing site development is a relic of the 1950's when there was little concern given to the environmental issues that are of such priority today. At a Planning Commission presentation the one redeeming feature worth preservation noted in the Commission resolutions is the Safeway sign that corners 13th Street and Lonsdale.

There is no project that is perfect. Everything could be done a little better. This project does not fall within the boundaries of Lower Lonsdale but is the position of the Lower Lonsdale Business Association that this development is in the best interests of North Vancouver as a whole and merits the full support of Council.

It is the position of the Lower Lonsdale Business Association that ONNI has stepped up to the plate. They have met with neighbours, they have admitted their plans on numerous occasions and they are putting themselves through the unprecedented scrutiny of a second Public Hearing.

This completed project will complement what the City is striving to attain. Residences that couldn't be closer to local amenities that include shopping, transportation, a new library, medical services, a new grocery and retail space, added office spaces for medical and other uses and the public amenities proposed.

On behalf of the Lower Lonsdale Business Association our view is that this project will complement the City and the North Shore as a whole and deserves the full support of Council. Thank you for your consideration.

Mayor Mussatto
And thank you for your presentation Mr. Curtis. The next speaker we have is Mr. G. Pringle followed by Ms. K. Straith. Welcome Mr. Pringle!

Mr. G. Pringle, 1617 Grand Boulevard, North Vancouver
Thank you. I am G. Pringle. I reside at 1617 Grand Boulevard. First sort of a reply to D. Ausman's comments and presentation or the picture of the current parking lot everyone should have in their mind of what we are losing and what we are losing is that 2.6 non-amenity building that would have been a well-placed building in that area of town.

I have questions more than I have like a speech in five areas basically concentrating on the amenities. Do you want to do it in the sections of the sort of areas or do you want me to read them all out and then?

Mayor Mussatto
Maybe read a couple out and then we will go on to the next. Is that okay? Thank you.

Mr. Pringle
Okay. First is the million dollar Civic Amenity Fund donation. I'd like to know are there restrictions or guidelines how these funds are to be used. Could a temporary use such as a temporary volleyball court be funded from these donations?

Mayor Mussatto
Mr. Penway!

Mr. Penway
Your Worship, this Civic Amenity Fund is actually something relatively new. It was created a year and a half ago I think for the Prescott application when it was approved and the intention is that it get into an amenity fund. It is not specific to any one amenity. The actual constraints on it I think would be a better answer from the City Director of Finance or the City Manager might have a position on it Your Worship.

Mayor Mussatto
Thank you. Mr. Tollstam.

Mr. Ken Tollstam, CAO
Thank you. Your Worship, as far as the volleyball court, the volleyball court is put into our budget so that amount is funded now so no, that is not going be from here and as far as what the use of it, the use is really wide open but it is mainly for capital items that Council ratifies and approves.

Mr. Pringle
I said such as just as an example so a term of guidelines or terms of reference is there such a thing for this fund, new fund?

Mr. Tollstam
Your Worship, I am going to have to look at it. I don't have that here but we can look at it and find that out for you.

Mr. Pringle
I'll look that up in the future. I'll try to find it. The second area in the childcare and adaptive housing area, a $10.4 Million donation by ONNI for these two operations, the plans make it clear that it is the City's intention either sell or lease the properties. Does the City plan to receive $10.4 Million from the purchases or leases and are these property transfers going to be under an open public bid?

Mayor Mussatto
Mr. Penway.

Mr. Penway
Yes, Your Worship, the City will be in the position to take possession of the spaces as affordable housing units. We are not expecting that those would go out at the cost of construction and the market value of those. If non-profit groups could afford to, they would just buy units all over the place. It would be an easy thing to do. It is a challenge for groups find the funding.

At this point it would be a decision for Council, if they approve the project, to determine at a later date when they have got more time to consider that they will become the owners, whether they would like to retain ownership and lease it. If they lease it do they want to lease the spaces at a discount. So for example the daycare could be operated by a group like North Shore Neighbourhood House and we would simply own it and it would be operated on a discount basis as a non-profit kind of operation. Or it could be leased out to a profit operation in which case there would be an annual revenue to the City for the lease of the space.

These are business decisions the City will have to make. For the daycare it could be either be a market daycare or a below market daycare. The fact that we will get it for free would put us in a position to make it available as a below market daycare without any ongoing subsidy loss. It would just be covering our costs as being part of the development.

The affordable housing will have to be some kind of special needs or affordable housing and so it will certainly be expected to sell for considerably less if we do choose to sell it. But selling gets us out of the ongoing operating obligations of being an ongoing owner of the units or manager of the units.

So, BC Housing or another non-group, a few groups have come forward this evening that are interested in being involved. It is to be determined whether we want to retain that ownership or pass the ownership on and if we pass it on we would still have a covenant on title securing that it would be used for the intended purposes and we would have control on that through that covenant.

Mr. Pringle
I asked about an open public bid so in the case that there was a sale you know Council decides to go that route.

Mr. Penway
Your Worship, the process for that has not been set up yet because we haven't made a decision. We have a Community Amenity Rental Policy for example which is guidance for Council for things like daycares if we have a non-profit group that were associated with like North Shore Neighbourhood House, you know, if we had a relationship with an operator. It would be kind of at our discretion. Anything that does happen would have to be public and so the records of whatever deal we make will be, in the end, they will be public records in terms of the operational aspect of the space.

Mr. Pringle
I don't like the thought if we are giving it away because we are getting it for free because we are giving $10.4 Million of value to ONNI through the density transfer so we are paying. So I hope to see some of that money at least even if it isn't the whole $10.4 Million particularly if there is a sale or even a lease. There has to be some sort of competition in a signing a lease sort of thing rather than any deal that are talks that have already occurred in the future.

Regarding the Lonsdale Energy Plant, is ONNI just donating the space or paying for the whole plan?

Mayor Mussatto
Mr. Penway!

Mr. Penway
Your Worship, ONNI will be constructing the facility that the plant would be installed in. That includes the access hatch that is a couple of storeys down so whatever is required in the structure to provide access to it and then LEC will have control over installing the boilers themselves. So, the boiler installation will be LEC's business.

Mr. Pringle
Within the LEC, the whole building or the whole project is over 10,000 sq.ft. so it is required that they have a hookup to the LEC if I read stuff correctly. Are any of the required LEC costs being counted within the amenity?

Mayor Mussatto
Your Worship, all projects in this area and in most parts of the City that are of a substantive size are required to connect to LEC. So your piping inside your building and both a domestic hot water and a heating system inside the building are all fully paid for by the developer and it is a requirement to connect. This speaks solely to the plant which is going to be a mini-plant serving part of the neighbourhood as a whole so it is limited to that.

Mr. Penway
Just a curiously question as well, this plant will it have a service area larger than this project?

Mayor Mussatto
Mr. Penway! I think Mr. Themens has left.

Mr. Penway
Your Worship, it certainly will. The way the LEC is set up is that we have about one mini-plant for every two or three blocks. So it will have a capacity beyond that so it will serve a larger area.

We are expecting that, there is one here in City Hall for example that serves a larger area and so we have them scattered around and there are maps that show the locations as well as the future locations. That is well beyond this one building, yes.

Mr. Pringle
Thank you. Within the green building area are any of the initiatives within this required by current City bylaw or policy?

Mayor Mussatto
Mr. Penway!

Mr. Penway
No, Your Worship.

Mr. Pringle
This is actually probably not a question in this one because as I look at it I see I really didn't write one so it is more of a closing comment I guess. The employment generating office space, I keep hearing that space like this is drastically needed. I heard this during the process replacing the North Shore News building. Yet every time you walk by the North Shore News building the only place after two years of it being open the only thing, the only business that has moved into that structure is like a presentation house for an office for selling condos to the Prescott. If there is such a drastic need for office space, I have a serious question, why is it still empty?

Mayor Mussatto
Mr. Penway, I believe you have an answer.

Mr. Penway

Yes, Your Worship, I believe some of the upper spaces are actually occupied but the ground floor has stayed vacant. The Credit Union I think has space that is in there and maybe some other uses have come in but it is certainly partially vacant even still and it is somewhat an issue and it is a good example of how difficult it is to build new commercial space because to buy the land and build a building at today's construction prices and land prices it is very difficult to make a return without charging very significant rents to offset that.

So, it will be the lease rates that are the reason why that is where it is and the challenge with that is that the industry today is so dominated by residential construction and there is such value for residential construction, residential units in Vancouver that it has driven up the cost of construction. It is such a desirable place.

So, all of our land and construction costs contribute to the cost of housing but the same trades and the same materials that you use to build new commercial buildings and they can't recoup the same kind of rates that the residential can. So, it is very expensive to build commercial and it is very difficult to achieve any kind of rents that would pay for that.

By bonusing what we do is we take out the land component of the project cost and the developer gets to use the efficiency of already being on the site and already building and so they are able to build a product that will be at considerable less cost and if you were to go and try and buy a piece of land like the old North Shore News building and buy the land and build a building and then try to get your return on it which is very challenging.

Yet it is intended to be a non-strata building and again that is to sort of provide the ability for them to have lower rents and ONNI would remain, I understand the continuing owner of it, but if not there would be an owner of the entire office building that would be the lease holder for the site.

Mr. Pringle

I have a little bit of time. I actually really like the Mayor's comments about this meeting ending at 11:00 p.m. and the willingness to even have another day, tomorrow, if needed. To build sort of on Councillor Bell's comments during the process motion that was passed about having questions asked of presenters if there is a split of the time allocated to Councillor comments and discussion and the motions in the Councillor segment of this process and the public input that gives time for those questions to be asked privately. So if Councillor Bell or someone wanted to ask me a question about something I asked there would be time outside of the meeting to do so and also I would just like to thank that the fact that there is a second meeting so I could be here to attend it. Thank you.

Mayor Mussatto

Thank you, Mr. Pringle. If I could just address, you asked a question about the guidelines for the Amenity Fund. Mr. Tollstam is there anyone here from Finance that might be able to find those while we are waiting here?

Mr. Tollstam
Your Worship, we can look. I am just trying to see Your Worship but I can check and see if one of the staff is here.

Mayor Mussatto
If there is someone I think it might be helpful if there are any guidelines with regards to that Fund before the Public Hearing closes. Yes I think we certainly can.

People we are going to take a five minute recess but it is going to be quick and we are going to call it back. Thank you very much. We will recess and we will call back in exactly five minutes. You can start the clock Ms. Wilks. Thank you very much. Thank you Councillor Bookham.

The meeting recessed at 8:32 p.m. and reconvened at 8:40 p.m. with the same personnel present.

Mayor Mussatto
I'll call the Council meeting back to order. Our next speaker is Ms. K. Straith. Is Ms. Straith here? Welcome Ms. Straith. Thank you. If we could close those doors it would be very much appreciated. Welcome Ms. Straith. Could we just have your address please?

Ms. K. Straith, 5169 Neufield Place, West Vancouver
Your Worship and members of Council I am here to speak in support of the development proposal at 13th and Lonsdale and specifically in support of MyOwnSpace Housing Society and their bid for a position in the affordable housing portion of the development.

I have for the last eight years sat on the B.C. Leadership Council for Special Olympics B.C. and as a Regional Coordinator have been closely involved with the North Shore Local for more than 12 years. I am thereby very well acquainted with the members of MyOwnSpace group and more particular with the children, delightful, young adults who are involved, committed and accomplished Special O athletes and as well vibrant, responsible and contributing members of our community.

I have enjoyed travelling many of them to regional, provincial and national competitions and witnessed their enthusiasm, adaptable and capabilities as well as their athletic talents. I have witness their progression through the North Shore school systems and their contributions to their schools' cultures and then I have seen them gain more independence as young adults. I frequently cross paths with them throughout our community participating, engaging with others, shopping, meeting for coffee.

Special O for those of you who don't know is a volunteer based organization mandated to provide quality training and competitive opportunities for its athletes but it also supports opportunity for the best quality of life by providing athlete leadership courses. Special O encourages personal responsibility, accountability, community involvement and respect for others. In this way it helps to build a healthier, safer and more supportive community for individuals with an intellectual disability.

Our organization is committed to projects such as the Special O inclusive campaign and program to reach out to the general public and to educate and inspire the youth of today to become volunteers, fans and advocates for our athletes and for those of an intellectual disability.

Many of the parents in the MyOwnSpace group participate in Special O North Shore as coaches and program volunteers and all frequent the many Special O programs and events as supporters and advocates. This group has been extremely effective in helping to educate the public on a significant segment of our population garnering its respect and support. As parents this group encourages its children to take part in many community events as well as corporate campaigns in support of Special Olympics.

A good example is the Annual Staples two week Give It to Me Share-a-Dream Campaign and in the most recent Staples campaign a North Shore team of 68 athletes and 24 volunteers taking part for a total of more than 850 hours brought in more than $16,000 for Canadian Special Olympics and helped raise awareness.

These young adults are dedicated, spirited and valuable members of our community. They are engaging and delightful. They have tremendous spirit and work ethic. They contribute greatly to the fabric of our community and warrant our advocacy and our support.

I applaud the MyOwnSpace Housing Society as a group of parents who have the courage and foresight to plan for a secure and sustainable housing solution for their children and as a North Shore resident and as a frequent shopper along Lonsdale I applaud this development proposal as an exciting opportunity to revitalize a major City block with new amenities and much needed affordable housing in our community.

To include the spirit and energy of this wonderful group of young adults in the unique lifestyle of this development would not only reflect the demographics of our North Shore community but also its value and its spirit. Thank you.

Mayor Mussatto
Thank you very much Ms. Straith and I want to apologize. Did you give us your address?

Ms. Straith
I am a West Vancouver address but a North Shore resident and I spend a lot of time around here. Thank you.

Mayor Mussatto
Thank you very much for that. The next person we have is Mr. M. Hogan followed by Mr. J. Juilfs. Mr. Hogan? Is Mr. M. Hogan out there? Once, twice, Mr. Hogan? There is somebody coming now. Okay. Welcome this evening Mr. Hogan!

Mr. M. Hogan, 212-170 East 3rd Avenue, North Vancouver
I understand if I have a PowerPoint I put it in here?

Mayor Mussatto
We have to have Information Technology. Mr. Hogan, if you could just step aside and maybe we will let someone else speak while we set that up. It will take a couple of minutes to do that.

Mr. Hogan
Sure.

Mayor Mussatto
Mr. J. Juilfs. Is Mr. Juilfs here? Welcome sir and if you don't mind to come down and Mr. Hogan we'll get you up in just a moment. We'll just get our I.T. people here to put that on. Welcome sir! Thank you.

Mr. J. Juilfs, 4732 Underwood Avenue, North Vancouver
Thank you. Good evening Your Worship and Councillors. My name is J. Juilfs. I am a resident of the District of North Vancouver but I am a member of MyOwnSpace Housing Society. You have heard a lot of references to our organization and now you finally get to meet one of us.

The ONNI project is a big change. Without change though obviously things would just stay the same and there are some in the community who would prefer that their neighbourhood and neighbours stay the same forever but personally I enjoy the diversity of the North Shore and this is especially evident along Lonsdale. The variety of ethnic restaurants, stores and individuals create a vibrant and colourful community. This wonderful texture has been made possible through the willingness of those who have come before us to accept change.

Included in our diverse community is a group that may go somewhat unnoticed and they tend to be quite quiet. They are individuals with disabilities. Those of us who have children envision them growing up to be independent and live on their own, live their own lives but of course some need more help than others even typical children but those with intellectual challenges do need more help to achieve the level of independence that was within their abilities.

I am here representing this part of our community that cannot speak out on their own behalf. Those with intellectual challenges come from all ethnic, social and economic backgrounds. It is not isolated to any particular region or ethnicity. They need help to be heard.

With the ONNI project there lies an opportunity for MyOwnSpace Housing to provide a stable, long-term housing solution for a group with intellectual challenges. The size of the floor plate on the building on 14th Street provides the necessary space to develop and secure the housing that we seek. One of our main goals is a secure environment for the children.

ONNI has certainly stepped forward to provide this opportunity and now we look to Council to help make it a reality. The first step is to accept this bold project and all the benefits that it will bring to the centre of the City. Be willing to accept the change and transform this stagnant site into something much more vibrant and relevant.

The second step is for Council to follow through with the social housing component in this project with a secure stable home and adequate supports in place. These individuals will be able to live independently and proudly in the community and add to the richness and the diversity of the North Shore but to achieve this goal they first need a space to call their own. Thank you.

Mayor Mussatto
Thank you very much Mr. Juilfs for that presentation. Mr. Finlayson have you got that ready to go for us? Good. Welcome Mr. Hogan. Thank you very much for that Mr. Johnson.

Mr. Hogan
My name is M. Hogan. I live at 170 3rd Street East and I would just like to thank the Councillors who voted to bring us this far even though we have in front of us a slightly better yet still unacceptable project and here we are again and the same problems remain except now we have a new problem and that is the credibility of this developer and the decision making process it has polluted.

On December 3, 2012 ONNI stated that it was withdrawing its application; however, instead of doing this the company embarked on a calculated and deceitful media campaign which involved half-truths and tenuous allegations of conflict.

Mayor Mussatto
Mr. Hogan I am wondering if you could talk about the merits or the demerits in this case of the proposal. The process has unfolded and so if you could talk about that it would be much appreciated.

Mr. Hogan
One of the things I find as a merit is having a developer or proponent that has a good reputation and in this case I am making the argument that that is not what we have. The hypocrisy of which is startling considering ONNI contributed $5,000 towards Mayor Mussatto's campaign and $1,500 towards Councillor Buchanan and again I call on Your Worship to withdraw from this process.

Mayor Mussatto
I will make my comments at the end when we have a discussion with that Mr. Hogan.

Mr. Hogan
I just need a yes or no.

Mayor Mussatto
I will make my comments at the end when there is discussion. So, carry on with your discussion.

Mr. Hogan
And Councillor Buchanan?

Mayor Mussatto
She will do the same. Everything goes through me, Mr. Hogan, and she'll make her comments at the end when we have discussion by members of Council with regards to that.

Mr. Hogan
Okay.

Mayor Mussatto
Thank you.

Mr. Hogan
Your Worship, and when you make your comments I hope that you will make a distinction between disclosing being in conflict and being in actual conflict.

ONNI's media campaign should not have been surprising considering its prior behavior involving the sign-up sheet. This involved signing up numerous supporters in mass while denying it did so. I heard from a previous speaker that Beau denies this happened. Is that correct, Beau?

Mayor Mussatto
Mr. Hogan, you talk about the demerits or positive or negatives of the application. You have made your point with regards to the process which we appreciate but if you could talk about the pros and cons of this application is what we need to hear.

Mr. Hogan
Sure and as I mentioned I am going to the credibility of the developer.

Mayor Mussatto
So we just talk about the pros and cons of this application if you can please.

Mr. Hogan
Sure and just for the record what I have on the screen is a PowerPoint that shows where the red box is those are names in all the same handwriting.

Mayor Mussatto
Fair enough. Thank you.

Mr. Hogan
Okay. So what we have here is another proposal, a proposal which ONNI says is better than their previous best proposal. It is obvious this is not ONNI's best proposal rather it is their latest proposal which contains the least amount of cost which ONNI thinks Council may pass. It is Council's job to tell ONNI this is not good enough. It is not good enough for several reasons.

Firstly, given away millions in profit is not adequate density bonusing. As we have heard we have a $45,000 Density Bonusing Commission Study and we heard from Mr. Penway that we have a loosely based density formula and you know that density formula works but it doesn't work when you have people that are deciding it on projects that have received money from the proponent. In other words when you have openness and flexibility there must be trust.

Secondly, the provision of only 37 daycare spots will service the inhabitants of the new building only and will not service existing residents. In fact if only 12% of the new condos have children they will take much needed daycare spots away from existing residents.

Thirdly the provision of only 12 of 344 units or 3.5% as affordable housing is a joke. We have heard from people in deep need here and I feel for them because I am opposing a project which may give them opportunity but I am opposing it because it doesn't go far enough and if we set a low bar here we can be sure that future developers will try to go under it even more.

An example is the North Shore Crisis Service Society which roughly estimates they need 20 units for women fleeing abusive relationships, women battling addictions, and at risk immigrants. This does not include housing required by single women with children.

Fourthly, the environmental impact of the additional density is not in keeping with the City's carbon reduction plan or our individual environmental efforts. More people means more sewage, more solid waste to be burned, more energy consumed and more water used from the Capilano and Seymour watersheds.

Each of these additional residents will undermine the gains we make as individuals to reduce our footprint. The lack of environmental forward thinking associated with this project is further reflected by the fact that only 40 of the 926 parking stalls or 4.3% are able to charge electric vehicles. The City of Vancouver requires 20%.

To conclude, ONNI has not made significant changes to this project in terms of one of the main concerns of residents that being density. Equally if not more alarming the behavior of ONNI has gone from bad to worse throughout this process and it has proven itself a very poor corporate citizen. Thank you.

Mayor Mussatto

Thank you very much for your presentation Mr. Hogan. The next speaker we have, we are going back to theoppose because we did that little adjust position is Mr. D. Gewmon followed by Ms. C. McQuarrie. Is Mr. Gewmon out there? There he is. Thank you. Just for peoples' information this is also being shown in the room just behind City Council here on a TV screen so if you need to go out you can actually watch it in there. Welcome Mr. Gewmon!

Mr. D. Gewmon, 1505-150 West Keith Road, North Vancouver
Your Worship, members of Council. I'de like to thank you for this opportunity to speak. It is most appreciated. Can you hear me?

Mayor Mussatto
Yes, we can. Thank you.

Mr. Gewmon
Your Worship, I just want to give a bit of a preamble here if I may. Great. Sometime ago and you will recall this, Your Worship, I made a decision to take on North Vancouver City Hall to ensure a high-rise development which was well outside the Official Community Plan never saw the light of day.

There was a lot of opposition to this project. Many months later the developer as I recall gave up, left the project and we got the Mira, a nice, well designed high-rise within the Official Community Plan which complements our neighbourhood and Victoria Park.

Regrettably since that time very little if anything has changed, just more and more density and some poorly designed concrete with all due respects and as a long and close dear friend said a while back and might I say a long-time resident of the North Shore like myself, he said "You know when I look around and see what is happening to our beautiful North Shore I get sick in the stomach." and I think that summarizes the general feeling of most long term North Shore residents and again, like myself.

Mrs. Gewmon and I got married here and both our children were born in the Lions Gate Hospital. They were raised in the natural environment which may well be unique in Canada and possibly the world but will future generations be as fortunate? The answer is yes but those who appreciate and love what we have here will need to come together from Horseshoe Bay to Deep Cove to make things happen or ultimately we could lose it all and this could turn into another Hong Kong and lets not believe for one moment that it can't. It is a case of united we stand or divided we fall.

To this time we've all played a game which I think is called Whack-m-all. If we knock one down another pops up and no one wins at this game and most people don't have the time or the energy to keep on playing it but the deep real concern and sense of hopelessness remains and endures in the minds of many who are not here tonight.

I would say that the backlash against the ONNI Safeway site project resulted from this sense of hopelessness and frustration. This was the big straw that finally broke the camel's back. Okay?

Will it now be approved? Well I spoke with Beau Jarvis, a nice guy, had a good conversation and let's face it ONNI has done a pretty good job of moving a few things around which quite possibly and probably will satisfy now the majority on Council. Will consideration be given to the negative impact, increasingly high rates of density will continue to have on our natural environment, quality of life, peace and security, given the way things are regrettably, we can only hope and pray common sense prevails.

A recent Globe and Mail article stated that even in Canada and I spent most of my life as a Canadian, my 76 years, and we have done a pretty good job compared to other countries. But even in Canada people tend to be losing their faith in the democratic process as it stands, however. Modern day information technology is changing our lives and going forward. This will have an increasingly positive impact on how we manage our education, our workplace, our health and our money. This will also change the nature of politics in that for the first time all people will have a chance to share their common sense and creative perspectives in a truly representative free and open democracy.

I would suggest that the sooner we explore and start to implement these ideas the better off we will be in the best interest of all concerned and this includes young parents with children as well as those with special needs.

Mayor Mussatto
So, Mr. Gewmon, you've gone 30 seconds past time so I'll have to ask you to finish.

Mr. Gewmon
That's it.

Mayor Mussatto
That is fantastic. Thank you very much. That's good. Thank you very much Mr. Gewmon for that. The next speaker we have is Ms. C. McQuarrie followed by Mr. F. Dawkins and welcome this evening Ms. McQuarrie. Thank you.

Ms. C. McQuarrie, 304-510 Chesterfield Avenue, North Vancouver
My name is C. McQuarrie and I live at 510 Chesterfield Avenue. I am speaking in favour of this project. I think it is time to move forward with this project and the application for increased density is very well balanced by the community benefits and amenities that are going to be provided. Most of those have been mentioned by previous speakers including the non-market housing and the childcare space and public art and I noted that Mr. Penway noted that both Advisory Design Panel and Advisory Planning Commission approved this project and those are both committees that are made up of community members. I think that is an important thing to note.

I am also, like the previous speaker, a longtime resident of the City of North Vancouver and I am really excited about how it's developing. I know there are a lot of concerns about change and difficulties with change but for me it is becoming a much more dynamic and vibrant and exciting place to live. It is not New York. I don't choose to live in New York but I am very happy to live in the City of North Vancouver and the way it is developing and I think this project should go ahead.

I think we should not mess around anymore and I certainly commend the developer and I have absolutely no connection to the developer, on all the involvement that they have done with the public through organizations in the community, through the neighbours and they have listened and have taken under consideration all the concerns and have addressed them very adequately as far as I can see. So, let us go ahead. Thank you.

Mayor Mussatto

Thank you very much Ms. McQuarrie for your comments. Next we have is Mr. Dawkins making his way down followed by Ms. G. McGuire. Welcome this evening Mr. Dawkins and thank you for waiting this late and everyone who speaks thank you for waiting for these 3 hours to speak. Thank you.

Mr. F. Dawkins, 827 West 19th Street, North Vancouver

Thank you Your Worship and members of Council. As mentioned my name is F. Dawkins. I live at 827 West 19th Street in the City of North Vancouver and I have been a North Vancouver resident for 35 years. I just did that calculation tonight.

I understand the frustration of the developers in this case who as they said in their own words have had to jump through hoops and they certainly have. It has been a long process for them. The fault for that I believe lies with City staff primarily who have encouraged them to bring forward a proposal that from the beginning was way too large. It should have been obvious at that point that the community would object and since then it has been a drawn out and fractured process for all concerned to whittle this thing down to a more reasonable size and I don't think we are quite there yet.

The current size might be acceptable if the proposed amenities brought sufficient benefit to the community as a reasonable return for the benefits gained by the developer. To me the amenities in this proposal are not sufficient and again I fault the City for negotiating these amenities. We should have done better.

I fully support some aspects of this proposal. I like some of them. I do support the special needs housing although from what we have heard tonight there is obviously a huge unmet need here which this development by itself will be a minor drop in the bucket. This is something that the Province should be looking at.

The daycare is a good addition. I support that although the built cost seems a little pricey and I wonder if we could get better value as a community elsewhere for example converting unused school buildings and as for the office space if it is needed it should be commercially viable so I am not quite clear on why it needs to be bonused to this extent. But to me this just brings out the problem the City's non-transparent process for density bonusing.

This proposal, this whole process for this development has been a classic example of what is wrong with it. Why these particular amenities? Why not others? Can we trust the dollar figures that have been given? What was the negotiating process and I realize that a lot of that has to be kept private but overall we desperately need a better bonusing policy that gives residents assurance that we are not selling development too cheaply and as it stands now there is that suspicion that we are. We also need a cap on how much a development can exceed the Official Community Plan limits including bonusing and right now as we heard from Mr. Penway it is pretty much open ended.

For this development I say the design is better than the overbuilt mess that was first presented but it is too bad it has taken us so long to get to this point. Mr. Penway's answer to Mr. Leonard nicely illustrated how this issue of over-development and density bonusing has crept up on us fueling the rapid growth that we are seeing now in North Vancouver. What he calls an open-ended bonusing policy I call opaque and incomprehensible to the residents using me as an example. I am not the smartest guy but it certainly seems to me.

