



**MINUTES OF THE PUBLIC HEARING FOR 114-132 WEST 15<sup>TH</sup> STREET  
HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID)  
FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, MAY 9, 2022**

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**PRESENT**

**COUNCIL MEMBERS**

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

*\*participated electronically*

**STAFF MEMBERS**

L. McCarthy, CAO  
K. Graham, Corporate Officer  
C. Baird, Deputy Corporate Officer  
T. Huckell, Committee Clerk  
B. Pearce, Deputy CAO / Director, Strategic and  
Corporate Services  
H. Granger, City Solicitor  
L. Sawrenko, Chief Financial Officer  
M. Epp, Director, Planning and Development  
J. Draper, Deputy Director, Planning and Development  
A. Devlin, Manager, Transportation Planning  
B. Lightfoot, Manager, Real Estate  
M. Menzel, Planner  
H. Dang, Planner  
M. Hunter, Deputy Director, Engineering, Parks and  
Environment  
R. Skene, Director, Community and Partner Engagement  
G. Schalk, Public Safety Director and Fire Chief

The Public Hearing was called to order at 6:09 pm.

**PUBLIC HEARING – 114-132 East 15<sup>th</sup> Street**

**1. INTRODUCTION**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8921” (Polygon Development 338 Ltd. / IBI Group Architects, 114-132 West 15<sup>th</sup> Street, CD-752), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23<sup>rd</sup> Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165) would rezone the subject property from a Central Lonsdale Mixed Use B (C-1B) Zone to a Comprehensive Development 752 (CD-752) Zone to permit the development of a 22-storey, residential (136 strata units) and commercial (retail and office) mixed-use building.

**2. STAFF PRESENTATION**

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

## **PUBLIC HEARING – 114-132 West 15<sup>th</sup> Street – Continued**

### **3. APPLICANT PRESENTATION**

Lorne Wolinsky, Vice President, Development Polygon Homes Ltd., and Gwyn Vose, Director, IBI Group, provided a PowerPoint presentation on the application and responded to questions of Council.

### **4. SUMMARY OF CORRESPONDENCE**

- Email received April 27, 2022 from Blaine Barden, 1607-150 West 15<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing area improvements for retail stores, traffic and parking.
- Email received April 29, 2022 from Joe Genest, First Vice President Investments, Marcus & Millichap, 1280-333 Seymour Street, Vancouver, expressing support for the proposal, citing mixed-use retail and office space.
- Email received May 2, 2022 from Jack Allpress, Senior Managing Director, Leasing & Investments, Marcus & Millichap, 1280-333 Seymour Street, Vancouver, expressing support for the proposal, citing mixed-use retail and office space.
- Email received May 3, 2022 from Bryan May, resident, North Vancouver, expressing concern for the proposal, citing parking.
- Email received May 4, 2022 from Natalie Genest, Rennie & Associates Realty Ltd., 51 East Pender Street, Vancouver, expressing support for the proposal, citing need for housing.
- Email received May 4, 2022 from James Fox, 450 East 21<sup>st</sup> Street, North Vancouver, expressing support for the proposal, citing location, density, amenities and transit.
- Email received May 4, 2022 from Warren Barker, 2345 Western Avenue, North Vancouver, expressing support for the proposal, citing area revitalization, commercial services and office space.
- Email received May 4, 2022 from Teegan Tsuchiya, 2415 Lauralynn Drive, North Vancouver, expressing support for the proposal, citing housing options, proximity to family, remaining in the community and strata office space.
- Email received May 4, 2022 from Carson Halliday, 308-108 East 8<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing housing affordability, housing options and location.
- Email received May 5, 2022 from David Fawley, 1726 Rufus Drive, North Vancouver, expressing support for the proposal, citing diversity, proximity to transit and amenities, and building design.
- Email received May 5, 2022 from Lynda Casey, 121 West 16<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing traffic congestion and parking.
- Email received May 6, 2022 from JoAnn Greenwood, 121 West 16<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing density, traffic, loss of view and property value.
- Email received May 9, 2022 from Meri and Bosko Grabovac, 1202-150 West 15<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing density, traffic congestion, parking and laneway safety.

*Continued...*

## **PUBLIC HEARING – 114-132 West 15<sup>th</sup> Street – Continued**

### **4. SUMMARY OF CORRESPONDENCE – Continued**

- Email received May 9, 2022 from Madeline Wright, Lower Lonsdale resident, North Vancouver, expressing support for the proposal, citing housing need, location, office space and building design.
- Email received May 9, 2022 from R.M. Larmaei, 150 West 15<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing infrastructure capacity, safety and pollution.
- Email received May 9, 2022 from Robert Wilmot, 435 East 11<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing greater need for other housing options.
- Email received May 9, 2022 from Douglas McDonald, resident, North Vancouver, expressing opposition for the proposal, citing density and building height.
- Email received May 9, 2022 from Patrick Stafford-Smith, CEO, North Vancouver Chamber of Commerce, 102-124 West 1<sup>st</sup> Street, North Vancouver, expressing support for the proposal, citing housing need, commercial office space and proximity to retail shopping and public transportation.
- Email received May 9, 2022 from Michael Richen, 1506-121 West 15<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing loss of view and property value, and construction noise.

### **5. SPEAKERS**

- Janet Strachan, 505-121 West 15<sup>th</sup> Street, North Vancouver, expressed opposition for the proposal, citing construction noise and location.
- Shadi Shadman, 915 Dempsey Road, North Vancouver, expressed concern for the proposal, citing accesses to business and retail, and safety.
- Kit Matkaluk, 129 West 1<sup>st</sup> Street, North Vancouver, expressed support for the proposal, citing density, transit, OCP compliance and new office space.
- Nick Richardson, 4435 Stone Crescent, West Vancouver, expressed support for the proposal, citing location, housing need and office space.
- Michael Martino, 150 West 15<sup>th</sup> Street, North Vancouver, expressed concern for the proposal, citing traffic signals and zoning for the adjacent property.
- Calum Miller, Cloverley Street resident, North Vancouver, expressed support for the proposal, citing housing need, density, proximity to amenities and building design.
- Patrick Stafford-Smith, CEO, North Vancouver Chamber of Commerce, 102-124 West 1<sup>st</sup> Street, North Vancouver, expressed support for the proposal, citing retail and business shopping, density, and location near transportation corridors.
- Rosemin Karim, 1404 Mahon Avenue, North Vancouver, expressed concern for the proposal, citing traffic.
- Jack Allpress, 2965 St. Kilda Avenue, North Vancouver, expressed support for the proposal, citing housing affordability and density.
- Dinah Fast, 401-2495 West 2<sup>nd</sup> Avenue, Vancouver, expressed support for the proposal, citing housing affordability and proximity to family and retail services.
- Blaine Barden, 1607-150 West 15<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing area improvements for parking and traffic congestion.

*Continued...*

## **PUBLIC HEARING – 114-132 West 15<sup>th</sup> Street – Continued**

### **5. SPEAKERS – Continued**

Mayor Buchanan declared a recess at 7:02 pm until 7:07 pm to allow an opportunity for additional speakers to phone in and provide comments.

- Hugh Cooper, 1152 West 20<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing neighbourhood revitalization and support for the developer.

### **6. ADJOURN**

Moved by Councillor Back, seconded by Councillor Bell

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8921” (Polygon Development 338 Ltd. / IBI Group Architects, 114-132 West 15<sup>th</sup> Street, CD-752), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23<sup>rd</sup> Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 7:48 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER