



MINUTES OF THE PUBLIC HEARING FOR 402-438 EAST 3rd STREET / 341-343 ST. DAVIDS AVENUE HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, NOVEMBER 30, 2020 AND CONTINUED ON **TUESDAY, DECEMBER 1, 2020****

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor T. Hu
Councillor J. McIlroy
Councillor T. Valente

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
M. Epp, Director, Planning and Development
A. Devlin, Manager, Transportation Planning
Y. Zeng, Manager, Development Planning
E. Macdonald, Planner
K. Magnusson, Deputy Director, Engineering, Parks and Environment

The Public Hearing was called to order at 5:30 pm.

PUBLIC HEARING – 402-438 East 3rd Street / 341-343 St. Davids Avenue

1. INTRODUCTION

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8806” (Cascadia Green Development, 402-438 East 3rd Street and 341-343 St. Davids Avenue, Land Use Designation and Permitted Height Change) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8807” (Cascadia Green Development, 402-438 East 3rd Street and 341-343 St. Davids Avenue, CD-730 and “Moodyville Development Permit Area Guidelines” amendment) would rezone the subject properties to permit the development of 3 buildings with a total of 169 market strata residential units, commercial uses (services, retail and offices) and a City-owned childcare facility.

- West Building – 4-storeys at the lane and 82 residential units, including live-work units at grade;
- East Building – 5-storeys at the lane, with commercial retail units at grade and office uses above, a childcare space, and 71 residential units;
- North Building – 4-storeys at the lane, stepping down to 2-storeys at East 4th Street, commercial retail units facing St. Davids Avenue and the lane, and 16 residential units.

The proposed total density for the entire project is 2.48 FSR. Two levels of underground parking are provided across the west and east buildings.

2. STAFF PRESENTATION

The Manager, Development Planning provided a PowerPoint presentation on the application on November 30, 2020 and she, the Director, Planning and Development and Manager, Transportation Planning responded to questions of Council on December 1, 2020.

3. APPLICANT PRESENTATION

Steven Petersson, Director of Development, Cascadia Green Development, provided a PowerPoint presentation on the application on November 30, 2020 and he, Farzad Mazarei, CEO, Cascadia Green Development, and Shamus Sachs, Architect, Integra Architecture Inc., responded to questions of Council on December 1, 2020.

4. SUMMARY OF CORRESPONDENCE

- Emails received July 9 and July 13, 2020 from Jan Malcolm, 522 East 4th Street, North Vancouver, expressing concern for the proposal, citing density, development and traffic.
- Email received July 9, 2020 from Victoria and Max Donelan-Cloud, 346 East 5th Street, North Vancouver, expressing concern for the proposal, citing density, building height, commercial laneway, traffic, parking and school capacity.
- Emails received July 14 and November 16 and 30, 2020 from Cathy Lewis, 655 East 4th Street, North Vancouver, expressing opposition for the proposal, citing development, building size and height, commercial laneway and neighbourhood impact.
- Email received July 14, 2020 from Stephen Mills and Christine Rigby, 368 East 4th Street, North Vancouver, expressing opposition for the proposal, citing OCP compliance, commercial laneway, traffic, parking, noise, school capacity and amenities.
- Email received July 14, 2020 from Karen Kristensen, 428 East 9th Street, North Vancouver, expressing opposition for the proposal, citing development and design.
- Email received September 30, 2020 from Melissa and Roger Alan McConchie, 423 East 4th Street, North Vancouver, expressing concern for the proposal, citing neighbourhood character, traffic, parking, building design, child safety, commercial laneway and school capacity.
- Email received October 6, 2020 from Erica Houston, 322 East 5th Street, North Vancouver, expressing opposition for the proposal, citing building design, density, traffic safety, parking and school capacity.
- Email received October 6, 2020 from Jordan and Norrie Crockett, 452 East 4th Street, North Vancouver, expressing concern for the proposal, citing commercial business, building height and density and commercial laneway.
- Email received October 19, 2020 from Jeff Murl, 482 East 4th Street, North Vancouver, expressing concern for the proposal, citing OCP compliance, commercial business, building size, childcare and the rent-to-own program.
- Email received November 16, 2020 from Louise Nicholson, 628 East 5th Street, North Vancouver, expressing opposition for the proposal, citing OCP compliance.
- Email received November 16, 2020 from Howard Rubin, 405 East 4th Street, North Vancouver, expressing concern for the proposal, citing neighbourhood character, traffic and building height.
- Email received November 16, 2020 from Don Peters, Chair, Community Housing Action Committee, 201-935 Marine Drive, North Vancouver, expressing support for the proposal, citing development, childcare, affordable housing and the rent-to-own program.

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received November 16, 2020 from Lisa McCall, 623 East 6th Street, North Vancouver, expressing opposition for the proposal, citing development and density.
- Email received November 16, 2020 from Wendy Abbott, 323 East 5th Street, North Vancouver, expressing concern for the proposal, citing building height, traffic and parking.
- Email received November 16, 2020 from Jay Slater, 519 East 7th Street, North Vancouver, expressing opposition for the proposal, citing OCP compliance, neighbourhood character and density.
- Email received November 16, 2020 from Veronica Dolenc, 509 East 7th Street, North Vancouver, expressing opposition for the proposal, citing density, building height, traffic, commercial business and childcare.
- Email received November 16, 2020 from Bernadine and Hannu Eskelin, 406 East 5th Street, North Vancouver, expressing opposition for the proposal, citing neighbourhood character, building height, school capacity, public transit, traffic and commercial business.
- Email received November 16, 2020 from Chris Hanna, 246 East 4th Street, North Vancouver, expressing opposition for the proposal, citing density and building height.
- Email received November 16, 2020 from Louise Bradley, 428 East 5th Street, North Vancouver, expressing opposition for the proposal, citing density and building height.
- Emails received November 16 and 26 and December 1, 2020 from David Germann, 9-249 East 4th Street, North Vancouver, expressing opposition for the proposal, citing building size and height and proximity to adjacent buildings.
- Emails received November 16 and 19, 2020 from Brian Wawzonek, 522 East 6th Street, North Vancouver, expressing opposition for the proposal, citing location, traffic, density, building height and pedestrian safety.
- Email received November 17, 2020 from Ron and Janet Gosney, 503 East 7th Street, North Vancouver, expressing opposition for the proposal, citing OCP compliance and building height.
- Email received November 19, 2020 from Masudur Chaklader, 8464 Duff Street, Vancouver, expressing support for the proposal, citing affordable housing.
- Email received November 23, 2020 from Thai Tran, 1920 Larson Road, North Vancouver, expressing support for the proposal, citing innovation, commercial business, affordable housing, the rent-to-own program and childcare.
- Email received November 23, 2020 from Niki Ward, 3655 Wesbrook Mall, North Vancouver, expressing support for the proposal, citing the rent-to-own program.
- Email received November 23, 2020 from Brian and Sarah Charleton, 421 East 4th Street, North Vancouver, and Erin Harris (address undisclosed), expressing concern for the proposal, citing building height, traffic and commercial business.
- Email received November 23, 2020 from Stefanie Wyer Rose, 403 East 5th Street, North Vancouver, expressing opposition for the proposal, citing location, traffic, parking, building height and commercial business.
- Email received November 24, 2020 from Cecile Bibet, 366 East 4th Street, North Vancouver, expressing opposition for the proposal, citing building height, density and neighbourhood character.
- Email received November 24, 2020 from Noel and Elenita Matic, 414 East 4th Street, North Vancouver, expressing opposition for the proposal, citing OCP compliance.

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received November 24, 2020 from Karla Munro, 235 East 11th Street, North Vancouver, expressing opposition for the proposal, citing density, commercial laneway, parking, traffic and school capacity.
- Email received November 24, 2020 from Neil Malik, 405-733 East 3rd Street, North Vancouver, expressing opposition for the proposal, citing OCP compliance, neighbourhood character, traffic and school capacity.
- Email received November 25, 2020 from Dwight Organ, 602 East 6th Street, North Vancouver, expressing concern for the proposal, citing school capacity, density and parking.
- Email received November 25, 2020 from Matt Holland, 507-122 East 3rd Street, North Vancouver, expressing support for the proposal, citing height, density and traffic.
- Email received November 26, 2020 from Samantha Potter, 455 East 6th Street, North Vancouver, expressing support for the proposal, citing commercial use, real estate and childcare.
- Email received November 26, 2020 from Leslie Watson, 3-241 East 4th Street, North Vancouver, expressing opposition for the proposal, citing building height, commercial development and neighbourhood impact.
- Email received November 26, 2020 from Rachel MacAulay, 317 East 22nd Street, North Vancouver, expressing opposition for the proposal, citing traffic, school capacity and construction.
- Email received November 27, 2020 from Mary E. Murray, 2-241 East 4th Street, North Vancouver, expressing opposition for the proposal, citing building size, height and community living.
- Email received November 27, 2020 from Lisa Dumbrell, 415 East 5th Street, North Vancouver, expressing concern for the proposal, citing large development, neighbourhood character, density and traffic.
- Email received November 27, 2020 from Colleen Burke, 33-67th Street, Delta, expressing support for the proposal, citing affordable housing and commuting.
- Email received November 27, 2020 from Murilo and Cecilia Oliveira, 413 East 4th Street, North Vancouver, expressing opposition for the proposal, citing building height, parking and use of commercial lane.
- Email received November 27, 2020 from Melissa and Matt Coley, 427 East 7th Street, North Vancouver, expressing concern for the proposal, citing development size, neighbourhood character, traffic, parking, privacy, noise and school capacity.
- Email received November 27, 2020 from Michelle Lanthier, 304-156 West 21st Street, North Vancouver, expressing support for the proposal, citing childcare and real estate.
- Email received November 27, 2020 from Cosmo Valente, 974 Bellgrave Avenue, North Vancouver, expressing support for the proposal, citing affordable housing and retail space.
- Email received November 27, 2020 from Stephanie Lanthier, Basement–1588 Bond Street, North Vancouver, expressing support for the proposal, citing affordable housing and retail space.
- Email received November 27, 2020 from Margaret Lanthier, 4245 Madeley Road, North Vancouver, expressing support for the proposal.
- Email received November 27, 2020 from Ronald Lanthier, 4245 Madeley Road, North Vancouver, expressing support for the proposal.