And one last point Mr. Jarvis pointed out that with density transfer they could have added some density to this site without having to agree to any bonusing and that just to me points out the need to eliminate that possibility from our Official Community Plan. Density transferring I think is a bad idea. Not only does it allow for overbuilding on a particular site but it also takes away from the site the bonusing was transferred from so it becomes I think in a lot of cases less likely to be redeveloped when it needs to be down the road.

In conclusion I commend the developer for sticking to this process for so long and listening to a lot of concerns of the City residents but I don't think they have gone far enough. Thank you.

Mayor Mussatto
And thank you very much Mr. Dawkins for your presentation. The next speaker we have is Ms. G. McGuire followed by Mr. W. Mullaly. Welcome this evening Ms. McGuire!

Ms. G. McGuire, 108 East 14th Street, North Vancouver
Thank you. Mayor Mussatto, Council members, my name is G. McGuire and I am from the Piermont at 108 East 14th Street and with your permission I would like to read a letter from T. Watts. She couldn't be here tonight.

Your Worship and members of Council, my name is T. Watts. I am an owner and Strata Vice-Chair for Springhill Place at 140 East 14th Street. I have been asked to speak tonight on behalf of the residents of Springhill Place, the Piermont, and the Save 14th Street Group. These comments below also reflect the opinion of our professional engineer.

Last fall we made several verbal and written presentations to Council including the November 18th Public Hearing concerning ONNI's proposed development, 1308 Lonsdale. While we have consistently supported redevelopment of this site in principal we had significant concerns about traffic access and egress to this site particularly by commercial trucks and their impact on 14th Street and resulting pedestrian conflicts and safety impacts that were completely inconsistent with the City's designation of 14th Street as a local street and greenway in the Official Community Plan.

We advocated that truck access be from 13th Street because of its designation of an arterial and its greater width and we also provided a concept plan for this to both the City and ONNI. To ONNI's credit they took this concept plan and developed a far superior scheme that is now the basis of their current development proposal.

The revised traffic access and egress plan represents a significant improvement from their previous proposal. It is both consistent with the Official Community Plan designation for 14th Street and addresses the traffic and pedestrian access concerns by our group for both area residents and occupiers of the proposed development.

The pedestrian way between 13th and 14th Street via the lane, although slightly narrower, is far superior as it does not cross the truck loading area or the site's parking access ramp. In addition signalization of the access from 13th Street has been the added benefit of improving pedestrian safety at the 13th Street mid-block crossing point. It also increases the separation between the Grande and the development and improves the pedestrian access to Stella Jo Dean Park.

Our groups strongly supports this revised scheme and feels that these changes address the most significant and majority of all our concerns; however, we continue to have concerns about how construction will be implemented and the design and treatment of the 13th to 14th Street pedestrian link.

We feel the latter should include vertical separation along the pedestrian way's west edge adjacent to the lane to ensure safety from trucks using the lane as well as appropriate lighting and visual exposure. We have voiced these concerns to ONNI and ask to be involved in these matters.

Finally, while traffic and its impact on 14th Street has been our primary concern regarding the development we also continue to feel that the height of the 14th Street tower at 24 storeys is disproportionate to its surrounding area including the Piermont, Springhill and local buildings which are 10, 12 and 20 storeys respectively. We would prefer a lower tower height understanding that this may require reductions in other areas of the development proposal.

We respectfully request that Council endorse the revised site access plan with the caveat that ONNI involve local residents in the design treatment of the 13th to 14th Street pedestrian link and also consider reducing the height of the 14th Street tower to be more consistent with the other buildings referenced. Thank you.

Mayor Mussatto

Thank you for your presentation this evening, Ms. McGuire. The next speaker we have is Mr. W. Mullaly followed by Ms. J. MacMillan. Welcome this evening, Mr. Mullaly!

Mr. W. Mullaly, 378 East Keith Road, North Vancouver

Good evening, Your Worship and members of Council. My name is W. Mullaly. I live at 378 East Keith Road and have done so for 27 years. Being the 18th speaker I have to warn you in advance that I don't have anything particularly original more to add to the previous speakers so I will go off point from my prepared comments just for a moment to see if I can add something.

As all residents of North Vancouver City, I love this City. Everyone who lives here clearly loves the City so as a result I am a little sensitive and apprehensive to massive re-development.

Currently North Vancouver City has that perfect balance of sophistication with a little blue collar humility to keep us honest. What else do we have: the ocean, forest, mountains. In the course of my duties of my day job I find myself, I travel through other municipalities such as Kingsway, Metrotown in Burnaby, King George Highway in Surrey, No. 3 Road in Richmond, and with all due respect to those fine citizens of those municipalities I always thank god that I live in North Vancouver. It is an issue of livability which has been raised by several speakers.

I would like say that in my opinion whatever the eventual decision is on this proposal it may represent the defining moment in the history of future development in this wonderful City. We are therefore at a crossroads. We can continue of this current path of rapid redevelopment or we can pause, take a breath, and reconsider the consequences. For example, I don't mean to repeat, but you know currently we have coming on on-stream the 15 storey building, North Shore Credit Union, the 18 storey building, CityMark Group at 15th Street and then the 20 storey building on 17th Street.

I am opposed to this specific redevelopment proposal and if I may repeat I am opposed to this specific redevelopment proposal. I want to make this clear because it has been suggested or inferred by some proponents that anyone who expresses opposition is anti-development or god forbid nimbi. This is not the case.

Clearly this is a tired property begging for redevelopment and I embrace the idea of redevelopment of this significant piece of real estate. My principle objection is that the proposal contravenes the Official Community Plan on a massive scale. I mean it is just too damn big. I mean I won't repeat the issues about traffic and access and egress and etcetera but it is just a massive piece of property and I think that Council has lost control of the process. In effect it appears that the tail is wagging the dog.

The Official Community Plan which states an Official Community Plan is adopted by bylaw following public consultation in a Public Hearing. Once adopted all other municipal bylaws and works undertaken by this City must be consistent with the Plan.

The Official Community Plan is a serious document. It is the Official Community Plan not the Community Plan, the Official Community Plan. It is a serious document which is the result of considerable effort and deliberation.

It is the result of extensive committee work of research, consideration from contributors such as urban planners, business owners, Council members and citizens. If this proposal is approved as is then let us end the charade and dump the Official Community Plan in the garbage can.

My other serious concern approval is the slippery slope syndrome. Say that fast. Looming on the horizon is the eventual redevelopment of the Harry Jerome Centre. If Council allows a 24 storey tower then the next developer will use that as a precedent and a starting bar for their development proposal. Why not a 28 storey or a 32? I mean you allowed a 24.

Mr. Jarvis himself in his presentation cited other examples of FSR's and extensions above the Official Community Plan in his proposal. So, it is clearly a complicated issue and I just implore all Councillors, and as I know, they will give it their full duties but it is clear but the ball really lies in the court of Councillor Bookham, Bell, Clark and Heywood to recognize and respect the Official Community Plan and thank you very much for your time.

Mayor Mussatto
Thank you, Mr. Mullaly, for your comments. The next speaker we have is Ms. J. MacMillan followed by Mr. K.S. Hawthorne. Welcome this evening Ms. MacMillan!

Ms. J. MacMillan, 140 East 14th Street, North Vancouver
Thank you, Your Worship and members of Council. I am J. MacMillan and I am from Springhill Place on 14th Street. I am going to follow up on G. McGuire from the Piermont who read a letter from T. Watts a few minutes ago.

I totally agree with the comments so I won't repeat, I will just summarize. The revised traffic plan represents a big improvement from ONNI's previous proposal. We are supporting their revised plan.

We still have concerns about how construction will be implemented in the design and treatment of the 13th to 14th Street pedestrian link. Traffic on 14th Street was our main concern and they have addressed this but we also continually feel that the height of the 14th Street tower at 24 storeys should be reduced in height.

Mayor Mussatto
Thank you very much for your comments Ms. MacMillan. The next we have is Mr. Hawthorne. Welcome Mr. Hawthorne, followed by Ms. C. McCormick. Welcome this evening.

Mr. K. Hawthorne, 236 West 2nd Street, North Vancouver
It works! It is pretty quiet back there.

Mayor Mussatto
We are going to work on the sound system this summer. We have been trying to tweak it but it has been inconsistent.

Mr. Hawthorne
It has been a work in progress for years ever since I have been coming up here but anyway thank you very much for the opportunity of making a presentation here. My name is K. Hawthorne. I live at Lower Lonsdale for many, many years so I am well acquainted with Manhattanization of the Lower Lonsdale area. This is Round 2.

Firstly I would like to comment the developer. He has certainly addressed the issue of those concerned about the 14th Street problems. Unfortunately he has just transferred this to 13th Street. I guess maybe he doesn't realize there is a hospital there, there is a fire hall there, there is a police station there and all these facilities have emergency vehicles and traffic and so he is going to put in a mid-street traffic light. Terrific!

If anybody goes down to the Esplanade in Lower Lonsdale and stands there and watches this mid-block traffic light between Lonsdale and Chesterfield it is a nightmare and with 13th Street being as busy as it is we are just going to have a nightmare on 13th Street.

Anyway, I am not against development. I never have been much to probably some of the surprise on Council since I have been up here many times railing against them. The development as long as it is reasonable and transparent I don't have a problem with and reasonable? An 80% over density, I hardly think that is reasonable.

Mr. Jarvis and I think other people have mentioned quotes that a precedent has already been set but what he doesn't know that a lot of these precedents were very controversial and had all the same problems and issues that we have here tonight. So, a precedent it is but not a very good one.

It seems strange and sad that the City seems to be so hot on density bonusing that they seem to have forgotten the infrastructure of the City. Our streets are a mess. Our sidewalks are tripping hazards. Our lighting certainly in Lower Lonsdale, off Lonsdale, is almost non-existent. Street cleaning down there and elsewhere is almost non-existent so we are going to get all these fancy new buildings and yet the things that citizens really appreciate as being livable are being ignored. It seems a shame.

Anyway, moving on, is childcare. It is very nice but again why are we giving density bonusing when we have got empty schools lying around and if the City wants to get into the childcare business why didn't they put in a proposal for say the Ridgeway Annex or any of these other empty schools that are around. Certainly kids would be having more fun there where there is a lot more open space then stuck inside a concrete building.

Affordable housing is another very admirable thing. Who gets this? There is what, the 18 units and I have heard four or five submissions for different organizations so that is going to be a tough one for the City to divide up. I think it is going to ghettoize these people in the lower buildings of this high-rises and I don't know if that is good or not.

But, anyway, the other issue I have with this is the process of development. I don't think the process has really been transparent. It seems like that it is a done deal and some will argue that. The City Councillors have argued this before but heh, City staff has been working with this developer for years and they very magnanimously have dropped the floor space ratio from over 200% down to 180% so gee that is very nice but it is still highly densified and again it speaks to the livability problem that we are going to have around here.

There certainly has been a bias in this whole issue. We have had two petitions presented at the first Public Hearing that have not been mentioned at all. Most of the 2,000 people on that petition didn't support this project.

The other issue that I would like to bring up which is a question I asked at the first Public Hearing and I am going to ask it again and you have intimated that you are going to address it and that is a conflict of interest that two people on Council have since they got campaign funds from this developer. So I would like that addressed and if these two individuals are still going to vote for this project and not declare themselves and not going I would like a really good reason why because the one thing that is transparent about this whole process is the fact that this is a clear case of conflict of interest by these two individuals on Council and there is no argument against it.

Mr. Hawthorne
Thank you very much for being allowed to speak.

Mayor Mussatto
Thank you, Mr. Hawthorne, and I will be addressing that in my comments so thank you for reminding me of that. The next speaker we have is Ms. C. McCormick. Welcome Ms. McCormick followed by Ms. T. Bolton. Welcome this evening Ms. McCormick!

Ms. C. McCormick, 956 Esquimalt Avenue, West Vancouver
Good evening, Mayor Mussatto and members of Council. My name is C. McCormick. I live on Esquimalt Avenue in West Vancouver and I am speaking on behalf of MyOwnSpace Housing Society. I am delighted to have one more opportunity to address you this evening to ask that you support the ONNI Proposal at 1308 Lonsdale Avenue and to ask that you support the inclusion of MyOwnSpace Housing Society as the occupants of the affordable housing included in the ONNI proposal.

As you know our group consists of the parents of 10 young adults all of whom have developmental challenges and I am one of those parents. We are all North Shore families and my roots in North Vancouver go back a long way. Our kids have come to know each other through their involvement in a variety of North Shore organizations such as North Shore ConnXions, Special Olympics, Capilano University and the recreational facilities of North and West Vancouver.

The reality is that few opportunities exist for the kind of semi-independent housing our young adult children need and deserve. The density bonusing policy that currently exists in the City of North Vancouver allows for the creation of much needed affordable housing through cooperation between developers and the City.

The opportunity at 1308 Lonsdale is an exciting one because it will afford our young adults to reach their potential working, playing, learning and living inclusively amongst a typical population and contributing to the community. They will have the support they will always need in a safe, secure environment and that is very comforting to us, their parents.

As Councillors for the City of North Vancouver you are in the driver's seat to make this vision a reality. Please do the right thing tonight by voting in favour of the ONNI proposal and by supporting the inclusion of MyOwnSpace Housing. Thank you.

Mayor Mussatto
And thank you very much for your comments Ms. McCormick. The next we have is Ms. T. Bolton. Welcome Ms. Bolton followed by Ms. L. Barnett.

Ms. T. Bolton, 310 West 3rd Street, North Vancouver
T. Bolton, 310 West 3rd Street. First I want to briefly point out some misinformation in the ONNI application book mostly dealing with density comparison.

Mayor Mussatto
We need you by the microphone.

Ms. Bolton
On the left hand side of the sheet are the density figures from the ONNI Presentation Booklet and I really don't understand why they would have presented these figures when on the right hand side from the City report that Carl Purvis did is the actual densities.

You can see that they have put Hollyburn and Mr. Jarvis spoke about that tonight so that Hollyburn was 6.7. Hollyburn is not even built yet and probably won't be. He states they've changed from three towers to two. They are still three towers, 240 feet, 180 feet and 90 feet. It states that the third building if four storeys. It is not four storeys it is 90 feet and in the City documents it is quoted as being six storeys. I won't go through the last statement because that hasn't been stated tonight that no one has decided what would happen with the affordable housing so we won't go through that.

