



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 27, 2016.

PRESENT:

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor H. Back
Councillor D. Bell
Councillor P. Bookham
Councillor L. Buchanan
Councillor R. Clark
Councillor C. Keating

STAFF MEMBERS

K. Tollstam, CAO
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic Initiatives and Services
G. Penway, Director, Community Development
E. Adin, Deputy Director, Community Development
B. Themens, Director, Finance
M. Epp, City Planner, Community Development
D. Pope, City Engineer
C. Wilkinson, Planner, Community Development
L. Orr, Manager, Business Services
D. Watson, Transportation Planner
R. Skene, Manager, Facilities and Real Estate
D. Foldi, Project Manager
H. Reinhold, Manager, Strategic Initiatives
D. Johnson, Planner 2, Community Development
S. Ney, Director, Human Resources
N. Chand, Deputy Director, Finance
V. Wen, Manager, Internal Control and Performance
L. Garber, Manager, Financial Planning
C. Fernandes, Accounting and Reporting
P. Navratil, Deputy, City Engineer
B. Willock, Manager, Engineering, Planning and Design

The Public Hearing was called to order at 6:30 pm.

1. INTRODUCTION

119-131 West Esplanade, 120 Carrie Cates Court and a portion of Rogers Lane, and 105 Carrie Cates Court

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2016, No. 8481” (119-131 West Esplanade and 120 Carrie Cates Court, Maximum Building Height) would increase the maximum building height for 119-131 West Esplanade and 120 Carrie Cates Court to 43 metres.

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PUBLIC HEARING - Continued

1. INTRODUCTION - Continued

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8482” (Polygon Promenade at the Quay / DYS Architecture / Nigel Baldwin Architects Ltd., 119-131 West Esplanade, 120 Carrie Cates Court, Part of the Surrounding Lane, CD-671 and Text Amendment to 105 Carrie Cates Court, CD-642) would rezone the development site, including a portion of Rogers Lane, to a Comprehensive Development 671 (CD-671) Zone to allow a 43m building, with 117 residential units, 1,368m² of retail, 1,501m² of Community Amenity Space and over four levels of underground parking. Total proposed FSR is 4.07, including a density transfer of 0.47 FSR from 105 Carrie Cates Court.

2. STAFF PRESENTATION

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

3. Applicant Presentation

Rene Rose, Senior Vice President, Development, Polygon Promenade at the Quay, provided a PowerPoint presentation on the application and responded to questions of Council and the public.

4. SUMMARY OF CORRESPONDENCE – IN SUPPORT

- Letter received June 27, 2016, from Erik Heck, 1058 Clements Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 27, 2016, from Victoria Dinelan-Cloud, 346 East 5th Street, North Vancouver, expressing support for the proposal.
- Email dated June 27, 2016, from Craig Higgins, 833 Automall Drive, North Vancouver, expressing support for the proposal.
- Letter dated June 27, from Ryan King, 782 St. George's Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 27, 2016, from Nathan Fischer, 155 East Esplanade, North Vancouver, expressing support for the proposal.
- Email dated June 27, 2016, from Donna Oseen, 443 East Windsor Road, North Vancouver, expressing support for the proposal.
- Email dated June 27, 2016, from Daniel Frankel, Tap and Barrel, 8 Lonsdale Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 27, 2016, from Mazen Elchami, 717 Chesterfield Avenue, North Vancouver, expressing support for the proposal.
- Letter received June 27, 2016, from Michelle Neumeyer, 1350 Burrard Street, Vancouver, expressing support for the proposal.
- Email dated June 27, 2016, from Anne McMullin, 221 East 3rd Street, North Vancouver, expressing support for the proposal.