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received November 27, 2020 from Susan Matheson, 5-888 West 16th Street, North Vancouver, expressing support for the proposal, citing development.
- Email received November 30, 2020 from Heather Bellerive, 787 East St. James Road, North Vancouver, expressing support for the proposal, citing affordable housing.
- Email received November 30, 2020 from Sinead Feeney, 249 East 4th Street, North Vancouver, expressing opposition for the proposal, citing development size, building height and neighbourhood character.
- Email received November 30, 2020 from Bill Mason, East 5th Street, North Vancouver, expressing opposition for the proposal, citing development size, building height and commercial use.
- Email received November 30, 2020 from Jacqui Dixon, 2348 Palmerston Avenue, West Vancouver, expressing support for the proposal, citing affordable housing.
- Emails received November 30, 2020 and November 30, 2020 from Aliakbar Sabaghchian, 122-525 East 2nd Street, expressing support for the proposal, citing retail shops, building design, bicycle lane, childcare, the rent-to-own program and affordable housing.
- Email received November 30, 2020 from Ryan Fox, 2388 Madison Avenue, Burnaby, expressing support for the proposal, citing affordable housing, the rent-to-own program, commuting and childcare.
- Email received November 30, 2020 from Richard and Sandra Durrans, 2897 Mathers Avenue, West Vancouver, expressing support for the proposal, citing community, affordable housing, childcare, community laneway and the rent-to-own program.
- Email received November 30, 2020 from Antonina Setticasi, LeHomes Realty, 4189 East Braemar Road, expressing support for the proposal.
- Email received November 30, 2020 from Bill Randall, Senior Vice President, Cushman & Wakefield Ltd., 700-700 West Georgia Street, Vancouver, expressing support for the proposal, citing the rent-to-own program, affordable housing and commercial use.
- Email received November 30, 2020 from Justin Thompson, 891 East 14th Street, expressing support for the proposal, citing housing and commercial use.
- Email received November 30, 2020 from Daniel Haggart, 321 East 15th Street, expressing support for the proposal, citing commercial use.
- Email received November 30, 2020 from Paul Janis, Janis Industries Ltd., 375 East 3rd Street, expressing support for the proposal, citing development and commercial use.
- Email received November 30, 2020 from Madison Nuyts, 2388 Madison Avenue, Burnaby, expressing support for the proposal, citing affordable housing, the rent-to-own program, proximity to work and childcare.
- Email received November 30, 2020 from Robert Dunkley, 723 East 6th Street, North Vancouver, expressing opposition for the proposal, citing development, building height, commercial use and density.
- Email received November 30, 2020 from David Youngson, 432 East 4th Street, North Vancouver, expressing support for the proposal, citing development guidelines.
- Email received November 30, 2020 from John Crockett, 448 East 4th Street, North Vancouver, expressing opposition for the proposal, citing the Official Community Plan, building height and traffic safety.

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received November 30, 2020 from Giulia Pezzente, 201-229 East 13th Avenue, North Vancouver, expressing support for the proposal, citing proximity to work, affordable housing and the rent-to-own program.
- Email received November 30, 2020 from Rio Aguilera, 1723 Dempsey Road, North Vancouver, expressing support for the proposal, citing affordable housing, proximity to public transit and building design.
- Email received November 30, 2020 from Veronica Dolenc, 509 East 7th Street, North Vancouver, expressing opposition for the proposal, citing building height, density, development and OCP compliance.
- Email received November 30, 2020 from Amir Moghadamnia, 405 East 3rd Street, North Vancouver, expressing support for the proposal, citing commercial use.
- Email received November 30, 2020 from Aline Burlone and Peter Kennedy, 818 East 6th Street, North Vancouver, expressing opposition for the proposal, citing OCP compliance.
- Email received November 30, 2020 from Maryam Ghadrddan Eizadi, Nia Construction Corporation, 205 St. Patricks Avenue, North Vancouver, expressing support for the proposal, citing commercial business, childcare, community and the rent-to-own program.
- Email received November 30, 2020 from Karen Johnson, 508 East 6th Street, North Vancouver, expressing opposition for the proposal, citing OCP compliance, density and building height.
- Email received November 30, 2020 from Ron Slinger, 503-1295 Conifer Street, North Vancouver, expressing support for the proposal, citing the rent-to-own program, commercial business and development.
- Email received November 30, 2020 from Scott Wilson, 304-108 West Esplanade, North Vancouver, expressing support for the proposal, citing development, and commercial business.
- Email received November 30, 2020 from Maria Pezzente, 4426 Valencia Avenue, North Vancouver, expressing support for the proposal, citing affordable housing, community, the rent-to-own program, access to public transit and commercial business.
- Email received November 30, 2020 from Soheila Alinaghizadeh, 2016 Fullerton Avenue, North Vancouver, expressing support for the proposal, citing commercial business, development community and affordable housing.
- Email received November 30, 2020 from David Venance, Executive Vice President, Capital Markets - Investment Sales, Cushman & Wakefield Ltd., 700-700 West Georgia Street, Vancouver, expressing support for the proposal, citing development and affordable housing.
- Email received November 30, 2020 from Anthony Riglietti, 1119 Cloverley Street, North Vancouver, expressing support for the proposal, citing childcare, development and access to public transit.
- Email received November 30, 2020 from F.M. Rany Ratushny, Pacific Asset Management Corporation, 301-1124 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing the rent-to-own program and development.

