



**MINUTES OF THE PUBLIC HEARING FOR 818-858 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  
TUESDAY, MAY 24, 2022**

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back\*  
Councillor A. Girard\*  
Councillor J. McIlroy

*\*participated electronically*

**ABSENT**

Councillor D. Bell  
Councillor T. Hu  
Councillor T. Valente

**STAFF MEMBERS**

K. Graham, Corporate Officer  
C. Baird, Deputy Corporate Officer  
J. Peters, Assistant City Clerk  
H. Granger, City Solicitor  
D. Van Heerden, Acting Chief Financial Officer  
M. Epp, Director, Planning and Development  
M. Menzel, Planner  
M. Hunter, Deputy Director, Engineering, Parks and  
Environment

The Public Hearing was called to order at 5:20 pm.

**PUBLIC HEARING – 818-858 West 15<sup>th</sup> Street**

**1. INTRODUCTION**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8896” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15<sup>th</sup> Street, CD-745) would rezone the subject property from a Service Commercial (CS-1) Zone to a Comprehensive Development 745 (CD-745) Zone to permit the development of a 6-storey, residential (90 strata units) and commercial (retail and office) mixed-use building, and to terminate the existing Land Use Contract over the property.

**2. STAFF PRESENTATION**

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

**3. APPLICANT PRESENTATION**

Jacqueline Garvin, Development Manager, Polygon Homes, and Cameron Halkier, Principal, Shift Architecture, provided a PowerPoint presentation on the application and responded to questions of Council.

## **PUBLIC HEARING – 818-858 West 15<sup>th</sup> Street – Continued**

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

- Email received May 24, 2022 from Julie Banks, 309-809 West 16<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing loss of view, light and privacy and construction noise.
- Email received May 24, 2022 from Zoltan Geczi, 211-809 West 16<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing loss of view and light, traffic and density.
- Email received May 24, 2022 from Alex Jamieson, 419 East 11<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing removal of trees.
- Email received May 24, 2022 from Mary Gamel, member of Urban Tree Alliance, West Vancouver, expressing concern for the proposal, citing removal of trees.
- Email received May 24, 2022 from Roisin Mulligan, 809 West 16<sup>th</sup> Street, North Vancouver, expressing opposition for the proposal, citing density, sufficient park space, land impact and loss of light and privacy.

### **5. SPEAKERS**

- Greg Burrows, 210-809 West 16<sup>th</sup> Street, North Vancouver, expressed opposition for the proposal, citing building height, loss of view, neighbourhood character and access to transit.
- Arwin Kamali, 402-855 West 16<sup>th</sup> Street, North Vancouver, expressed opposition for the proposal, citing building height, loss of daylight, views and property value and traffic.
- Calum Miller, 942 Cloverley Street, North Vancouver, expressed support for the proposal, citing building design and location.
- Chris Carter, 1179 Cloverley Street, North Vancouver, expressed support for the proposal, citing the developer's positive history in the City, compliance with the Official Community Plan, access to transit and area revitalization.
- Layla Vera, 403-707 East 3<sup>rd</sup> Street, North Vancouver, expressed support for the proposal, citing area revitalization, location, building design and density.
- Roisin Mulligan, 809 West 16<sup>th</sup> Street, North Vancouver, expressed concern for the proposal, citing density, parking, traffic, safety access to the laneway and impact on local parks and trails and opposition for loss of views.

Mayor Buchanan declared a recess at 5:55 pm to 6:00 pm to allow an opportunity for additional speakers to phone in and provide comments.

### **6. ADJOURN**

Moved by Councillor McIlroy, seconded by Mayor Buchanan

THAT the Public Hearing, regarding "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8896" (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15<sup>th</sup> Street, CD-745), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned at 6:41 pm.

*"Certified Correct by the Corporate Officer"*

CORPORATE OFFICER