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PUBLIC HEARING - Continued

4. SUMMARY OF CORRESPONDENCE – IN SUPPORT - Continued

- Letter received June 27, 2016, from Margitta Schulz, 123 Carrie Cates Court, North Vancouver, expressing support for the proposal.
- Email received June 27, 2016, from Carol Lowell, 434 East Queens Road, North Vancouver, expressing support for the proposal.
- Email dated June 27, 2016, from Margie Schwartz, Cumberland Crescent, North Vancouver, expressing support for the proposal.
- Email received June 27, 2016, from Herbert Jenkin, 121 West 16th Street, North Vancouver, expressing support for the proposal.
- Email dated June 27, 2016, from Tyke Babalos, 1 Lonsdale Avenue, North Vancouver, expressing support for the proposal.
- Letter received June 27, 2016, from Melanie McCready, 123 Carrie Cates Court, North Vancouver, expressing support for the proposal.
- Email dated June 26, 2016, from Dan Lemieux, 4595 Meadowbank Close, North Vancouver, expressing support for the proposal.
- Email dated June 26, 2016, from Jennifer Clay, 732 East 8th Street, North Vancouver, expressing support for the proposal.
- Email dated June 26, 2016, from Lynn Osler, 225 West 16th Street, North Vancouver, expressing support for the proposal.
- Email dated June 26, 2016, from Laura Odegaard, 1104 Grand Boulevard, North Vancouver, expressing support for the proposal.
- Email dated June 24, 2016, from Lorne Milne, 155 West 1st Street, North Vancouver, expressing support for the proposal.
- Email dated June 24, 2016, from Paul McAlduff, 300 East Esplanade Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 24, 2016, from Julia Staub-French, Family Services of the North Shore, 203-1111 Lonsdale Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 24, from Helen Babalos, 5 Lonsdale, North Vancouver, expressing support for the proposal.
- Letter dated June 24, 2016, from Gary Mathiesen, President, Lonsdale Quay Market, 123 Carrie Cates Court, North Vancouver, expressing support for the proposal.
- Email dated June 24, 2016, from Doris Jetz, 67 Lonsdale Avenue, North Vancouver, expressing support for the proposal.
- Letter received June 23, 2016, from Kristi Neumeyer, 220 East 4th Street, North Vancouver, expressing support for the proposal.
- Letter dated June 23, 2016, from Vincent Allen Larocque, 6 Field Engineer Squadron Museum Association, 1513 Forbes Avenue, North Vancouver, expressing support for the proposal.
- Letter received on June 23, 2016, from Michael Heck, 4619 Hoskins Road, North Vancouver, expressing support for the proposal.
- Email dated June 23, 2016, from Lyn Hainstock, Artisan Farmers Market at Lonsdale Quay, North Vancouver, expressing support for the proposal.

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PUBLIC HEARING - Continued

4. SUMMARY OF CORRESPONDENCE – IN SUPPORT - Continued

- Email dated June 23, 2016, from Maryam Daftarian, 145 West Keith Road, North Vancouver, expressing support for the proposal.
- Email dated June 23, 2016, from Dennis, Molnar, 6970 Sunset Boulevard, North Vancouver, expressing support for the proposal.
- Letter dated June 23, 2016, from Terry Shein, 2nd Street, North Vancouver, expressing support for the proposal.
- Letter dated June 23, 2016, from David Fawley, 1726 Rufus Drive, North Vancouver, expressing support for the proposal.
- Letter dated June 22, 2016, from Tajdin Mitha, 120 West 2nd Street, North Vancouver, expressing support for the proposal.
- Email dated June 22, 2016, from Matti Polychronis, 1818 Chesterfield Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 22, 2016, from Lene Burgmann, 3086 Hoskins Road, North Vancouver, expressing support for the proposal.
- Letter dated June 22, 2016, from Patti Morrison, 428-119 West 22nd Street, North Vancouver, expressing support for the proposal.
- Letter dated June 22, 2016, from Robert Heywood, 160 West Keith Road, North Vancouver, expressing support for the proposal.
- Email dated June 22, 2016, from Mike Wagemann, 104-123 Carrie Cates Court, North Vancouver, expressing support for the proposal.
- Email dated June 22, 2016, from Elizabeth Berger, 221 3rd Street, North Vancouver, expressing support for the proposal.
- Email dated, June 22, 2016, from Evan Allegretto, 221 East 3rd Street, North Vancouver, expressing support for the proposal.
- Email dated June 22, 2016, from Norrie Zaplatynsky, 452 East 4th Street, North Vancouver, expressing support for the proposal.
- Email dated June 21, 2016, from Joel Markson, 378 East Esplanade Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 21, 2016, from Donna Oseen, 443 East Windsor Road, North Vancouver, expressing support for the proposal.
- Email dated June 21, 2016, from Kenneth Izatt, 352 West 17th Street, North Vancouver, expressing support for the proposal.
- Petition dated June 21, 2016, with 41 signatures, from Roxanne McGregor, North Vancouver Museum and Archives, 3203 Institute Road, North Vancouver, expressing support for the proposal.
- Letter dated June 21, 2016, from Bill Jeffries, Vancouver, expressing support for the proposal.
- Letter dated June 21, 2016, from Louise Ranger, North Vancouver Chamber of Commerce, 102-124 West 1st Street, North Vancouver, expressing support for the proposal.
- Email dated June 21, 2016, from Daniel Evans, Lower Lonsdale, North Vancouver, expressing support for the proposal.

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PUBLIC HEARING - Continued

4. SUMMARY OF CORRESPONDENCE – IN SUPPORT - Continued

- Email dated June 21, 2016, from Marissa Iannacone, 170 West 1st Street, North Vancouver, expressing support for the proposal.
- Email dated June 21, 2016, from Donna McGeachie, 120 West 2nd Street, North Vancouver, expressing support for the proposal.
- Email dated June 21, 2016, from Marianne Fraser, 2133 St. George's Avenue, North Vancouver, expressing support for the proposal.
- Letter dated June 21, 2016, from Warren Barker, 437 Delmar Court, North Vancouver, expressing support for the proposal.
- Email dated June 21, 2016, from John Gilmour, 2916 Bushnell Place, North Vancouver, expressing support for the proposal.
- Letter dated June 21, 2016, from Doug Ausman, Chadwick Court Condominium Council, 168 Chadwick Court, North Vancouver, expressing support for the proposal.
- Email dated June 21, 2016, from Donna McGeachie, 120 West 2nd Street, North Vancouver, expressing support for the proposal.
- Email dated June 21, 2016, from Margaret Tingley, 4790 Pheasant Place, North Vancouver, expressing support for the proposal.
- Email dated June 20, 2016, from Dianne Ward, 4115 Sunset Boulevard, North Vancouver, expressing support for the proposal.
- Email dated June 20, 2016, from Bob and Diana Hutchinson, 3633 Mount Seymour Parkway, North Vancouver, expressing support for the proposal.
- Email dated June 20, 2016, from Leanne Roy, 175 West 2nd Street, North Vancouver, expressing support for the proposal.
- Email dated June 20, 2016, from Sheila Martin, 165 East 6th Street, North Vancouver, expressing support for the proposal.
- Email dated June 20, 2016, from Maureen Rennie Curtis, 316 West 24th Street, North Vancouver, expressing support for the proposal.
- Email dated June 20, 2016, from Nicholas Locke, 4028 Knight Street, Vancouver, expressing support for the proposal.
- Letter dated June 20, 2016, from Derek Archer, Lower Lonsdale, North Vancouver, expressing support for the proposal.
- Email dated June 20, 2016, from Ann Seddon, 1515 Eastern Avenue, North Vancouver, expressing support for the proposal.
- Letter dated June 20, 2016, from Chief Ian Campbell, Squamish Nation, 415 West Esplanade Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 20, 2016, from Debbie Osborne, 140 East 3rd Street, North Vancouver, expressing support for the proposal.
- Email dated June 20, 2016, from Joan Fleischer, 1520 Lynn Valley Road, North Vancouver, expressing support for the proposal.
- Email dated June 20, 2016, from Ann Seddon, 1515 Eastern Avenue, North Vancouver, expressing support for the proposal.
- Letter dated June 20, 2016, from Leonard George, Tslei-Waututh Nation, 3075 Takaya Drive, North Vancouver, expressing support for the proposal.

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PUBLIC HEARING - Continued

4. SUMMARY OF CORRESPONDENCE – IN SUPPORT - Continued

- Email dated June 19, 2016, from Barbara Perowne, 2016 Fullerton Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 19, 2016, from Jean Prescott, 1950 Westover Road, North Vancouver, expressing support for the proposal.
- Email dated June 19, 2016, from Marietta Einarson, Canfield Crescent, North Vancouver, expressing support for the proposal.
- Email dated June 19, 2016, from Ross Ireland, 676 Sylvan Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 19, 2016, from Connie McGill, 1637 Grand Boulevard, North Vancouver, expressing support for the proposal.
- Email dated June 18, 2016, from Juan Tanus, 1141 Montroyal Boulevard, North Vancouver, expressing support for the proposal.
- Email dated June 18, 2016, from Andrea Blendl, 125 West 18th Street, North Vancouver, expressing support for the proposal.
- Email dated June 18, 2016, from Victor Warren, 188 East Esplanade Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 18, 2016, from Hal Nelson, 723 East 4th Street, North Vancouver, expressing support for the proposal.
- Email dated June 18, 2016, from Nachiko Yokota, 125 West 2nd Street, North Vancouver, expressing support for the proposal.
- Email dated June 18, 2016, from Johanna Hickey, 431 Pacific Street, Vancouver, expressing support for the proposal.
- Email dated June 18, 2016, from Erma Baugh, 3680 Banff Court, North Vancouver, expressing support for the proposal.
- Email dated June 18, 2016, from Alex Douglas, 1710 Mount Seymour Parkway, North Vancouver, expressing support for the proposal.
- Letter dated June 17, 2016, from Brenda Baptiste, Aboriginal Tourism Association of BC, 707-100 Park Royal, West Vancouver, expressing support for the proposal.
- Letter dated June 17, 2016, from Christie Sacre, North Vancouver Board of Education, 2121 Lonsdale Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 17, 2016, from Linda Hanson, Telkwa, BC, expressing support for the proposal.
- Email dated June 17, 2016, from Joan Kincaid, 1240 Kilmer Road, North Vancouver, expressing support for the proposal.
- Email dated June 17, 2016, from Fang Xu, 249 West 16th Street, North Vancouver, expressing support for the proposal.
- Email dated June 17, 2016, from Gaile Lacy, 555 West 28th Street, North Vancouver, expressing support for the proposal.
- Email dated June 17, 2016, from Pat Kotush, 1320 Chesterfield Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 17, 2016, from Louise and Ray Verrall, 2085 West Keith Road, North Vancouver, expressing support for the proposal.

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PUBLIC HEARING - Continued

4. SUMMARY OF CORRESPONDENCE – IN SUPPORT - Continued

- Email dated June 17, 2016, from Louise Henderson, 251 East 11th Street, North Vancouver, expressing support for the proposal.
- Email dated June 17, 2016, from Robin Vainionpaa, 5924 191A Street, Surrey, expressing support for the proposal.
- Email dated June 17, 2016, from Anthon Dodd, 3068 Paisley Road, North Vancouver, expressing support for the proposal.
- Email dated June 17, 2016, from Betty Escott, 144 West 14th Street, North Vancouver, expressing support for the proposal.
- Email dated June 17, 2016, from June Morris, 222 East 22nd Street, North Vancouver, expressing support for the proposal.
- Email dated June 17, 2016, from Sandi Callender and Darryl Diardichuk, 111 East 13th Street, North Vancouver, expressing support for the proposal.
- Email dated June 17, 2016, from Gina Chapin, 308 West 2nd Street, North Vancouver, expressing support for the proposal.
- Email dated June 17, 2016, from Thelma Moebes, 623 East 12th Street, North Vancouver, expressing support for the proposal.
- Email dated June 16, 2016, from Dr. Alex de Cosson, 4957 Marine Drive, West Vancouver, expressing support for the proposal.
- Letter dated June 16, 2016, from Kris Bulcroft, Capilano University, 2055 Purcell Way, North Vancouver, expressing support for the proposal.
- Email dated June 16, 2016, from Richard Lebrun, 3633 Mount Seymour Parkway, North Vancouver, expressing support for the proposal.
- Email dated June 16, 2016, from Edina Irwin, 120 West 19th Street, North Vancouver, expressing support for the proposal.
- Email dated June 16, 2016, from Wendy Magnall, 120 West 19th Street, North Vancouver, expressing support for the proposal.
- Letter dated June 15, 2016, from Reid Shier, Presentation House Gallery, 333 Chesterfield Avenue, North Vancouver, expressing support for the proposal.
- Letter dated June 15, 2016, from Tony Neumeyer, 1350 Burrard Street, Vancouver, expressing support for the proposal.
- Letter dated June 14, 2016, from Zahir Pirani, Vancouver's North Shore Tourism Association, 123 Carrie Cates Court, North Vancouver, expressing support for the proposal.
- Email dated May 16, 2016, from Sharon Proctor, 251 West 14th Street, North Vancouver, expressing support for the proposal.
- Letter dated March 11, 2016, from Louise Ranger, North Vancouver Chamber of Commerce, 102-124 West 1st Street, North Vancouver, expressing support for the proposal.