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received November 30, 2020 from Maya Sagadore, 224 East 19th Street, North Vancouver, expressing support for the proposal, citing affordable housing and community.
- Email received November 30, 2020 from Arturo Rocha, 25-22865 Telosky Avenue, Maple Ridge, expressing support for the proposal, citing affordable housing.
- Email received November 30, 2020 from Carmen Castro, 25-22865 Telosky Avenue, Maple Ridge, expressing support for the proposal, citing community.
- Email received November 30, 2020 from Jamie Wallace, 435 East 3rd Street, North Vancouver, expressing support for the proposal, citing childcare, commercial business and the rent-to-own program.
- Email received November 30, 2020 from Juan Carlos Viveros, 201-1975 Balsam Street, Vancouver, expressing support for the proposal, citing commute and quality of life.
- Email received November 30, 2020 from Luis Valdez, 118 East 18th Street, North Vancouver, expressing support for the proposal, citing the rent-to-own program.
- Email received November 30, 2020 from Ana Rocha Mendoza, 118 East 18th Street, North Vancouver, expressing support for the proposal, citing access to public transit.
- Email received November 30, 2020 from Greydon Ratushny, Primary Care Paramedic & Safety Officer, Metro Vancouver Operations | North Division, Station 233, Lions Bay, expressing support for the proposal, citing innovation, affordable housing and quality of life.
- Email received November 30, 2020 from Alireza Rabiei, 3824 Brockton Crescent, North Vancouver, expressing support for the proposal, citing affordable housing and the rent-to-own program.
- Email received November 30, 2020 from Steve Mills, 368 East 4th Street, North Vancouver, expressing opposition for the proposal, citing design and building height.
- Email received November 30, 2020 from Frankie LaMarre, 502-1677 Lloyd Avenue, North Vancouver, expressing support for the proposal, citing affordable housing.
- Email received November 30, 2020 from Amanjit Purewal, 639 East 5th Street, North Vancouver, expressing support for the proposal, citing traffic, affordable housing and economic growth.
- Email received November 30, 2020 from Ali Afshari, 503 East 4th Street, North Vancouver, expressing support for the proposal, citing commercial business, parking and development.
- Email received November 30, 2020 from Rohan Soulsby, 509 East 7th Street, North Vancouver, expressing opposition for the proposal, citing density, building height and OCP compliance.
- Email received November 30, 2020 from James Goodwin, 313-4001 Mt. Seymour Parkway, North Vancouver, expressing support for the proposal, citing the rent-to-own program, childcare and commercial business.
- Email received November 30, 2020 from Shawn Safarkhah, 165 East 26th Street, North Vancouver, expressing support for the proposal, citing affordable housing.
- Email received November 30, 2020 from Mehdi Pouroskouei, KB-One Martial Arts Academy, 194 Pemberton Avenue, North Vancouver, expressing support for the proposal, citing development and community.

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received November 30, 2020 from Leicha Bragg and Jeff Keate, 425 East 4th Street, North Vancouver, expressing concern for the proposal, citing building height.
- Email received November 30, 2020 from Saba Medghalchi, 5598 Ormidale Street, Vancouver, expressing support for the proposal, citing affordable housing and the rent-to-own program.
- Email received November 30, 2020 from Jasmine Sull, 1330 Ross Road, North Vancouver, expressing support for the proposal, citing affordable housing.
- Email received December 1, 2020 from Pat Short, 366 East 5th Street, North Vancouver, expressing opposition for the proposal, citing parking, school capacity and commercial business.
- Email received December 1, 2020 from Corbin Orr, Lower Lonsdale resident, North Vancouver, expressing support for the proposal, citing affordable housing and economic growth.
- Email received December 1, 2020 from Sevin Atilla, Realtor & Rental Property Manager, Oakwyn Realty Ltd., 3195 Oak Street, Vancouver, expressing support for the proposal, citing the rent-to-own program.
- Email received December 1, 2020 from Samin Mahootchian, 1550 Fern Street, North Vancouver, expressing support for the proposal, citing affordable housing and the rent-to-own program, outdoor space and childcare.
- Email received December 1, 2020 from Norm Lum, 101-2609 Westview Drive, North Vancouver, expressing support for the proposal, citing development.
- Correspondence received December 1, 2020 from Mark Pearmain, Superintendent / CEO, North Vancouver School District, expressing support for the proposal, citing school capacity.
- Email received December 1, 2020 from Joe Geluch, President, Naikoon Contracting Ltd., 350 East Esplanade, North Vancouver, expressing support for the proposal, citing affordable housing, access to public transit and commercial business.
- Email received December 1, 2020 from Vince and Esther Thane, 786 East 15th Street, North Vancouver, expressing support for the proposal, citing affordable housing.
- Email received December 1, 2020 from Leila Kavishi, 122-525 East 2nd Street, North Vancouver, expressing support for the proposal, citing commercial business, building design, building height, childcare and affordable housing.
- Email received December 1, 2020 from Howard Rubin, 405 East 4th Street, North Vancouver, expressing opposition for the proposal, citing development and location.
- Email received December 1, 2020 from Luca Ciolfitto, 1311 Mill Street, North Vancouver, expressing support for the proposal, citing affordable housing.
- Email received December 1, 2020 from Rebecca Hardin, (address undisclosed), expressing support for the proposal, citing mixed used and affordable living.
- Email received December 1, 2020 from Darcy McClary, Sutton-Group-West Coast Realty, North Vancouver, expressing support for the proposal.
- Email received December 1, 2020 from Arash Amini, (address undisclosed), expressing support for the proposal, citing development and affordable housing.
- Email received December 1, 2020 from Saeedeh Salem, (address undisclosed), expressing support for the proposal, citing affordable housing and building design.
- Email received December 1, 2020 from David Franco, DNV Fire Rescue retiree, (address undisclosed), expressing support for the proposal, citing affordable housing.