The Mayor was quoted this week as saying 80% of residents live close to Lonsdale. This number will grow in the next two decades. Expect taller buildings as one-storey shops are torn down. Tall buildings must stay within blocks of Lonsdale. More people will be living in apartments so their backyard will be the City needing covered play areas and public washrooms. That is the end of the quote from the Mayor.

On this sheet if we are going to have tall buildings all up and down Lonsdale, new tall buildings, what is going to happen to our population? Our population currently is 51,870 and those are from the B.C. Stats, February 2013 statistics, 51,000. Our target for the Metro Vancouver Regional Growth Strategy targets in 2021 is 56,000 people. Everything in the City must be generally consistent with the Regional Growth Strategy. That was signed by the Council of the City of North Vancouver in July 2011.

There are currently 4,196 units already being planned for in the City, some not started yet but they all will be. They are all documented on the City web site. Metro Vancouver has assigned the City of North Vancouver 1% as an annual growth rate from the B.C. Stats from February last month. The actual growth rate last year was 1.5 so the projected population is already exceeding the 2021 target by about 5,000 people if you include coach houses. So I am pointing out that we have already reached our Metro population targets for 2021.

Now, I have some questions and actually standing here I have a new one because have you thought what will happen when the owner of the four shops on Lonsdale decides to develop at 2.6? What is going to happen if he puts up a 200 foot tower on that lot right in front of the people that are going to be buying on the west side of the ONNI development? Have you thought about expropriating half of that property and building a park and green space? You have the money in the City. There is over $20 Million in the Park Fund. We need park space in Central Lonsdale.

How does granting this density improve the quality of life for everyone in the City? What about the traffic on 13th Street? I am not going to have time for all my questions so I will come back. What about infrastructure needed for extra people? Why not use City land that is under used and build accessible housing? Why not sell density and have the Neighbourhood House or the Recreation Centre expand their daycare?

Mayor Mussatto
You have a lot of questions here? I am going to give you a little bit more time.

Ms. Bolton
Can I ask one more and then I'll stop?

Mayor Mussatto
Yes. I'm making notes so I can ask them later.

Ms. Bolton
Okay, because I got a lot more too but I'll come back. It has been stated by ONNI that the office building will probably be used for medical offices so why not take a floor in one of the medical buildings across the street and put daycare in there? Across the street it will probably be much cheaper and remove some of the density in this project and negotiate a cost for that amenity and I am not going to ask any more but I'll come back.

Mayor Mussatto
I am going to go to staff now Ms. Bolton for you. About park space in Central Lonsdale, Mr. Penway? I have got six questions here. Did you make some notes at all?

Mr. Penway
Yes, Your Worship I was trying to make notes so I think I got a number of them.

Mayor Mussatto
Okay, thank you.

Mr. Penway
The Lonsdale shops, so this is the block of Lonsdale that is undeveloped which would be just north and west of the site, the Subway down to the health food store. Those properties are under a single ownership and that owner has chosen to not sell their site or to participate in the redevelopment so it leaves them on their own. They currently have a zone which would be C1A.

They will have a height restriction on that. They will have a density of 2.6 FSR but they'll have to provide an 80 foot separation if they go above four storeys and I don't think they will be able to do that. I think what it will result in is that they will be looking at a low-rise solution for that site and examples of 2.6 low-rise solutions would be at 3rd and Lonsdale. On the north side there are two buildings that are built at 2.6 FSR plus just a little bit more of FSR for the RCMP building and the Art Gallery so those are examples of 2.6 four storey buildings. That would be the precedent for what could be there in a four storey form at that density.

Park space in Central Lonsdale, we actually have been given direction through our park staff and land staff to find a site for a neighbourhood sized park in Central Lonsdale. We are not looking right on Lonsdale because it is a bit urban and there is higher traffic so it would be off of Lonsdale somewhere but within two to three blocks of Lonsdale. There is actively an effort to try and find and assemble a park site in that area which is in there.

In terms of traffic on 13th Street which I think was the other question. Best for the traffic that the engineering staff to speak to that and I believe the applicants might have their traffic consultant here as well. They have both reported they believe it will work.

While they are coming in I will just mention infrastructure, this is one of these debates about whether you increase demand of infrastructure or whether you get infrastructure through some of these developments and this would be an example of a number, at least $1 Million of sidewalk and road improvements in the immediate facility, the upgrades to Stella Jo Dean Park which will happen which will deal with some of the sidewalk and improvements.

These is a significant contribution to a sewer upgrade for the streets that are part of that so there are infrastructure benefits that come with some of these projects. It also does come with some burden of servicing a larger population. In the end leaves you with more people to cover the cost of your infrastructure in a compact area as opposed to in a sprawled area.

I'll just answer the next couple if I can Your Worship quickly. The City is actively looking at a couple of sites where we own lands in the City. The 100 block of East 1st Street and the Alder Street area which is above the 300 or 400 block east of Lonsdale. Our sites that Council has given staff direction to consider as affordable housing sites we might participate with our land so there are underway. This would be supplemental to that and the daycare I think was the last question in terms of going into the building across the street. As far as I know that has not been considered. They are not part of the application so I don't know how that would be brought in.

Mayor Mussatto
Thank you, Mr. Penway. I am going to go to Ms. Mitic. Ms. Mitic is the City staff member. Could you respond to the traffic on 13th Street and potential problems or such.

Ms. Dragana Mitic, Manager, Transportation

Yes, Your Worship. Based on the analysis done for 13th Street including the current proposal it is expected that 13th Street will operate satisfactorily. There will be a need for some improvements at the intersection at St. George's Avenue to provide a left turn lanes in a north south direction and also there are further improvements planned for the Lonsdale and 13th Street intersection that would help reduce the congestion and delay.

Mayor Mussatto

Thank you very much Ms. Mitic and thank you very much Ms. Bolton. I am going to Ms. L. Barnett followed by Ms. B. Escott. Welcome this evening Ms. Barnett!

Ms. L. Barnett, 3158 Mountain Highway, North Vancouver

Mayor, Council, assembled guests, my name is L. Barnet and I speak to you tonight as the Executive Director of the North Shore Disability Resource Centre, address 3158 Mountain Highway in the District.

Our mission as an organization is working for a community for all. We speak tonight to support the families of MyOwnSpace Housing in their vision of accessible and housing for their loved ones. The NSDRC has been in operation on the North Shore since 1976. We were started by a group of parents much like MyOwnSpace. They were parents of children with significant physical disabilities. We started off using volunteers and donations as well as donated municipal spaces to offer a half day a week respite service for a dozen children.

We now provide services to over 450 children, youth and adults with a wide range of disabilities. Of these people about 77 or 21% live in the City of North Vancouver. The NSDRC offer support through 15 sites spread across the North Shore from Deep Cover to Lions Bay and Bowen Island. We employ 250 employees. We are funded through a variety of Provincial and private contracts and we deliver over 175,000 hours of service a year.

Our information and advocacy services funded with donations and grants answered over 1,000 calls for help last year and of those calls for help almost 15% dealt with housing either its imminent loss or a lack of accessibility and affordably. The NSDRC has operated has operated and created 11 accessible group homes for children and adults throughout the North Shore. We continue to look for innovative and person-centred ways for people to live in the homes they envision. We are committed to assisting municipalities and communities to secure affordable, accessible housing for people with disabilities and their families in familiar and sustainable neighbourhoods.

The NSDRC strongly believes that each person, no matter their disability and circumstance, has the right to suitable and appropriate housing. This is reflective of the 2010 UN convention that Canada is a signatory to, the convention on the Rights of Persons with a Disability, Article 19 in particular, which speaks to people disabilities having the right to options in housing.

Looking forward to home, work and play is essential to each one of us. The desire to be part of a neighbourhood and community is shared by all. Perhaps that speaks to some of the passion that we have heard, well I have heard tonight for the first time about what we believe neighbourhoods should be.

As we continue in our mission of working for a community for all we've become social change agents and find ourselves facing increasingly complex issues. I should say I have been working at the North Shore Disability Resource Centre for 26 years. I started when I was two. No laughing. So we understand the complex nature of housing for people with disabilities.

The work that MyOwnSpace Housing Group has done is profound and exciting. I can't stress enough how much we admire their passion and work. We share the quest to efficiently use public and private resources to create a community that reflects each unique person. We applaud the work the Society has done and we applaud the work that the developer has done to secure affordable housing that reflects the families' visions.

The NSDRC sees MyOwnSpace Housing Society as an opportunity seized by families and their community to answer a complex and growing issue facing citizens with disabilities affordable, accessible housing in their familiar neighbourhoods. Typical people never consider their choice is limited by the sidewalks outside their house, by the height of a door sill or the availability of paid care staff. These families and citizens with disabilities also face an uncertain service delivery system with no guarantee to sustained government funding to provide ongoing support and supervision.

There has been some discussion tonight about what affordable means. For people with disabilities in the Province of British Columbia if you qualify for the maximum amount you will get between $375 and $425 a month to pay for your shelter. Given the costs of the North Shore, some of the highest in the country, affordable is a relative term but for folks with disabilities that is what it means.

The model proposed by MyOwnSpace Housing attempts to remedy these concerns by providing a ready-made community. Good public policies supporting accessible and affordable housing designed in typical neighbourhoods provide a rich and diverse life for all of the community. MyOwnSpace Housing Society has worked hard to articulate the vision of this for their families and ONNI has undertaken a remarkable journey to assist this group of committed, caring and dynamic families.

We support the vision of accessible, sustainable and affordable housing for all citizens. We support the work of MyOwnSpace Housing Society and ONNI have done to deliver this. We ask Council to accept the vision and we offer our support in assisting MyOwnSpace Housing Society and ONNI to look further for other models to build a richer community. This can only lead a more dynamic and in the end safer space for everyone we care about. Thank you.

Mayor Mussatto

Thank you very much Ms. Barnett for your comments. The next speaker we have is Ms. B. Escott followed by Mr. D. Miscisco. Welcome this evening, Ms. Escott!

Ms. B. Escott, 105-1515 Eastern Avenue, North Vancouver

Good evening Mayor and Council and developers. First of all, ONNI welcome to the Central Lonsdale neighbourhood group. I like ONNI. My two sons and two of my nieces went to school with the De Cotis family. I like business. I like development and I understand profit.

We are all interested in continuing to create a vibrant, convenient and desirable neighbourhood in the Central Lonsdale area and I commend ONNI for the changes, the improvements, that they have made again to date; traffic improvements, building setbacks, and especially for including much needed business offices in the plan but what are the compelling reasons for ONNI to have a height of 240 feet which is way higher than all the other buildings? All the other buildings in Central Lonsdale are 180 feet or lower.

In ONNI's letter of February 21st from Beau Jarvis he mentioned since our Public Hearing in November 2012 the most notable concern has been traffic and congestion on 14th Street and I certainly agree that was one of the concerns. But he forgot to mention the signed petition of 995 people who are against the height of 240 feet and the density. We would like the 14th Street building brought back down to 180 feet in harmony with all the other neighbouring buildings.

In terms of the supply of suites already available in the area immediate to 13th Street and Lonsdale, at the first Public Hearing there were many young professionals who spoke of their desire to live and work in North Vancouver and live in the ONNI building rather than move to other affordable areas in the Greater Vancouver area but to be able to enjoy the lifestyle they want.

I did some research recently and at the Prescott, 13th and Lonsdale, the Kimpton, 13th and Chesterfield, the Local, 17th and Lonsdale, 15 West, 100 block West 15th, the Residences at Queen Mary and Anderson Walk on the 100 block West 22nd, there are over 400 units available or under construction at this time. Certainly there is no compelling reason for ONNI to rush and build extra suites on extra heights.

In terms of our population target we heard from another speaker that we are already well ahead of our targets for population so there is no compelling reason to rush ahead with more units. In terms of the developers wish I feel a little bit bad for ONNI. Their first application came in with three buildings at 180 feet. They weren't trying to exceed the heights but now they are stuck with if they are going to supply a daycare centre they need 240 feet height and I don't think it is ONNI's fault. I think it is the fault of our City planning staff who have.

Mayor Mussatto
So, the planning staff are giving us their best professional opinion. It will be up to Council to make that decision so it will be up to Council to make that decision. They are giving us their best professional opinion and Council will be debating on whether it is a good decision or not.

Ms. Escott
I see. Okay. I truly hope that Council and the Mayor are going to have the courage to cut that 240 foot building back to 180 feet, that Council are going to talk further to the City planning staff about getting into negotiations for these types of things that cause a problem later and I certainly hope Council and the Mayor are listening to the people in the community especially the 1,000 people that signed that petition and there are many, many more who would have signed. Thank you.

Mayor Mussatto
And thank you very much Ms. Escott for your comments. The next person we have is Mr. D. Miscisco followed by Mr. J. Harvey. Welcome this evening Mr. Miscisco!

Mr. D. Miscisco, 1231 Cloverley Street, North Vancouver
Thank you, Mr. Mayor and Council. I am in favour of this proposal. I have two main reasons. First of all as I arrived here this evening and I looked around I saw many, many ordinary boxes. As I look at the development I see uniqueness and innovation in an area where there should be innovation and uniqueness and creativeness. It is a very central Lonsdale area and this is needed.

If you went with the Official Community Plan and built another box with no amenities or minimal amenities it would be like the rest, the incentive where added features that have been discussed this evening, affordable housing, environmental initiatives, daycare and other benefits, desired retailers and services, infrastructure improvements. Fourth proposal and the ONNI Group and Council has listened and made changes. The community has had input and people have listened with appropriate modifications and accommodating attitude.

I am a retiree. I taught school for 45 years. I am still going strong with the sports camp where I work with young people but I am getting ready for a downsize and I look at this particular development that will have all the amenities that I will need, a fitness centre where I can work out every day, medical facilities nearby, stores where I can shop and get my groceries, and many more conveniences that will allow me to have a simpler life. I am reminded of what I learned many years ago. Sometimes looking for the great solution you miss the very good one.

Mayor Mussatto
Thank you very much Mr. Miscisco. Do you mind if I just get your address. I think you are on Cloverley Street in North Vancouver.

Mr. Miscisco
Coverley Street, North Vancouver.

Mayor Mussatto
Thank you very much. Thank you very much Mr. Miscisco. The next speaker we have is Mr. J. Harvey followed by Ms. D. Stewart. Welcome this evening, Mr. Harvey!