5. SUMMARY OF CORRESPONDENCE – IN OPPOSITION

- Email dated June 27, 2016, from Hans Stripp, 138 Esplanade Avenue, North Vancouver, expressing opposition to the proposal, citing height.

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PUBLIC HEARING - Continued

5. SUMMARY OF CORRESPONDENCE – IN OPPOSITION

- Email dated June 27, 2016, from Louis Rivest, 949 Strathaven Drive, North Vancouver, expressing opposition to the proposal, citing height.
- Letter dated June 27, 2016, from John Stinn and Carolyn Rude, 138 East Esplanade Avenue, North Vancouver, expressing opposition to the proposal, citing traffic, parking and height.
- Email dated June 27, 2016, from Chris Biancofiore, 133 East Esplanade Avenue, North Vancouver, expressing opposition, citing height and view.
- Email dated June 24, 2016, from Bridget Kyriakides, 108 West Esplanade Avenue, North Vancouver, expressing opposition to the proposal, citing view.
- Email dated June 24, 2016, from Kristy Johnstone, 108 West Esplanade Avenue, North Vancouver, expressing opposition to the proposal, citing height and view.
- Email dated June 19, 2016, from Sue and Charlie Coltart, 124 West 1st Street, North Vancouver, expressing opposition to the proposal, citing height, parking and density.
- Email dated June 18, 2016, from Victor Warren, 188 East Esplanade Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 18, 2016, from Sharon White, 124 West 1st Street, North Vancouver, expressing opposition to the proposal.
- Email dated June 17, 2016, from Pat Kotush, 1320 Chesterfield Avenue, North Vancouver, expressing support for the proposal.
- Email dated June 15, 2016, from Terry McAlduff, 610 Silverdale Place, North Vancouver, expressing support for the proposal.
- Letter received May 3, 2016, from Sharon White, 124 West 1st Street, North Vancouver, expressing opposition to the proposal.
- Letter dated April 2, 2016, from Sharon White, 124 West 1st Street, North Vancouver, expressing opposition to the proposal, citing view and height.
- Email dated March 7, 2016, from Ken Oxenham, 151 West 2nd Street, North Vancouver, expressing opposition to the proposal, citing height.
- Email dated March 7, 2016, from Kevin Gares, North Vancouver, expressing opposition to the proposal, citing height.
- Letter dated October 27, 2015, from Bruce Hawkshaw, 124 West Esplanade Avenue, North Vancouver, expressing opposition to the proposal, citing height.
- Email dated October 18, 2015, from Rita Ward, 151 West 2nd Street, North Vancouver, expressing opposition to the proposal citing height.