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received December 1, 2020 from Tessa Sever, (address undisclosed), expressing support for the proposal, citing the rent-to-own program.
- Email received December 1, 2020 from Dee Harrington, (address undisclosed), expressing support for the proposal, citing affordable housing.
- Email received December 1, 2020 from Celine Qiu, (address undisclosed), expressing opposition for the proposal, citing building height, development and traffic.
- Email received December 1, 2020 from Teresa Ciolfitto, (address undisclosed), expressing support for the proposal, citing building design and commercial business.
- Email received December 1, 2020 from Elham Kamankesh, (address undisclosed), expressing support for the proposal, citing affordable housing and building design.

5. SPEAKERS

- Erik Juárez, 644 Queensbury Avenue, North Vancouver, expressed support for the proposal, citing walkable access, community space and childcare.
- Jan Malcolm, 522 East 4th Street, North Vancouver, expressed opposition for the proposal, citing development, unit sizes and site location.
- Jeff Murl, 482 East 4th Street, North Vancouver, expressed opposition for the proposal, citing the Official Community Plan and development.
- Cathy Lewis, 655 East 4th Street, North Vancouver, expressed opposition for the proposal, citing development, building height and affordable housing.
- Michelle Lanthier, 304-156 West 21st Street, North Vancouver, expressed support for the proposal, citing childcare, commercial use, new development and affordable housing.
- Eileen Wunderlich Diaz, D1-3545 East 43rd Avenue, Vancouver, expressed support for the proposal, citing mixed-income building and development.
- Brian Charleton, 421 East 4th Street, North Vancouver, expressed opposition for the proposal, citing building height and development.
- Jordan Crockett, 452 East 4th Street, North Vancouver, expressed opposition for the proposal, citing the Official Community Plan, commercial use and development.
- John Crockett, 448 East 4th Street, North Vancouver, expressed opposition for the proposal, citing development and the Official Community Plan.
- Leslie Watson, 3-241 East 4th Street, North Vancouver, expressed opposition for the proposal, citing commercial use, development, the Official Community Plan and building height.
- Melissa McConchie, 423 East 4th Street, North Vancouver, expressed opposition for the proposal, citing neighbourhood character, the Official Community Plan, building height, density and quality of life.
- Behzad Zakeri, business owner in Lower Lonsdale, 3450 Rockview Place, West Vancouver, expressed support for the proposal, citing childcare and commercial use.
- Manjula Defresne, 402 East 7th Street, North Vancouver, expressed opposition for the proposal, citing neighbourhood character and building height.
- Kyle Marr, 415 East 4th Street, North Vancouver, expressed opposition for the proposal, citing densification and building height.

5. SPEAKERS – Continued

- Mark Fatica, 14-720 East 3rd Street, North Vancouver, expressed support for the proposal, citing traffic, retail space, proximity to public transit, safety improvements to bike and pedestrian pathways.
- Alireza Riazati Rouhi, 1498 Landsdowne Drive, Coquitlam, expressed support for the proposal, citing proximity to work (BC Ferries in North Vancouver), public transit and childcare.
- Shahriar Abedi, 201-715 West 15th Street, North Vancouver, expressed support for the proposal, citing commercial use, affordable housing and density.
- Nicholas Leach, 429B East 3rd Street, North Vancouver, expressed support for the proposal, citing affordable housing.
- Pouyan Rouhi, 1705-1783 Manitoba Street, Vancouver, expressed support for the proposal, citing proximity to work (Capilano Business Park), community, development and commercial use.
- Lacette Renee Thorne, 4-354 East 3rd Street, North Vancouver, expressed support for the proposal, citing proximity to public transit and affordable housing.
- Shiva Oliaie, 1901-907 Beach Avenue, Vancouver, expressed support for the proposal, citing affordable housing.
- Mansoureh Dehghan Salmasi, 1662 Tatlow Avenue, North Vancouver, expressed support for the proposal, citing affordable housing and the proposed rent-to-own option.
- Arash Naderikia, 1208-125 East 14th Street, North Vancouver, expressed support for the proposal, citing affordable housing and the proposed rent-to-own option.
- David Germann, 249 East 4th Street, North Vancouver, expressed opposition for the proposal, citing building height, neighbourhood character and commercialization of the lane.
- Jeff Keate and Leicha Bragg, 425 East 4th Street, North Vancouver, expressed concern for the proposal, citing mixed-use, development and building height.
- Ahmad Hamdan, 219A-8635 120th Street, Delta, expressed support for the proposal, citing proximity to work and the rent-to-own program.
- Sylvia Toplak, 111-119 West 22nd Street, North Vancouver, expressed support for the proposal, citing commercial use and development.
- Mo Hosseini, 225 East 5th Street, North Vancouver, expressed support for the proposal, citing commercial use and development.
- Parveena Dosanjh, 1-225 East 5th Street, North Vancouver, expressed support for the proposal, citing community, commercial business and development.
- Murilo da Silva Oliveira, 413 East 4th Street, North Vancouver, expressed opposition for the proposal, citing building size and building height.
- Jon Pezzente, 224 East 19th Street, North Vancouver, expressed support for the proposal, citing affordable housing, community benefits and the rent-to-own program.
- David Youngson, 432 East 4th Street, North Vancouver, expressed support for the proposal, citing development and community space.
- Anthony Beyrouiti, 1515 Pemberton Avenue, North Vancouver, expressed support for the proposal, citing affordable housing and density.
- Stephen Mills, 368 East 4th Street, North Vancouver, expressed opposition for the proposal, citing development size, affordable housing and parking.

5. SPEAKERS – Continued

- Vishaal Dasoar, 518 Brand Street, North Vancouver, expressed support for the proposal, citing the priority rental agreement for health care workers and affordable housing.
- Tony Sandhu and Mike Schilling, 4941 Water Lane, West Vancouver, expressed support for the proposal, citing professional experience with the developer in partnership with Cascadia for mortgage affordability.

Mayor Buchanan declared a recess at 7:58 pm and the meeting reconvened at 8:13 pm.

- Erin Harris, 421 East 4th Street, North Vancouver, expressed opposition for the proposal, citing commercialization of laneways, building height and density.
- Ash Ranjbar, 2622 Folkestone Way, West Vancouver, expressed support for the proposal, citing commercial use.
- Melissa Bayanzadeh, 103-505 East 2nd Street, North Vancouver, expressed support for the proposal, citing commercial use and childcare.
- Arash Asli, 350-889 Harbourside Drive, North Vancouver, expressed support for the proposal, citing development, affordable housing and mixed-use opportunity.
- Ryan Vanderham, 2-137 East 5th Street, North Vancouver, expressed support for the proposal, citing community benefit, the rent-to-own program and building height.
- Veronica Dolenc, 509 East 7th Street, North Vancouver, expressed opposition for the proposal, citing building height, density, development and OCP compliance.
- Amanda Runcer, 715 West 15th Street, North Vancouver, expressed support for the proposal, citing affordable housing and the rent-to-own program.
- Mehran Keshavarzi, 1125 Prospect Avenue, North Vancouver, expressed support for the proposal, citing childcare, affordable housing, proximity to work and public transportation.
- Taylor Shaak, 112-615 East 3rd Street, North Vancouver, expressed support for the proposal, citing development, density and proximity to public transit.
- Pouria Sadeghizadeh, 1357 Jones Avenue, North Vancouver, expressed support for the proposal, citing commercial use, proximity to work and affordable housing.
- Roger Alan McConchie, 423 East 4th Street, North Vancouver, expressed opposition for the proposal, citing OCP compliance and school capacity.
- Ron Slinger, 503-1295 Conifer Street, North Vancouver, expressing support for the proposal, citing the rent-to-own program, commercial business and development.
- Robert Baillie, 149 St. Patricks Avenue, North Vancouver, expressed support for the proposal, citing development and commercial use.
- Hamed Fadaei, 9-143 East 4th Street, North Vancouver, expressed support for the proposal, citing proximity to work and family, affordable housing and the rent-to-own program.
- Maral Moradkhahi, 9-143 East 4th Street, North Vancouver, expressed support for the proposal, citing affordable housing, the rent-to-own program and childcare.
- Borzoo Emaminia, 1501-1205 West Hastings Street, Vancouver, expressed support for the proposal, citing development, proximity to work and commercial business.
- Steve Wilkinson, 428 East 5th Street and Stefanie Wyer Rose, 403 East 5th Street, North Vancouver, expressed opposition for the proposal, citing densification, traffic and noise.