Mr. J. Harvey, 33-1910 Cedar Village Crescent, North Vancouver
Good evening, Mayor and Council. J. Harvey, 1910 Cedar Village Crescent in the City of North Vancouver.

I have to say that currently I am not in favour of the 13th and Lonsdale development due to the fact that it is still more in excess of the Official Community Plan and can set future precedent as some previous people have said.

Also that of ONNI offering a number of daycare spaces where I believe that this has not been fully investigated for that 13th Street centre of Lonsdale area. No doubt in some locations that there is small business opportunity for a daycare that I have actually seen advertising that indicates some daycare spaces are available. Now I am not against daycares as my youngest grandson is attending a daycare facility in a person's home in Coquitlam, okay and are very useful to some families but the 13th and Lonsdale location if in the lacking of a number of children it may be an exaggerated location. Again, one has to fact seek out that answer.

Now I assume that these buildings or those buildings will be strata. Now also most low or high rise stratas prefer not to allow pets or children. Pets generally being that some dogs can bark loudly and can scare people as well as possible defecate. Children being what they are can run up and down hallways plus can make much shouting and also possibly writing graffiti on a wall. This is basically why many stratas turn down having children and pets.

Now what chance for the North Vancouver-Lonsdale MLA, Naomi Yamamoto who is currently supposed to assist in small business, which I have yet to see, to completely follow up and fully investigate regarding small business daycare opportunities. Now, I don't need why the North Shore Neighbourhood House should be involved here when you are trying to get employment of small businesses and the same with the Lower Lonsdale Business Association and also the Chamber of Commerce who claim they got 700 members of I assume 5,000 businesses. Why so small? Have the Chamber of Commerce and anybody like that actually approached before ONNI about the situations we have heard of? Have they also when we have had.

Mayor Mussatto
So, Mr. Harvey if you could get your comments with regards to the pros and cons of this development I think it would be helpful.

Mr. Harvey
Yes. This development and others like it, have they gone to like 11th and 17th and those regarding staff for childcare and affordable housing? Have they done that? Why have they just come to this one? So, that would be a question.

Also Mr. A. Genova, of Vancouver came here who has been on City Council, in the City of Vancouver. He says affordable housing, but last week in the paper in Vancouver there are big signs, affordable housing, so I don't know where he got this great thing to come here and not do it there in Vancouver.

Back in 2002 about 10 years ago the population was about 42,000 here and they were going to have to set a target of about 48,000 and that was it. The amenities, whatever, but it has gone past that as the lady over there said and so it is just strange, the amenities and everything.

Now we have a small number of what are affordable units. Well what is affordable? Mayor Mussatto you have indicated 30% of income. Well let us say a person attains work at $11.00 per hour and an 8-hour five day week so 40 hours times $11 is $440 per week and we have 52 weeks a year times the $440 is $24,800. Now we divide that by 12 months which equals $2,670 for 30% of $3,000 odd dollars is $920. Seems okay as I was purely guessing this is about the norm for renting say a one-bedroom apartment: however, if that person after moving in attains other work that pays say $17.00 an hour what happens then? Is the income situation monitored so that person then courteously hands in his or her notice in to leave so as to allow another say separate $11.00 low income person to be able to rent? No disrespect but does ONNI or the City staff have a plan for this?

Then close to being to the hospital etcetera and future parking problems. Most people trying to get into the hospital. The RCMP already take up a number of 14th Street outside public parking spots.

Mayor Mussatto
So if you could wind up Mr. Harvey it's a good time. Thanks.

Mr. Harvey
Then overall to sum up if there are to be any concessions and I have to side with Burnaby and Coquitlam if you look in their web site, you take the past earlier mentioned high amount of cash amount to be used as appropriate. They don't have density bonus they just go straight for the cash where they can place it somewhere else.

Finally, if this project is said to be modelled after the Official Community Plan at UBC, a review is due soon, then when further information becomes available like the Harry Jerome, Safeway is not falling down and wait for the next Official Community Plan.

Mayor Mussatto
Thank you very much Mr. Harvey, for your presentation. Welcome Ms. Stewart and followed by Mr. T. Russell. Welcome this evening, Ms. Stewart.

Ms. D. Stewart, 1406-155 West 1st Street, North Vancouver

Your Worship and Council members, I think I might be off base because we are talking about the buildings and the street and the traffic. I would like to talk about the people. It was such a heartening meeting last time when all those young people came and their values were a little bit different from mine but nevertheless they knew what they wanted. They wanted to be able to walk to the bus to go to work and shop and walk home and it was just inspiring.

Not so much has been said about the older people. I was glad to hear one presenter tonight talked about the older people who need now to be on one level and need to have elevators and need to be able to shop close-by and get to the hospital if they need to. Some people my age have to go the hospital regularly so it is a great proposal for them. I don't want to talk so much about the business people although they were very excited and they took care of their own presentation.

I would like to thank the developer because I don't think in all the years that I have been coming here I have heard a developer who was so attentive to the people who live around about but most of all I want to talk about the people who need the low market housing and they need the low market housing close to the bus, they need it with other people with other needs. We want an inclusive community. We want a healthy community.

I can't tell you how thrilled I was when this latest proposal came that they hadn't already dumped those people because every other time that we have had arguments about height it was easiest to just dump the amenities and this time they didn't do that and the daycare was still there. I think I cried and I don't want to cry for another reason. I really want Council to think about people as well as all these other concerns that have been raised to them. Thank you.

I forgot to say that I live in Lower Lonsdale and I have lived for 30 years in North Vancouver and it has been changing ever since I got here and it will continue that way so people that think they can pull up a drawbridge, they are just dreaming.

Mayor Mussatto

Thank you very much Ms. Stewart for your comments. The next person I have is Mr. T. Russell followed by Mr. B. Waite. Has he left? Thanks. Mr. T. Valente. Mr. Valente, did he leave? He left as well. Okay. We will go to Mr. B. Waite and N. Thieson. Is Mr. Waite here? That is Mr. Gouman. Okay, N. Chesson. Is Ms. Chesson here?

Ms. N. Chesson, 124 East 19th Street, North Vancouver

I have never spoken at a Council meeting before but I think that the over development in North Vancouver is getting out of control. You have so many condo units that the people that were born here, grew up here, had education here can't afford these condos. I can't afford to live in a 600 sq.ft. condo for over $300,000 a year.

You are talking about having young professionals move into North Vancouver but what about the people that are being forced out of North Vancouver because there is no affordable housing?

You have one-bedroom rental units that rent for $1,400 a month and you're building condos that those people aren't going to be able to afford to rent if they are sub-let and what is affordable? I don't make $200,000 year. I can't afford any of the new condos you are putting in and you the over-priced new housing. I have pets. There is almost nowhere in North Vancouver, there is not one single strata council that won't make me get rid of one of my animals and it is not fair.

How do I start a family in North Vancouver if I have nowhere that I can actually afford to live? And going over the density plan time and time again, you're jamming too many people in such a small area. I live on 19th Street just off Lonsdale and I almost get hit walking to my mother's on 19th and St. George's because already the amount of people that are in a rush to get off the North Shore or to get to their works.

I don't see how putting in 12 units, 18 units of so-called affordable housing, it affects a small amount of people, but the majority of people that are starting their lives out and wanting to have children I am not going to do that in North Vancouver if it continues this way.

I grew up here. I love being here. I love my neighbours but I can't stay in a place that continues. You put the Official Community Plan in place for a reason and without following that and adhering to that, you put that forth for a reason so that we wouldn't grow too fast, so we wouldn't have to close schools down. There is office space here. There is affordable childcare if you look for it.

There is so much empty space in North Vancouver that is not being used. You don't need even more and it is no offense to ONNI. Development is good. Change is good but we have infrastructure to think about. We have problems on Lonsdale that aren't going to be fixed by putting in retail and more housing. Putting in 344 units doesn't change the fact that you have drug problems off Lonsdale.

We have poor people on Lonsdale begging for money that live in this so-called affordable housing and they are not getting jobs. They are not progressing forward so I just don't think that some of the things that you compromised for the amenities that you are getting, the height has not been reduced, and that is the problem. Is the density of the people, you can't just put that many people in such a small space. Sorry, I have never done this before. I am not the best public speaker.

We are Lonsdale. We are not Robson. We are not Granville. We are not downtown. We don't want to be downtown. The reason people live in North Vancouver is because they do not like living in downtown. They don't like the problems that over densifying has done there and over commercializing. How many more commercial real estate, how many clothing shops that nobody buys clothing at, need to be here before we say stop, we have a mall. I guess that is all for now. Thank you very much for your time.

Mayor Mussatto

Thank you very much for your time Ms. Chesson. Sorry, there is no clapping. I want to apologize again for mispronouncing your name. Thank you. The next is Mr. B. Waite. Mr. Waite here at all? No. Then I am going to go to this list of supporters because we have completed the other list. Mr. M. Trepp followed by Mr. R. Pantel. Is Mr. Trepp here? Welcome sir. Thank you and followed by Mr. Pantel and Mr. Barden. Welcome this evening!

Mr. M. Trepp, 871 East 12th Street, North Vancouver

Thank you. My name is M. Trepp. I am a homeowner in the Grand Boulevard area where I am raising a young family. I am here to speak in support of the proposed development for two main reasons. One as it relates to the community as a whole and one as it relates to my family and young families like mine.

As it relates to the community and to the municipality the future prosperity of North Vancouver of any municipality depends on that municipality's ability to attract young professionals and young families. These are people that are in the peak years of their earning and more importantly for the community and the peak years of their consuming as well.

We want them here so we can collect property taxes, we want them here so our retailers can sell them goods and services. Time and time again the market has shown us that where these young professionals and where these young families want to live is in high density, mixed-use developments along transit lines, exactly the type of project that has been proposed for 13th and Lonsdale.

The second reason I support this it relates, its more personal issue to my family and young families like myself, we are proud residents of North Vancouver. All things being equal we'd like to spend our retail dollars in North Vancouver but unfortunately all things aren't equal. In our opinion retail services in North Vancouver are willfully inadequate and nowhere is that more true than true than Lonsdale Avenue. So because of lack of choice, because of lack of quality in retail, we spend most of our discretionary dollars in West Vancouver and we do it reluctantly. We would much rather patronize retailers here in our own community.

How do we get retailers of the ilk of a Whole Foods to come to North Vancouver? Well, we build buildings where they want to be located and again just like the young professionals, just like the young families, time and time again the market is telling us that they want to be in mixed-use high density projects along transit lines, exactly the type of project that is being proposed by the developer at 13th and Lonsdale.

So, if as Council members if you want to have young professionals and young families here and why wouldn't you, then this is exactly the type of project that we should be supporting and endorsing. Thanks for your time and I trust that the Council will make the right decision.

Mayor Mussatto
Thank you very much Mr. Trepp for your presentation this evening. The next speaker we have is Mr. R. Pantel followed by Mr. B. Barden. Welcome this evening, Mr. Pantel!

Mr. R. Pantel, 415-1641 Lonsdale Avenue, North Vancouver
Your Worship and City Council, my name is R. Pantel. I am a resident of North Vancouver and I would like to speak in favour of the proposal.

I spoke at the last Public Hearing. I am a medical doctor and I work in the operating rooms at Lions Gate Hospital and I mentioned last time that many of my colleagues, physicians, dentists and allied health professionals, are finding a lot of difficulty finding office and clinic space near the hospital. It was a problem back then and it is continuing to be a problem now and it is a significant impediment to the provision of health care services to the residents of North and West Vancouver.

I will give an example of a situation where this is a factor. Patients with chronic pain problems which is a significant health care issue have to travel to Vancouver or Surrey where there are established chronic pain clinics. The wait lists for these services is measured not in weeks, not in months but in years and it is a long time to wait for a patient who is in chronic pain and part of the reason for this is that there is just no office space nearby the hospital where professionals can set up the type of multi-disciplinary, multi-function clinics that are needed to treat this type of medical problem.

The proposed office space from ONNI is providing 40,000 sq.ft. of office space, ½ block from the hospital, which is ideal for the type of provision of these types of services. The type of a clinic where you can build a multi-disciplinary and multi-function clinic that can offer this type of service for patients.

From that point of view I think this proposal is unique. It offers a service in North Vancouver that is not available anywhere else and I would urge Council to support the proposal. It will provide tremendous benefit for the residents of North and West Vancouver and the spin-offs and the potential for the office building in terms of health care provisions is tremendous and I hope that the Council supports it. Thank you.

Mayor Mussatto
Thank you very much for your comments. Mr. Pantel. The next speaker we is Mr. B. Barden followed by Ms. S. Saunders. Welcome this evening, Mr. Barden!

Mr. B. Barden, 902-120 West 16th Street, North Vancouver
Good evening, Mayor Mussatto and members of Council. Thank you for the option to speak tonight. This is the third time I have spoken for this project and I have actually come on my own accord every time to speak for the project. I am full in support of the project.

I believe the increased residential tax base and business tax base will actually give the City money that can be used for a lot of other amenities and it will generate extra income tax, sorry extra business tax and residential tax from the development.

Regarding the MyOwnSpace Housing, it is not going to benefit myself directly but I am fully in support of that and I think sometimes you have to look beyond your own self-interest and see that the benefit of that to society and the developer still including that in the project. I've seen a couple of different projects before where those things have been included in the initial plan and then been removed as the project has been revised down so I am really happy that that is still in the project.

I also support the new modern store, the office space and the associated employment and this project is a vast improvement to a 1950's style dilapidated lot in my opinion. The store is really out of date. Also, moving the truck access from 14th Street to 13th Street I think is very good and moving the vehicular access from 14th Street is good because I wasn't too keen on that myself in the first plan and I think it is very good that it has been moved. The additional store fronts along 13th Street I think are way better than initially proposed wall.

Basically after two years of discussion and project revision I think it is time to make a final decision. The developers revised the plan based upon public feedback quite a number of times and I am really glad that they stuck with the project and didn't walk away and I just hope for a final decision soon and hope to see the project approved. Thank you for your time.

Mayor Mussatto
Thank you very much for your comments Mr. Barden. Next speaker we have is Ms. S. Saunders followed by Mr. D. Sampson. Welcome!

Ms. S. Saunders, 2571 New Market Drive, North Vancouver
Good evening Mayor and members of Council. My name is S. Saunders and I live on New Market Drive, 2571, in the District of North Vancouver and I am actually a member of the MyOwnSpace Housing Society.

I am here because I just wanted to read, with your permission, a letter from a resident of the City of North Vancouver, S. Dyer, who couldn't be here tonight. She lives at 252 West 2nd Street in the City of North Vancouver and just briefly she says that I am pleased to support the development proposal at 1308 Lonsdale Avenue which is being considered by Council for approval. The development will provide revitalization for the Central Lonsdale area and will include shops, services and office space in addition to diverse residential opportunities.

The proposal will also provide much needed affordable housing for a group of developmentally challenged young adults known as MyOwnSpace Housing Society. As a seven year coach with Special Olympics I recognize this housing opportunity as a great benefit for both the community and individuals with developmental disabilities. With this opportunity the community will be more vibrant and integrated. Further the individuals with MyOwnSpace will be able to thrive with a greater sense of independence and support.

As the Chair of the North Shore Family Court and Youth Justice Committee and as a coach with Special Olympics North Shore I am committed to supporting those individuals in my community who face barriers. I believe that integration is a key component to a healthy community and I recognize the 1308 Lonsdale Avenue development as a chance for the City of North Vancouver to be seen as a leader in inclusive community building.

That is her letter and I just wanted to say I think it is a really exciting development and apart from the whole issue of MyOwnSpace and everything else I love it and I think you know I have lived in the District for 25 years now. I have four young adult children and I can't wait until they all move out and I can sell my house and downsize to the City of North Vancouver and I would seriously consider a unit in this development. Thank you very much.

Mayor Mussatto

Thank you very much Ms. Saunders for your presentation. I see a few people leaving. Make your way down Mr. Sampson. I just want to thank everyone for being so quiet and patient this evening. It has been a lot of people to get through, a lot of speakers, so it has been very helpful.

I just want to remind you the way these Council Chambers are constructed, it is actually constructed old style for the members of Council to hear, so if there is any whispering we can hear it if you do want to talk. I know you've been doing outstanding tonight. I want to make that very clear but if you do want to speak to somebody if you don't mind just going out the doors because you don't hear it, but the way the sound travels, it comes down to us and it makes it hard for us. But I want to thank you for the way you have been tonight.

Mr. Sampson, welcome followed by Ms. McGrenera.

Mr. D. Sampson, 1015 West Keith Road, North Vancouver

Good evening Your Worship and Council. D. Sampson, 1000 block of West Keith Road. I am proud to say that I live and work in the City of North Vancouver and I am here tonight to speak in support of this development for two reasons. The first being my son Bradley has special needs and I am a member of MyOwnSpace Housing Society and we are seeking some supported housing for our kids.

Our kids need more guidance then they do care. They need a community where they can live and not live on the street where they'll become drug addicts as someone mentioned earlier in a ghetto as was mentioned earlier but they need a little bit of guidance getting up and going to work and the work in local shops and volunteer in local community aspects and so on.

I would just like to call your attention just briefly to a Special Needs Housing Policy adopted in 1995 by the City of North Vancouver so these talks and dialogues would have started 20 years ago or more. Four or five quick points directly from this policy:

Consider locations close to shopping, transit, leisure, rec opportunities etcetera; early in the process find and work with a society; number three assist in obtaining subsidies on an ongoing basis and what that would mean I believe in the spirit of this policy from 1995 is not to subsidize any particular housing or society but maybe help with other levels of government. Nobody is here to ask for ongoing handouts; within each project attempt to have two or three subsidized units.

I don't know how many units have been developed in the City in the last 20 years but I don't believe we have even come close to meeting that objective. For persons with higher levels of care or guidance needed consider grouping of 8 to 10 units and pooling care and services an ideal range of 5 to 10% of integrated units. The people in this group, as parents of these young adults, we believe that a group of 10 or 12 is sufficient and sustainable where we can bring in the needed care and support staff to keep our kids of the streets and so on.

The other reason I speak in support of this project is as a business guy I get concerns over taxes and our level of what we feel we need in the City as residents and so on and we are a society of four square miles and I question how are we going to fix broken sidewalks you know, where is it going to flush to if we flush them, and so on and I think how are we going to do this if we just build a moat and don't build more housing and invite more people to live here. Six billion people I'm sure in the world would love to live here given the opportunity and I don't know if our idea of sustainability is you know asking them to flush toilets in Victoria or drive to Chilliwack to brush their teeth.

Anyway I am a little bit confusing this but I do appreciate your time and thank you and good luck with your decision. Thank you.

Mayor Mussatto

Thank you very much, Mr. Sampson for your presentation. The next we have is Ms. K. McGrenera followed by Mr. B. Woodyatt. Welcome this evening Ms. McGrenera.

Ms. K. McGrenera, 103-510 Chesterfield Avenue, North Vancouver

I live at 510 Chesterfield and I was born and raised on the North Shore, in North Vancouver, and I have always lived here and in that time that I have lived here there has been a lot of people who have arrived in North Vancouver and I think they have been a great addition and I think we should welcome anybody else who wants to move to this great place to live.

I am here to speak in support of the proposal for three reasons. I recently stopped running a childcare on the North Shore. I ran a daycare for 12 years here and I regularly had to turn away each week three or four families who were in search of childcare and that was a really hard thing to do.

I also currently facilitate and have for the last few years, a weekly single-mothers support group for the North Shore Women's Centre and that weekly group very frequent topic of conversation is problem solving with one of the women who has come to the realization that they have to contemplate moving from the North Shore because they can't find affordable housing.

The third reason is that in the building I live our building was developed 15 years ago and we were the recipient of density bonusing and what that meant is that we provide more than a quarter of our space to non-market housing so of 19 units, 5 of them are for sale or rental, non-market housing and I just really appreciate the diversity that that brings into our building and into North Vancouver and so I would encourage Council to look as creatively as possible as you can in your work with developers to not just build standard market housing that falls within the Official Community Plan but to find creative alternatives and ways to provide different amenities to North Vancouver. Thank you.

Mayor Mussatto

Thank you very much for your comments, Ms. McGrenera. The next speaker we have is Mr. R. Snowden followed by Mr. S. Allan. Is Mr. Snowden here this evening? Is Mr. Snowden outside there? I don't see him coming down so I then will go to Mr. S. Allan. Is Mr. Allan here this evening? Mr. Allan? No? Is Mr. Allan outside there? No.

I know Mr. B. Woodyatt is here though. Welcome Mr. Woodyatt. Thank you for waiting so late.

Mr. B. Woodyatt, 204-141 East 18th Street, North Vancouver

Good evening, Your Worship, members of Council. My name is B. Woodyatt. I live at 141 East 18th Street. Firstly I would like to extend a thank you to ONNI. The quality of their community engagement in recent weeks has been very positive and that deserves some praise so thank you.

I don't envy the position of Council right now. As mentioned tonight underscoring this conversation is the fact that the Safeway site as it stands is perhaps one of the ugliest, most dated, rundown and misused, urban local in the Lower Mainland. There is no question that the site needs to be developed.

ONNI have indicated that if this development proposal fails they may leave this site in the current state of decay for years to come or worse build us a commercial only bunker style site that is fully provisioned within the Official Community Plan limits, potentially deprive us of any community amenity benefits whatsoever.

What a truly awful position for the community and Council to be in choice with standing in support of a design not on its merits or because it is the best use of space for our community but because the alternative is demonstratively worse.

I was told that to speak at the Public Hearing I would need to sign my name either for or against the project. My name is on the support side because I fear the alternative but I am decidedly neutral precisely because of this no man's land between a rock and hard place position in which we find ourselves.

For me this is not about density. I am an advocate of density. I have lived in cities all over the world and we give a great deal for some of the benefits and conveniences found elsewhere that developers like ONNI could provide us. But, with all due respect to the architect to me this development is bland and lacks luster. It is a blockish, visually uninteresting mass of buildings with a glass obsession. That said, great vibrant street front are born at a pedestrian level. It is about how a building meets the ground.

When we met with ONNI a few weeks ago to discuss their changes I acknowledged that it is very late in the game to be making substantive design amendments. I urged them to throw anything left that they have at streetscaping, at pavement design, at encouraging lively animated street fronts that will distract the eye and lead us to be excited this town centre opportunity. If I were on Council or if I worked with City staff this would be one of the strongest messages that I would make now to ONNI and to all developers.

ONNI speaks about the risk they are taking but they stand to profit. If they didn't they wouldn't be in the game. So our job as citizens, as Council members, as City staff members is to say to all developers if we let you into the community, if we let you reshape our skylines, if we let you change the shape and character of our City in your quest for business growth what will you give us in exchange? What opportunities will you give us for improving our City? What enhancement will you make to the character of our built environment and how you beautify our City?

Being a good community actor is about respect. It is about respecting the community values in the places in which you operate. It is about respecting democratic processes. It is about respecting duly elected representatives and not publicly encouraging the populace to vote against them if they voice criticisms of you. It is about doing about everything in your power to ensure transparency, honesty and to mitigate the opportunities for such criticisms in the first place.

We must however hold equally stringent standards of responsibility to ourselves. ONNI stated to us when we met that they have been actively encouraged to significantly exceed the Official Community Plan by City staff. There are clearly many who believe that the only way that we can pay for amenities is by getting our developers to pay for it with the scale of their developments.

While there is validity to this argument it is unfortunate that ONNI received the brunt of the community backlash for putting forward a proposal that so exceeds our Official Community Plan guidelines when this is clearly also the preference of our City officials. It is unfortunate that there is a clear disconnect among the many stakeholders in this project.

To ONNI, to all developers, to Council members I would ask that you please recognize that our passions run high because with every development proposal that comes before us our community is changed. The character and shape of our neighbourhoods is altered. The legacy of those that came before us stands to be erased or diminished.

We ask that everything that you propose, design, approve or amend now and in the future be proposed, designed, approved or amended because you think it is brilliant, because it is in the best interests of the community, because it is the best that you can do and let that be your guiding principal. Thank you.

Mayor Mussatto
Thank you very much Mr. Woodyatt, for your comments. I am now going to go to B. Henrickson. Is B. here? I saw someone moving back there. Welcome. Sorry we're so late. Thank you for staying late this evening. I did such a poor job of that other lady's name I am going to let you do it for me this time.

Mr. B. Henrickson, 328 East 23rd Street, North Vancouver
Hi my name is B. Henrickson.

Mayor Mussatto
Henrickson! Sorry.

Mr. Henrickson
I live at 328 East 23rd Street. I am actually a relatively new resident to North Vancouver. I moved here about 1 ½ years ago with my wife to start our family and you know I would just like to thank ONNI like many other people have tonight for their perseverance in their application of this development because I think it is a great thing for the community and I think there is a lot of benefits to it.

Many people have spoken this evening about the benefits of the daycare and the office space and all these excellent things that they are going to be providing but I would like to focus on two main points and one just being that I moved here because I wanted to be close to Lonsdale and be able to walk and be able to walk to get my goods and services, you know, groceries, drug store, all these sort of things and unfortunately I find myself in my car more often than not going to West Vancouver and going down to the District to Park and Tilford to other shopping areas where I can find the goods and services that I want.

I believe this development is going to provide the ability for me to walk from my house up on 23rd down here to get those goods and services and hopefully when I have a child in the next few days that they'll be able to join me in that. I really hope that I can look forward to walking down here in the coming years.

Secondly, as far as density, there seems to be a lot of concerns this evening raised by people about density, about whether or not this is the right amount of density in this location. I ask the question if there is a location for density to be added in the City would this not be the right one? I mean with the City Hall and the library and everything right here if this is not the place for density then you know where would that be?

And as far as the height goes I know there are some concerns. People obviously are always concerned about height and views and impacts and all that but I look at this development, I compare it to the other one down that was built at 13th and Chesterfield that is just two massive square blocks that just obstruct everything and I see that by going with a little bit higher density, a little bit a higher height, you are able to achieve the similar density and maintain those view corridors and just build a more esthetically pleasing development.

That is about all I have to say so thank you very much for your time. I hope the Council and Mayor vote in favour of this.

Mayor Mussatto

Thank you very much Mr. Henrickson and good luck over the next few days. Talk about life changing. I have the last speaker to sign up, is it E. Davis from West Vancouver, Bayridge Avenue? E. Davis or Doris? I see none. Is Mr. S. Allan here? Mr. R. Snowdon? Mr. B. Waite? Mr. T. Russell or Mr. T. Valente? I think they have left. I think those are the names. P. Wilford? I think she gave us a hand-in. Those are the ones I have on the list.

So, we have completed the sign-up list. I am now going to go at random with hands that people that have not spoken tonight to come down. Yes, B. if you don't mind. So we are going to just carry on now. The order is going to be whoever has their hand up next is going to speak. It is not whether it is pro or con or support or opposed. We are just going to go random. Welcome this evening!

Mr. B. Fenton, 2733 Byron Road, North Vancouver

Yes. Good evening Mayor and Council. My name is B. Fenton. I live at 2733 Byron Road in the District of North Vancouver and was a proud City of North Vancouver resident for many years, a block away from here.

I originally moved into the City of North Vancouver over 30 years ago and I really enjoyed my time here and tonight I appreciate the democratic process that everyone has gone through. I have spoken at several of the public meetings on this project. It has worked out very well but what I don't like about the process is that there are often are very poisonous comments made towards Council and staff. People are passionate about the project but unfortunately sometimes I think it goes a little too far because we are all here to make this a better project.

I do like the idea of the intense public consultation which was mentioned previously that I believe the developer has listened and made adjustments in their project. They made adjustment for the traffic movement on 14th Street. It is much more pedestrian oriented and the improvement in the shading of the park.

There were comments made that this is not consistent with the Official Community Plan and I do disagree with that because this is consistent with the Official Community Plan that was approved by previous Councils and the density bonus program is part of the process so that is why the total square footage is at the height and the density that it is. So, I think that is very consistent.

There have been comments made from previous speakers mentioning that should the daycare facility be here right in the centre of Lonsdale? And I think it should but there are also some very good arguments being presented that vacant or empty schools be used in the future for daycare facilities but I think that is totally a separate discussion the Council, staff could consider in the future. What you have in front of you for the decision right now is a project that has a daycare, it has affordable housing for people with disabilities, accessible and I think with office space for future jobs. I think that is really important.