6. SUMMARY OF CORRESPONDENCE – CONCERN

- Letter dated June 23, 2016, from Michael Fogel, 175 West 1st Street, North Vancouver, Lower Lonsdale Residents and Homeowners Association, expressing concern for the proposal, citing process.
- Email dated June 23, 2016, from Sharon White, 124 West 1st Street, North Vancouver, expressing concern for the proposal.

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PUBLIC HEARING - Continued

6. SUMMARY OF CORRESPONDENCE – CONCERN - Continued

- Email dated June 21, 2016, from Robert Morris, 162 Victory Ship Way, North Vancouver, expressing concern for the Museum being located in the proposed development.
- Email dated April 20, 2016, from Marc Pedersen, 108 West Esplanade Avenue, North Vancouver, expressing concern for the proposal, citing view, building placement, shadowing and massing.
- Email dated March 21, 2016, from Lucille Zdunich, Strata Council President, 108 West Esplanade Avenue, North Vancouver, expressing concern for the proposal, citing view, shadowing, height and livability.
- Email dated October 26, 2015, from Lucille Zdunich, Strata Council President, 108 West Esplanade Avenue, North Vancouver, expressing concern for the proposal citing building orientation, height and livability.

7. SPEAKERS – IN SUPPORT

- Doug Ausman, 706-168 Chadwick Court, North Vancouver, spoke in support of the proposal, citing improvements to the parking and new commercial retail space.
- Pat Kotush, 603-1320 Chesterfield Avenue, North Vancouver, spoke in support of the proposal, citing the Museum.
- Bill Curtis, 1551 Jones Avenue, North Vancouver, spoke in support of the proposal, citing new business opportunities.
- Nathan Fischer, 155 East Esplanade Avenue, North Vancouver, spoke in support of the proposal, citing the responsible community involvement by the applicant.
- Robert Heywood, 160 West Keith Road, North Vancouver, spoke in support of the proposal, citing the Museum and the use of density bonusing.
- Jeff Klaver, 1202-140 East Keith Road, North Vancouver, spoke in support of the proposal, citing density, accessibility to transit and the Museum.
- Dennis Molnar, 3970 Sunset Boulevard, North Vancouver, spoke in support of the proposal and the height of the building.
- Kristi Neumeyer, 5-220 East 4th Street, North Vancouver, spoke in support of the proposal, citing the provision of additional housing in the area, increase in employment opportunities and culture.
- Justin DeGenova, 903-111 East 13th Street, North Vancouver, spoke in support of the proposal, citing the provision of additional housing in the area, increase in employment opportunities and culture.
- Emily DeGenova, 152 West 2nd Street, North Vancouver, spoke in support of the proposal, citing livability.
- Michael Heck, 4619 Hoskins Road, North Vancouver, spoke in support of the proposal, citing livability and pedestrian and cycling friendly.
- Erik Heck, 1058 Clements Avenue, North Vancouver, spoke in support of the proposal, citing an attractive location for new small businesses.

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PUBLIC HEARING – Continued

7. SPEAKERS – IN SUPPORT - Continued

- Scott Ellis, Grouse Mountain Resorts, 6400 Nancy Green Way, North Vancouver, spoke in support of the proposal and the Museum.
- Sanford Osler, 4040 Cummins Place, North Vancouver, spoke in support of the proposal, citing the Museum.
- Gerry Brewer, 421 West Kings Road, North Vancouver, spoke in support of the proposal, citing the Museum and the creation of a gathering place.
- Peter Miller, North Shore Heritage Preservation Society, 2695 Nelson Avenue, West Vancouver, spoke in support of the proposal, citing the Museum.
- Louise Ranger, 124 West 1st Street, North Vancouver, North Vancouver Chamber of Commerce, spoke in support of the proposal, citing economic development.
- Ivan Leonard, 215 St. Andrew's Avenue, North Vancouver, spoke in support of the proposal.
- Richard Novek, 823 East 6th Street, North Vancouver, spoke in support of the proposal, citing the Museum, livability and employment opportunities.
- Maureen Curtis, 316 West 24th Street, North Vancouver, spoke in support of the proposal.
- Robert Watt, 1-249 West 16th Street, North Vancouver, spoke in support of the proposal, citing the Museum, transit and density.
- Doris Jetz, 3090 Connaught Avenue, North Vancouver, spoke in support of the proposal, citing economic development.
- Kenneth Izatt, 352 West 17th Street, North Vancouver, spoke in support of the proposal, citing the Museum.
- Terry MaCalder, 612 Silverdale Place, North Vancouver, spoke in support of the proposal, citing the Museum.
- Tyke Babalos, 1 Lonsdale, North Vancouver, spoke in support of the proposal, citing livability, culture and complimentary commercial tenants.
- David Jensen, 802 Carroll Street, Vancouver, spoke in support of the proposal.
- Melanie McCready, 123 Carrie Cates Court, North Vancouver, spoke in support of the proposal, citing economic development, density, public space and walkability.
- John Gilmour, 2916 Bushnell Place, North Vancouver, spoke in support of the proposal, citing the Museum.
- Thaj Mitha, 2nd Street, North Vancouver, spoke in support of the proposal, citing unit size, transit and the Museum.
- Reid Shier, Presentation House Gallery, 333 Chesterfield Avenue, North Vancouver, spoke in support of the proposal and the Museum.
- Terry Hood, 3690 Emerald Drive, North Vancouver, spoke in support of the proposal, citing density, commercial space, tourism and the Museum.
- Cathy Lewis, 655 East 4th Street, North Vancouver, spoke in support of the proposal, citing the Museum.
- Retired Colonel Bill White, 6 Field Engineer Squadron Museum Association, 1513 Forbes Avenue, North Vancouver, spoke in support of the proposal, citing the Museum.

PUBLIC HEARING – Continued

8. SPEAKERS – IN OPPOSITION

- Sharon White, 124 West 1st Street, North Vancouver, spoke in opposition to the proposal, citing height, loss of view and property value.
- Gisela Temmel, 313-175 East 4th Street, North Vancouver, spoke in opposition to the proposal, citing view and property value.
- Dianna Kelly, 151 West 2nd Street, North Vancouver, spoke in opposition to the proposal, citing height.
- Michael Tanner, 13-220 East 4th Street, North Vancouver, spoke in opposition to the proposal, citing view, the Museum, transit, congestion and vacant suites.
- Bruce Morris, 124 West 1st Street, North Vancouver, spoke in opposition to the proposal, citing height and shadowing.
- Margareth Dolmage, 124 West 1st Street, North Vancouver, spoke in opposition to the proposal, citing transit, parking, density, sea water level, green space, commercial space and affordability.
- Louis Rivest, 949 Strathaven Drive, North Vancouver, spoke in opposition to the proposal, citing density and height.
- Jan Malcom, 522 East 4th Street, North Vancouver, spoke in opposition to the proposal, citing height, affordability and daycare.
- Gisela Temmel, 175 East 4th Street, North Vancouver, spoke in opposition to the proposal, citing view and height.
- Sharon White, 124 West 1st Street, North Vancouver, spoke in opposition to the proposal, citing height and loss of view.

9. SPEAKERS - CONCERN

- Fred Dawkins, 827 West 19th Street, North Vancouver, expressed concern, citing density bonus and the Museum.
- Marc Pedersen, 108 West Esplanade Avenue, North Vancouver, expressed concern, citing the process, views, shadowing and placement of the tower.
- Kerry Morris, 784 East 15th Street, North Vancouver, expressed concern, citing density bonus.

PUBLIC HEARING - Continued

10. ADJOURNMENT

Moved by Councillor Clark, seconded by Councillor Keating

THAT the Public Hearing regarding “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2016, No. 8481” (119-131 West Esplanade and 120 Carrie Cates Court, Maximum Building Height) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8482” (Polygon Promenade at the Quay / DYS Architecture / Nigel Baldwin Architects Ltd., 119-131 West Esplanade, 120 Carrie Cates Court, Part of the Surrounding Lane, CD-671 and Text Amendment to 105 Carrie Cates Court, CD-642), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned 9:27 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

Karla D. Graham, City Clerk