5. SPEAKERS – Continued

- Sayna Sayyadi, 1702-2016 Fullerton Avenue, North Vancouver, expressed support for the proposal, citing the rent-to-own opportunity, affordable housing for students and access to public transit.
- Kayvan Nikoo, 432 East 15th Street, North Vancouver, expressed support for the proposal, citing location, affordable housing and commercial business.
- Rohan Soulsby, member of City of North Vancouver Integrated Transportation Committee, 509 East 7th Street, North Vancouver, expressed opposition for the proposal, citing zoning precedent for the area.
- Dylan Hughes, 311-625 East 3rd Street, North Vancouver, expressed support for the proposal, citing development, affordable housing, the rent-to-own program, commercial use and neighbourhood walkability.
- Mahsoo Naderi, 518 Brand Street, North Vancouver, expressed support for the proposal, citing community needs, sustainable living and childcare.
- Elnaz Dabiran, 3065 Primerose Lane, Coquitlam, expressed support for the proposal, citing proximity to school, affordable housing and the rent-to-own program.
- Eva Toplak, 108-707 East 3rd Street, North Vancouver, expressed support for the proposal, citing livable community, childcare and affordable housing.
- Farid Ghasemi, 2806-3080 Lincoln Avenue, Coquitlam, expressed support for the proposal, citing the rent-to-own program and affordable housing.
- Soheila Hassanv, 506-111 East 3rd Street, North Vancouver, expressed support for the proposal, citing the rent-to-own program.
- Tirajeh Mazaheri, 2475 Westhill Court, West Vancouver, expressed support for the proposal, citing affordable housing, livable community and proximity to work.
- Ramin Raoof, 817 Heritage Boulevard, North Vancouver, expressed support for the proposal, citing affordable housing and development.
- Elham Dabiran, 207 Parkside Drive, Port Moody, expressed support for the proposal, citing the rent-to-own program.
- Charlotte Hutchinson, 556 Greenway Avenue, North Vancouver, expressed support for the proposal, citing childcare.
- Giulia Pezzente, 201-229 East 13th Avenue, Vancouver, expressed support for the proposal, citing affordable housing.
- Safoora Mandegar, 4029 Ripple Road, West Vancouver, expressed support for the proposal, citing childcare, affordable housing and quality of life.
- Lyndsey Black, 560 Knockmaroon Road, West Vancouver, expressed support for the proposal, citing community and development.
- Christine Rigby, 368 East 4th Street, North Vancouver, expressed opposition for the proposal, citing the Official Community Plan, traffic, building height and neighbourhood character.
- Juan Carlos Viveros Cazarin, 201-1975 Balsam Street, Vancouver, expressed support for the proposal, citing proximity to work and quality of life.
- Warren Dombowsky, 143 St. Patricks Avenue, North Vancouver, expressed support for the proposal, citing commercial use and quality of life.
- Penny Dombowsky, 143 St. Patricks Avenue, North Vancouver, expressed support for the proposal, citing development and livable community.
- Aimee Masse, 143 St. Patricks Avenue, North Vancouver, expressed support for the proposal, citing affordable housing.

5. SPEAKERS – Continued

- Drew Gelley, 903-175 West 1st Street, North Vancouver, expressed support for the proposal, citing development and affordable housing.
- John Baillie, 149 St. Patricks Avenue, North Vancouver, expressed support for the proposal, citing the rent-to-own program, proximity to public transit, amenities, commercial use and livable community.
- Mohammad Kourehchian, 208B-980 1st Street, North Vancouver, expressed support for the proposal, citing community and development.
- Chara Krangle, 120 East 4th Street, North Vancouver, expressed support for the proposal, citing commercial business and childcare.
- Marc McVeigh 120 East 4th Street, North Vancouver, expressed support for the proposal, citing community and development.
- Tigran Babaev, 1308 Delbrook Avenue, North Vancouver, expressed support for the proposal, citing the rent-to-own program and affordable housing.
- Maryam Kahn moui, 200-137 East 1st Street, North Vancouver, expressed support for the proposal, citing affordable housing, access to more opportunities and the rent-to-own program.
- Patrick Browne, 1351 Continental Street, Vancouver, expressed support for the proposal, citing development and affordable housing.
- Roberto Orendain Berron, 101-833 West 16th Avenue, Vancouver, expressed support for the proposal, citing mixed-use building and affordable housing.
- Tara Nasser, 133 East Esplanade, North Vancouver, expressed support for the proposal, citing community and development.
- Jenny Le, 502-185 Victory Ship Way, North Vancouver, expressed support for the proposal, citing affordable housing and the rent-to-own program.
- Sarah Marzabadi, 137 East 1st Street, North Vancouver, expressed support for the proposal, citing access to public transit and development.
- Mehrdad Nevis, 200-889 Harbourside Drive, North Vancouver, expressed support for the proposal, citing affordable housing and the rent-to-own program.
- Sonia Avak Babayan, 208-125 West 19th Street, North Vancouver, expressed support for the proposal, citing affordable housing and walkable community.
- Pourang Taheri, 200-889 Harborside Drive, North Vancouver, expressed support for the proposal, citing affordable housing and the rent-to-own program.
- Greydon Ratushny, 3586 St. Andrews Avenue, North Vancouver, expressed support for the proposal, citing affordable housing for first responders.
- Rueben Biswas, 514 West 59th Avenue, Vancouver, expressed support for the proposal, citing affordable housing and development.
- Parastoo Farrokhyar, 740 Marine Drive, North Vancouver, expressed support for the proposal, citing affordable housing and proximity to work for employees.
- Agathe Mathieu, 401-155 West 1st Street, North Vancouver, expressed support for the proposal, citing community.

PUBLIC HEARING – 402-438 East 3rd Street / 341-343 St. Davids Avenue – Continued

Moved by Councillor Back, seconded by Councillor Hu

THAT the Public Hearing for “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8806” and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8807” be recessed.