The office space as been mentioned is in short supply, it is on transit routes, it supports employment and that is what we do need on the North Shore. Several speakers spoke from the YWCA and the need for housing early childhood education, so I think that is very consistent. Having a mixed-use project as I mentioned before is really important in the centre of the City of North Vancouver so you do have residential, office, retail and some other amenities that I think are very important for all the different ages that we're looking at to come into this community.

One thing that would be good is if there are inaccuracies ever mentioned throughout the course of the evening where speakers have the opportunity to state an inaccuracy if there is the opportunity to correct that because I believe there may have been some of those through the course of the evening and those may give the wrong impression to staff, to Councillors or to the general public, so if there is that opportunity throughout the course of the evening where facts and statistics may not be fact based that they are actually are stated and I think that some of the comments about density are not correct, would be my observation.

I am a strong believer in creating housing options for all ages, mixed-use projects, for all ages is really important so that you do have young people who are able to move into the North Shore community. My grandparents moved to North Vancouver over 80 years ago so there have been one or two changes during that 80 year period.

My parents moved here over 50 years ago so there have been significant changes and if there hadn't been changes in the Central Lonsdale area I never would have been able to live here. I couldn't afford a single-family home and that is over 30 years ago so you do need housing options. You do need the community to change and the City has changed in recent decades.

In previous meetings we have had young people come and seniors talk about the need for housing in the Central Lonsdale area and the need for an architectural stand-out project and I believe that is what we are getting in this project.

There were comments made about the density and the height above 180 feet and as was mentioned by one of the previous speakers the original proposal did not exceed 180 feet. Why? Because there were three towers. Public input suggested two towers and different heights were better. It was better for the City of North Vancouver so through public consultation this is what we have and I see no reason why 240 feet is not workable in this location.

People like the location because it is central. You can walk, you can bike and you have the restaurants, the shopping, the doctors, the dentists, in close proximity so I think that is really important. It does create housing for seniors, for young people, for people with disabilities so I think this is a good addition to the City of North Vancouver and I would encourage you to provide your support but I know it is a difficult decision because you never get 100% unanimity. Thank you for the opportunity to speak this evening.

Mayor Mussatto
And thank you very much Mr. Fenton for that presentation. Are there other members of the gallery who haven't spoken yet? Yes, Ms. Walsh, welcome. Maybe those that are thinking of speaking they can maybe move down to the front here and we'll get you up early. Welcome Ms. Walsh!

Ms. F. Walsh, 453 East 13th Street, North Vancouver
Hi. I am F. Walsh. I live at 453 East 13th Street. A couple of points! The stalls for the apartment uses it says 1.4 stalls per unit. If we were meant to be such a green city and it is meant to be young people and or retired people downsizing why would they need 1.4 stalls per unit for cars?

Mayor Mussatto
Would you like the applicant or staff to answer?

Ms. Walsh
If that is possible? I think that could be reduced to one.

Mayor Mussatto
Would you like the applicant to staff? It is up to you.

Ms. Walsh
I am not sure.

Mayor Mussatto
Mr. Penway!

Mr. Penway
Your Worship, that ratio is the applicant's request so it is better for the applicant to respond to the 1.4. The normal requirements are 1.2 for this type of unit.

Mayor Mussatto
Mr. Jarvis, would you mind responding to that? Thank you Ms. Walsh.

Mr. Jarvis
It's interesting. We have had a fellow come into our information centre all week who wants us to provide more parking. The dichotomy! We are basically trying to produce the level of parking that we feel is necessary to retain adequate and descent tenants, a tenant mix.

The grocery store is something that has a need for parking and it is a market based thing. When we are trying to get a grocery store tenant in place they are still seeking a certain level of parking and that is reflected in the application as you see it before you. The office space also requires a certain amount of parking and I do believe in perhaps, Gary you can correct me if I'm wrong, and there is not necessarily, there is something in the bylaw that doesn't necessarily accommodate the office parking per se or set out an exact ratio. Is that accurate?

Mayor Mussatto
Mr. Penway!

Mr. Penway
Your Worship, it is a Comprehensive Development Zone so the parking standards are prescribed in Section 12 of that. The office building use would have a parking requirement of 1 stall per 750 sq.ft. That is the standard in the area. The retail would be higher, 1 per 500 sq.ft. for stores with such uses typically have a higher parking requirement. The grocery store is actually at 1 space per 200. They have the highest requirement and they do typically require per number of trips by car. Those are all standards that we normally work with. It is the 1.4 stalls which is at the applicants request beyond what we would normally require and what we had suggested.

Ms. Walsh
I was talking about the 1.4 for the apartment. That is something that seems could be changed to 1 seeing as the affordable housing is only at .75 stalls per unit and we are talking about young people moving in to North Vancouver or whatever, young, professionals as I've heard tonight. It seems to me we don't need quite so many stalls.

My second point is if we took off six storeys it seems most people are in favour of developing this empty lot as it has been referred to. Why can't we have 18, 18 and 9 and if those six were taken off what difference would it make to the FSR?

Mayor Mussatto
Maybe the applicant, Mr. Jarvis? Could you respond to that.

Mr. Jarvis
The tower on 14th Street I believe is about 7,900 sq.ft. per floor. I believe it is around 7,900 sq.ft. per floor so 7,900 sq.ft. so if you were to take six floors off that unfortunately I am not going to be able to produce a number at 7,900 times 6 would be the reduction if you were to remove six floors.

Mayor Mussatto
Ms. Walsh, just come to the microphone.

Mr. Jarvis
If you could provide me with a calculator I can work that out.

Mayor Mussatto
Perhaps, maybe the impact on the development if you were to reduce that.

Mr. Jarvis
Why don't I do this quickly? That is 47,400 sq.ft. It is .48 FSR.

Ms. Walsh
.48 FSR, not bad!

Mr. Jarvis
Not bad! Well it is not bad for you perhaps but I can't say that I support that.

Ms. Walsh
It seems to me that is the contentious issue that we have gone to 24, that our FSR is at 4.57. If it were 4.9 or .09 I think that would sound a lot more reasonable for pushing from 2.6 up to 4.09. To me that is already a big push and I have another question. When we talk about the Official Community Plan Town Centre mixed-use being 2.6 why don't we have employment generated office uses or other things in that definition of Town Centre? The Official Community Plan says Town Centre Mixed-Use. To me some of these amenities should be presumed to be part of that mixed-use definition.

Mayor Mussatto
Mr. Penway!

Mr. Penway
Your Worship, they are. It is a mixed-use area so this development is providing a full 1.0 FSR of commercial uses and the employment generating is being bonused for is above and beyond that. Some of our zones require certain commercial components. The Lonsdale frontage for example would require 1.0 as a base. The properties which are the C1B Zone which are east of the lane actually don't have a minimum commercial component in the existing zoning but certainly the notion of mixed-use in the Official Community Plan does provide the potential for it to be all commercial. Some sites can in fact be all residential and others can be this blending of a mixture of combined uses.

Ms. Walsh
My point was more that we are calling them amenities now. Why weren't they part of the building, part of the mixed-use? Why are they being called amenities, so we're so lucky to have all these amenities, when they should be part of this definition mixed-use?

Mayor Mussatto
So, maybe that is a comment rather than a question. Did you want a response?

Mr. Penway
I might be able to provide some explanation for that and it really comes down to the need or the desire within the region to get more employment generating uses in the town centres and at the land values that we are experiencing in the region it is very difficult to build commercial uses without getting it at a cost which is not sustainable, not marketable. People can't build it.

Other municipalities are doing the same thing, Coquitlam, Vancouver, and others, finding some ways to give additional density to encourage developers to build office space to get those jobs happening in the town centres. It is not that it is this or no jobs. It is adding more jobs to what would otherwise be provided and make that more affordable. It was added last year as part of the Prescott approval as a potential additional density factor and that is consistent with the regional plan.

Ms. Walsh
I don't think you get my point. My point is they are now being called amenities. We have to pay to have this included in the mixed-use. It should automatically be there.

Mr. Penway
A certain amount of commercial is.

Ms. Walsh
So, and the daycare, schools could well have been used for daycare and should. They are more set for little bodies. To me, the schools should have been used. We shouldn't have to be bargaining to get daycare in a centre like this. It should have been provided in schools. I think I have covered what I wanted to say. Thank you.

Mayor Mussatto
Thank you very much Ms. Walsh for your comments. Are there other members of the gallery who have questions to ask or comments to make. Yes, ma'am if you don't mind coming down, Ms. Foater. Welcome this evening, if we could just get your address for your records.

Ms. Foater, 2160 East 20th Street, North Vancouver
It is apartment 2160 East 20th Street.

Mayor Mussatto
Thank you.

Ms. Foater
At the last public meeting for ONNI I discussed budget cuts to essential services and the impact on current residents. City staff discussed the fact that they don't have the authority to provide these services. Well it may be true that we need housing on the North Shore at the same time it is essential that the City assure residents that they will have the health care needed if they get ill. The City can build and build but it must coincide with the Provincial health requirements.

What continues not to be discussed at these meetings is the City's growing insufficient medical services. The North Shore like other municipalities does not have enough doctors, doctors with hospital privileges, nurses and hospital staff. If the City can't provide these services they should not be increasing density because it will only put more stress on diminishing services.

The negative impact of increased density without providing hospital care has not been adequately addressed. Unless we or our family members are sick and need hospital care we really don't have any idea how inadequate our hospital system is at this point.

I want to provide you with two examples of what this means. A friend of mine is in Lions Gate Hospital right now. She fell and broke three bones. She went into the hospital into emergency on Saturday night at 12:00. I went by the hospital just before coming here tonight and she waited 48 hours to go into surgery so imagine what it would feel like to wait 2 days with three broken bones.

Another example is a friend whose brother went into Vancouver General to have a tumor removed. Apparently they don't have the staff anymore to provide after care for patients. He was sent home after two days with tubes coming out of his neck. The nurses showed his sister how to drain the tubes while he stayed with her after his surgery.

I guess the point that I am trying to make is that I understand that the Province is responsible for some things and the municipalities are responsible for others but when we increase density we have to have those two things working together or else we have more and more problems so when I consider that we are increasing density to this level without having those services at this point I feel that we need to consider that. Thank you.

Mayor Mussatto
Thank you very much Ms. Foater. Are there other members of the gallery who have questions to ask or comments to make? No, Mr. Harvey we are going to go to people who haven't spoken yet. Yes, ma'am. And welcome this evening, Ms. Kumbach!

Ms. Kumbach, 200 East 12th Street, North Vancouver
Good afternoon. I didn't plan to speak here tonight but after looking at this thing here, I live on the other side of all this, on St. George's and 12th Street to be exact. Let me first of all say I am not afraid of changes. I moved here 25 years ago and watched the City grow and it has been growing to very good growth but I think that building is too high for where it is.

The more I look at it I feel like I'm going down Georgia Street and getting into a tunnel with all these high buildings on either side. The current building that is being built on the corner of 13th and Lonsdale is a big monster and then to put this on this side of it or two there is too much. Now, having said that I walk through that Safeway lot every day, three or four times a day, and I know it is an eyesore but that building is too high for where it is at. I just wanted to say that.

Mayor Mussatto
Thank you very much for your comments. Ms. Kumbach you said you were on St. George's somewhere.

Ms. Kumbach
200 East 12th Street.

Mayor Mussatto
That's perfect. Thank you. Are there other members of the gallery who haven't spoken yet. Yes, sir, come on down. Welcome this evening!

Mr. P. Eugenia, City of North Vancouver Resident
Mr. Mayor and members of Council, I have been on the North Shore for quite a number of years and I have witnessed significant growth. I really applaud actually all of the change I have seen taking place around. I have to commend Council actually on a lot of the changes I have seen on Esplanade particularly.

When I look at this or when I read about this initially and I began to follow its progress I wasn't against it because change is good. When I look at so many areas within the North Shore I realized that there is a need for development and it is going to come sooner or later. This particular one, yes, it is a nice change, it is a pleasant change. I have listened to the impact. I have listened to how it is going to affect so many and the changes that it is going to bring.

What I do not like about this one and anything else is the tower's height. I know that changes have been made but do we really have to reach to the heavens? Why do we need 240 when we can probably get by with 180? Is that a dollar impact? Maybe I believe the representative of the development since he is here, can he answer that and I think a lady just asked the very same question, what happens if we are to lose at least six floors.

Mayor Mussatto
So before we answer that I need to get your name for the record.

Mr. Eugenia
P. Eugenia.

Mayor Mussatto
Thank you Mr. Eugenia. Mr. Jarvis can you just respond to that. What happens if you lose six floors.

Mr. Eugenia
Might I add it is a pretty good looking development. I am just more concerned about the overall height because unlike your previous speaker just said, it is almost like going onto Georgia Street, eventually and its going to be. We have got 17th with this concrete monstrosity, and now we have got this and it is going to have the very same impact . That is all I have got to say. Thank you.

Mayor Mussatto
Mr. Jarvis, quickly if you don't mind.

Mr. Jarvis
Yes, there is an impact if we lost four floors obviously. We worked it out to about 45,000 to 46,000 sq. ft. and you know we feel financially there is an impact because we would lose the revenue from that. There is also an impact to the amenities that are associated with the bonus density.

We feel that 4.57 FSR is extremely appropriate. We have done a lot of planning, a lot of work, a lot of responding to concerns of the neighbourhood, and we would like to move forward and I guess get an answer as to whether this can move forward in its current form. We're, I can't say necessarily, prepared to reduce the number of floors by six floors at this point in time given the efforts put in to date.

Again, this is the culmination of community feedback and a significant amount of it that brought us to the application as you see it including the tower being 240 feet. So, it is again, you know, ONNI not just throwing mud against the wall to see if it will stick. This is a significant amount of effort to get to where we are.

As a side note we had a conversation at the end of last year with respect to this height and we talked to some community members, we talked to members of the planning department, about reducing the height and keeping the density to make it a fatter tower essentially and the feedback on that was negative and that a taller, slimmer tower from an urban planning perspective was far more appropriate.

Mayor Mussatto
You have to go by the microphone Mr. Eugenia.

Mr. Eugenia
And if I may person to person.

Mayor Mussatto
So you're addressing Council? You are addressing City Council and you are letting us know of your opinions.

Mr. Eugenia
Well, if I may I have to take some time to rethink because he just spoke on the impact of you know no change basically and I am saying so many have actually signed petitions and there is so much concern about your height hasn't ONNI given any thought process on how do we appease all the negative publicity and the concerns that have been raised about the overall height? Does it have no bearing at all?

Mayor Mussatto
Okay. Thank you.

Ms. Eugenia
Thank you.

Mayor Mussatto
Thank you very much. Are there other members of the gallery who haven't spoken this evening just raise your hand, any other members of the gallery? We are almost at 11:00 p.m. Yes, sir, come on down then. Sorry I didn't see that, I missed your hand there. Welcome this evening.

Mr. D. Debolt, 364 West 15th Street, North Vancouver
Mayor and Council, hello, my name is D. Debolt. I live at 364 West 15th Street. I think this is a great project. I think there are the obvious things of retail, and grocery store, and office and jobs and all those things but I appreciate the creative opportunity in the project to get a lot of amenities that otherwise you are not going to get.

There is daycare, there is affordable housing components and frankly you just can't afford to get these things without a bit of a give and I think a little bit of extra height and a little bit of extra density at the end of the day is not really going to be seen at the pedestrian level but there are going to be some great amenities for the City and am going to be about two blocks away from this. I look forward to shopping and getting a lot of great uses that come out of this and I would be fearful of the alternative. I think this is a wonderful project. I look forward to seeing it getting built out. Thank you very much.

Mayor Mussatto
Thank you very much for that. Are there other members of the gallery who have questions or comments? Then I will go to second time. Mr. Harvey, you're going to be brief I hope. Mr. Pringle, brief as well. Any new information now, okay? This is for new stuff. The second time around.

Mr. Harvey
I am just replying to a couple of comments out there. One from the doctor at the other hospital, if he can get something in the ONNI place. Good luck.

Two other things: the North Shore Credit Union is moving out of there. There may be applications that could go to the North Shore Credit Union building for various things like the disability and whatever and also there was a Hospital Board that Councillor Clark was on and that sort of disappeared so I wonder if that should be brought back because a lot of people don't know what is happening. Plus there is a great amount of money in that Foundation and I think most probably on that ground opposite Evergreen or somewhere they could build one maybe extra floor there that would cover the doctors queries.

The other thing, what was it now, hearing from people about affordability and rental people. They can't have a place to live. I was shocked a few years ago because if you just walk out of this building and go 100 yards down to the traffic light where 13th Street, cross the road, and that building on the corner, it has no name, but it is townhouses, number 1188 Chesterfield. That used to be a whole complete rental building under the people I believe are the Brisco family.

Fifty ugly rental units were in there. They tried selling it for about $1 Million because it was all rental and I think it came under a thing called MURB, Multiple Units Rental Building and there was a law that I believe if it is still true and I got my memory is that if anybody demolished a rental hold building they couldn't sell it to a developer to sell privately. It had to remain a rental building. So, if that was the case all those private people in there have taken out all those rental, less affordable people.

Mayor Mussatto
Thank you very much Mr. Harvey and Mr. Pringle!

Mr. Pringle
The motion on the agenda is an Official Community Plan amendment. I get confused. Is an Official Community Plan amendment a super majority two thirds vote?

Mayor Mussatto
Mr. Penway! Oh, okay. Sorry. Ms. Anderson!

Ms. Anderson
Through you, Your Worship to Mr. Pringle, it is a majority of all Council members. Not just those present so a majority of all Council members.

Mr. Pringle
That is the extra thing.

Ms. Anderson
That is correct.

Mr. Pringle
Okay. Thank you.

Mayor Mussatto
Thank you, Mr. Pringle. Yes Mr. Hawthorn, do you have some new information for us. Come on down.

Mr. Hawthorn
Hi there. Thanks again for letting me have another opportunity. My name is K. Hawthorn.

Mayor Mussatto
Thanks.

Mr. Hawthorn
I just would like to make a comment that you know somebody said that City staff were being treated badly or disrespectfully. I don't think that is quite correct. I think people are frustrated at the way the density bonusing occurs and when the developer bought this piece of property he knew full well that the density FSR was 2.6 and never mind he came to the City with FSP of over 200%, 5.68, or something like that.

The City greatly knocked that back to 180 which, good for them; however, this whole process seems to be developer driven. So, I think a lesson to be learned from this whole process is the fact that the City definitely needs to get on top of coming up with a density bonusing policy and a density transfer policy. We have talked about it. It has been in the works but it just keeps drifting along and I think that a density bonusing has to have definite top limits set.

Mayor Mussatto
If we could talk about the pros and cons of this application here! The density bonusing policy will be coming back to Council and there will be another opportunity for public to speak at that. So if you could sort of keep your comments to the current application.

Mr. Hawthorn
Okay, alright, well that is about it. I just would love to have seen what this would look like if we said a limited density bonusing for whatever reasons to say 150, 120%. We never got that from City staff. They just, boom, let the developer throw up a 180 and we'll get some amenities.

Mayor Mussatto
Staff is giving their best.

Mr. Hawthorn
It is developer driven.

Mayor Mussatto
There has been a process that has been agreed to by Council. I don't want to debate but it is not staff that is driving this. It is Council's policy, Mr. Hawthorn.

Mr. Hawthorn
I don't have a problem. The developer can go for whatever he likes and he does. He is a business man but I don't think our interests are being totally looked after by City staff. That is all I am going to say.

Mayor Mussatto
I want to be on the record is that the City staff are doing their best professional job and they are one of the best staffs in the entire Lower Mainland. I want to be very clear about that.

Mr. Hawthorn
I am not debating that.

Mayor Mussatto
We are not debating staff. We are talking about this development here and we are getting very good professional advice from our staff, Mr. Hawthorn and I want to be very clear about that. Yes, Ms. Bolton do you wish to add something to this? Thank you.

Mr. Hawthorn
It was bias I was talking about.

Ms. Bolton
Most of my questions have been answered but I had a few that I still need an answer for. Where is the public benefit play areas, public washrooms, that you spoke about Mayor Mussatto in the quote that was in the paper that I read? Where is the public realm open space planning that the Central Lonsdale Planning Study recommended?

Why did ONNI buy this property not knowing until July 2011 that employment generating would be a category for extra density under the Official Community Plan? The bylaw passed in July with the WesGroup application. Why was special needs housing always called that until recently when Mr. White changed the way it was referred too and changed it to affordable housing? Why did WesGroup pay $1 Million for the identical 25,000 sq. ft. of extra density but it was a density transfer from Presentation House? Where is this density coming from? Is it a transfer? From where?

All references in the documents by Carl Purvis are to density transfers. I can't find anywhere in any of the City documents that there is any approved density that has been paid for. Everything else has been either a bonus or a transfer. Why did WesGroup have to buy it from another location? If I wanted 100,000 sq.ft. could I just buy it for $40 a sq.ft.? Why is it that the commercial rate rather than the residential rate?

I am in favour of developing this site but this is too much for too little. I would like to remind you about the petition but that has been reminded about. I really also would like an apology from ONNI and some members of Council for their inappropriate actions after the last Public Hearing. Thank you for your time.

Mayor Mussatto
Thank you for your time Ms. Bolton and members of Council will be making their comments with regards to this in the comments section. Are there any other members of the gallery who have questions to ask or comments to make?

Ms. Bolton
Can I get an answer to the density transfer?

Mayor Mussatto
Density transfer? You can't speak from there. You will have to come back to the microphone. We can't speak about the WesGroup, that is a different issue but we can speak about this issue here this evening.

Ms. Bolton
Every other issue that I could find on the City web site for extra density has been a transfer, not an outright 25,000 sq.ft. for a $1 Million.

Mayor Mussatto
So let me go to Mr. Penway for that. Thank you.

Mr. Penway
Yes, Your Worship. To go through the examples I guess of the Prescott development which is the one across the street. That was a new policy that was created to create the category for the employment generating use. The Prescott application includes a few density categories and one of them was a transfer from the Presentation House site which is a City owned site and a transfer was attributable to the commercial uses in the building. There is a large office component in that project and so that is a density transfer from a City owned site at Presentation House for $1 Million at that same $40.00 per sq.ft. so that one is a transfer.

In addition to that the Prescott has a small density bonus above that which is more area. It is not a transfer it is more area and that was what was necessary to create the new category which is now in the density bonusing policy.

So, in this instance there are no transfers in the ONNI application. It is all additional densities pursuant to Section 512 of the Official Community Plan and so using those categories these are all added to the 2.6. There are no transfers. The Prescott did have a small density bonus which was in addition using the same provision but the remainder of it, the bulk of it was the density transfer. I hope that clarifies it.

Ms. Bolton
So the answer is that this is the one and only property that has ever paid for density by paying $1 Million for 25,000 sq.ft. without it being transferred from another site and I have gone through about 20 applications.

Mr. Penway
Yes, Your Worship, if I could. That is correct Your Worship. It was last year as part of the Prescott application that Council created the Amenity Fund to collect such contributions and that provides the potential for this kind of consideration which seems to have some considerable public support from some members of the public to get cash contributions for density bonusing that will go to an Amenity Fund.

The density transfer for example that we did, Council chose to put that into that fund but it was a density transfer on the Prescott so this indeed would be the first time we have done a density bonus for a straight cash contribution into the Amenity Fund.

Ms. Bolton
So why not buy more than 25,000 sq.ft. and maybe do a lot better use for the bonus and benefit more people with the special needs housing and daycare then we are getting on this site. You don't have to answer that because I am asking things that don't have an answer. Thank you.

Mayor Mussatto
Thank you for your comments. Ms. Anderson, I just want to be clear. Ms. Whitford, her letter to us, her note to us was passed out to every member of Council and they have had an opportunity to read that. Thank you very much. So, Ms. Whitford's letter has been given to every member of Council.

We are cognizant of the time. Does anybody have a burning desire to speak a second time! Once, twice, thrice. Mr. Leonard, yes, very quickly if it is new, please and then we are going to go to questions from members of Council.

Mr. Leonard
Yes, Gary you said.

Mayor Mussatto
Mr. Leonard, you ask the questions through me, please.

Mr. Leonard
I am sorry. Through you Mr. Mayor, there was a mention by Mr. Penway that there is a new density policy. How does that policy get made? How is that policy made? Who makes that and when does it get passed, how does it get passed?

Mr. Penway
Your Worship, so this is Section 512 of the Official Community Plan. This is the existing density policy so it provides for six provisions for additional density to be considered. One is affordable and rental housing. The second is heritage considerations. The third is adaptable design considerations. The fourth is community amenity space. The fifth is environment considerations and the sixth is employment generating uses.

This was created as part of an Official Community Plan amendment for the Prescott application when it was approved so this was considered as part of that Public Hearing process and that was created at that time. So, this is the existing density bonusing policy that we work with today so it has those six categories. This is a policy that only Council can create and they did create it as part of the Prescott application.

Mr. Leonard
This page is just a page. It is not in the book.

Mr. Penway
Your Worship, I just made a copy.

Mayor Mussatto
It is in the book yes.

Mr. Leonard
I'm sorry. It is late. When did that happen? You said it is new. When did that happen because I can't remember reading it?

Mr. Penway
That was approved as part of the Prescott application for the North Shore Credit Union site at 13th Street.

Mr. Leonard
Okay. I'll ask for a copy. Thank you very much Mr. Leonard.

Mayor Mussatto
I am going to go to questions from members of Council now with regards to this application. Questions from members of Council? Do we any questions from members of Council? Councillor Bookham!

Councillor P.J. Bookham
Your Worship, did I not hear you say at the beginning of the evening that we were concluding at 11:00 p.m. and that we would hold over until tomorrow.

Mayor Mussatto
What we can do then if Council, I wanted to make sure we get through the public because the public is the one that was most concerning me about questions so they have got just after 11:00 p.m. which is fine so if Council would like to take questions from members of Council tomorrow night we can certainly do that. It is up to Council.

Councillor Bookham
I would like to move that we adjourn tonight and we come back for Council questions only.

Mayor Mussatto
Tomorrow. Sure. Seconder. Councillor Bell!

Councillor D.H. Bell
No.

Mayor Mussatto
No. Councillor Clark!

Councillor Clark
Second.

Mayor Mussatto
Second! So it is just deferral. It is just not, Ms. Anderson!

Ms. Anderson
Yes Your Worship, if I could just ask Councillor Bookham to add that the Public Hearing special meeting be adjourned until Tuesday, March 12th at 6:00 p.m.

Mayor Mussatto
That would be her motion. Thank you. And then Councillor Clark seconded. I am going to call a question then. Councillor Bell!

Councillor Bell
Is this debatable?

Mayor Mussatto
Do you have a question?

Councillor Bell
My question is I agree that we could take the vote or deal with the bylaw but we cannot answer the questions from Council and then close the Public Hearing?

Mayor Mussatto
I was kind of hoping for that but Councillor Bookham, it is not the intent of her motion tonight. I wanted to make sure we got through the people. I wasn't so worried about Council but I was worried about the people to have a chance to speak and we did clearly hear the public have an opportunity to speak this evening so that was my big worried. If Council wants to carry on I don't have a problem with that. It is just as long as the people had an opportunity to speak. I think we need to vote on Councillor Bookham's motion as it stands.

By a show of hands those in favour? Opposed? It is defeated. So, we have it now. Councillor Bookham, okay then I want a full Council so can we move. Councillor Bookham, let us do it tomorrow night. Would you mind coming back? We'll do it tomorrow night. Councillor Bookham?

Ms. Anderson, can we then, I make a motion then to tomorrow night at what was the time you said?

Ms. Anderson
6:00 p.m. Your Worship.

Mayor Mussatto
6:00 p.m. I move that we carry on at 6:00 p.m. tomorrow night. Councillor Clark are you seconding that?

Councillor Clark
Yes, I am.

Mayor Mussatto
Any discussion? All those in favour? Opposed? It is carried.

Thank you all everybody. I want to thank especially everyone here this evening for staying so late and for being so cooperative and respectful of other people's speaking tonight. I very much appreciate that. It is very well done. Thank you.

The Public Hearing concluded at 11:15 p.m.

Certified a true and accurate transcript of the Public Hearing

"Signed By"
Robyn Anderson,
City Clerk

"Signed On March 28, 2013"
Date