CARRIED UNANIMOUSLY

The Public Hearing recessed at 10:30 pm and reconvened on December 1, 2020 at 5:30 pm.

The Corporate Officer stated, as a reminder, that “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8806” (Cascadia Green Development, 402-438 East 3rd Street and 341-343 St. Davids Avenue, Land Use Designation and Permitted Height Change) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8807” (Cascadia Green Development, 402-438 East 3rd Street and 341-343 St. Davids Avenue, CD-730 and “Moodyville Development Permit Area Guidelines” amendment) would rezone the subject properties to permit the development of 3 buildings with a total of 169 market strata residential units, commercial uses (services, retail and offices) and a City-owned childcare facility.

5. SPEAKERS – Continued

- Melissa Coley, 427 East 7th Street, North Vancouver, expressed opposition for the proposal, citing development size, parking and noise.
- Laurie Parkinson, 634 East 4th Street, North Vancouver, expressed opposition for the proposal, citing building size, height and location.
- Judith Brook, 2474 Lauralynn Drive, North Vancouver, expressed concern for the proposal, citing location and energy savings.
- Louise Woodward, 428 East 5th Street, North Vancouver, expressed opposition for the proposal, citing building height and density.
- Erica Houston, 322 East 5th Street, North Vancouver, expressed opposition for the proposal, citing building height.
- Luca Ciolfitto, 1311 Mill Street, North Vancouver, expressed support for the proposal, citing affordable housing.
- Yalda Barirani, 1003-1307 Harwood Street, Vancouver, expressed support for the proposal, citing development.
- Victoria Donelan-Cloud, 346 East 5th Street, North Vancouver, expressed opposition for the proposal, citing excess parking, traffic and school capacity.
- Rodrigo Osorio, 317 West 18th Street, North Vancouver, expressed support for the proposal, citing affordable housing.
- McGregor Wark, 455 East 6th Street, North Vancouver, expressed support for the proposal, citing infrastructure improvements.
- Sepideh Lamy, 204-38 Fell Avenue, North Vancouver, expressed support for the proposal, citing affordable housing and the rent-to-own program.

Mayor Buchanan declared a recess at 5:56 pm and the meeting reconvened at 6:05 pm.

5. SPEAKERS – Continued

- Bruce Tennant, 406 East 4th Street, North Vancouver, expressed opposition for the proposal, citing building size, height, traffic and parking.
- Alfred Venegas, 6372 Walker Avenue, Burnaby, expressed support for the proposal, citing affordable housing.
- Austin Ganger, 2015 Angus Drive, North Vancouver, expressed support for the proposal, citing affordable housing for first time buyers.
- Aline Burlone, 818 East 8th Street, North Vancouver, expressed support for the proposal, citing OCP compliance.
- Fanime Mabuchi, 1550 Fern Street, North Vancouver, expressed support for the proposal, citing affordable housing and the rent-to-own program.
- Aleksandra Vucicevic, 2670 Library Lane, North Vancouver, expressed support for the proposal, citing affordable housing.
- Shayda Yousefi, 1709 Tatlow Avenue, North Vancouver, expressed support for the proposal, citing affordable housing.
- Arshia Ariana, Pemberton Heights, North Vancouver, expressed support for the proposal, citing affordable housing.
- Thea Baturin, 339 East 5th Street, North Vancouver, expressed opposition for the proposal, citing building height and density.
- Cecile Bibet, 366 East 4th Street, North Vancouver, expressed opposition for the proposal, citing building height, density, OCP compliance, traffic and safety of children.
- Mani Hosseini, 225 East 5th Street, North Vancouver, expressed support for the proposal, citing location and commercial business.
- Kenji Kono, 369 East 4th Street, North Vancouver, expressed opposition for the proposal, citing building height.
- Meghan Roushorne, 815 Ridgeway, North Vancouver, expressed opposition for the proposal, citing neighbourhood impact, building height, OCP compliance and school capacity.
- Mary Murray, 2-241 East 4th Street, North Vancouver, expressed opposition for the proposal, citing development.
- Helia Ghahremani, 217 Brockton Road, North Vancouver, expressed support for the proposal, citing development.
- Ashley Kelly, 367 East 5th Street, North Vancouver, expressed opposition for the proposal, citing OCP compliance.
- Kameron Fakhari, 219-2151 Front Street, North Vancouver, expressed support for the proposal, citing density and affordable housing.
- Hameh Baghari, 3450 Rockwood Place, North Vancouver, expressed support for the proposal, citing affordable housing.
- Matteo Ciolfitto, 1311 Mill Street, North Vancouver, expressed support for the proposal, citing affordable housing.
- Mehdi Eskdandari, 2979 Glen Drive, Coquitlam, expressed support for the proposal, citing affordable housing.
- Reza Kohan, 1027 Cloverley Street, North Vancouver, expressed support for the proposal, citing affordability.

PUBLIC HEARING – 402-438 East 3rd Street / 341-343 St. Davids Avenue – Continued

6. ADJOURN

Moved by Councillor Back, seconded by Councillor McIlroy

THAT the Public Hearing for “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8806” and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8807” be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:10 pm on December 1, 2020.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER