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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
RECONVENED PUBLIC HEARING/PUBLIC MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
MONDAY, JUNE 6, 2011**

COUNCIL:

Mayor P. Goldsmith-Jones; Councillors M. Evison, M. Lewis, T. Panz, M. Smith, W. Soprovich and S. Walker.

STAFF:

G. McRadu, Chief Administrative Officer; B. Leigh, Deputy Chief Administrative Officer; S. Scholes, Municipal Clerk; R. Fung, Director of Engineering and Transportation; N. Leemhuis, Director of Financial Services; B. Sokol, Director of Planning, Lands and Permits; A. Banks, Senior Manager of Parks; and M. Connelly, Deputy Municipal Clerk.

1. CALL TO ORDER

The reconvened Public Hearing/Public Meeting was called to order at 7:15 pm.

2. RECONVENED PUBLIC HEARING/PUBLIC MEETING

Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4619, 2011 (2031, 2047, 2063, 2081 and 2091 Esquimalt Avenue; 711, 733, 761 and 789 20th Street; and 2030, 2040, 2074, 2078 and 2090 Fulton Avenue); Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4678, 2011 (2031, 2047 and 2063 Esquimalt Avenue); and Development Permit Application No. 08-041 (2031, 2047 and 2063 Esquimalt Avenue) (File: 1010-20-08-041/1610-20-4619/4678)

Applicant: Geller Properties Ltd.

Subject Lands for Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4619, 2011: Civic Addresses: 2031, 2047, 2063, 2081 and 2091 Esquimalt Avenue; 711, 733, 761 and 789 20th Street; and 2030, 2040, 2074, 2078 and 2090 Fulton Avenue.

Subject Lands for Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4678, 2011: Civic Addresses: 2031, 2047 and 2063 Esquimalt Avenue.

Subject Lands for Development Permit Application No. 08-041: Civic Addresses: 2031, 2047 and 2063 Esquimalt Avenue.

Proposed Official Community Plan Bylaw Amendment:

The proposed Official Community Plan Bylaw No. 4630, 2004, Amendment Bylaw No. 4619, 2011, if adopted, would amend the Official Community Plan to allow future infill housing development on the subject lands, subject to rezoning. The proposed policies for infill housing development are:

- Infill housing is to enhance the character of the local neighbourhood and meet a high quality of building and landscape design;

- Infill housing is to be ground-oriented and may include: smaller single-family dwellings, coach houses, duplexes, triplexes, and/or combinations thereof;
- An infill housing project may include consolidation of individual lots;
- An infill housing development must not exceed a maximum Floor Area Ratio of 0.61; and
- The subject lands are designated as Infill Housing Development Permit Area BF-B 13 under subsections 919.1 (1) (e), (h), (i) and (j) of the *Local Government Act*; the objectives of the designation and the guidelines that will govern the issuance of development permits for development in the area are specified.

Proposed Zoning Bylaw Amendment:

The proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4678, 2011, if adopted, would amend the Zoning Bylaw by:

- Creating the CD47 Comprehensive Development Zone 47 (Hollyburn Mews) and rezone the lots located at 2031, 2047 and 2063 Esquimalt Avenue from RS5 Single Family Dwelling Zone 5 to CD47 Comprehensive Development Zone 47 (Hollyburn Mews).

Purpose: To provide for development of a 9-unit ground-oriented strata residential project with nine enclosed parking spaces.

Development Permit Application No. 08-041:

If the Official Community Plan Amendment and Zoning Amendment bylaws described above are approved, the applicant will be required to construct the development in accordance with a Development Permit approved by Council. Proposed Development Permit No. 08-041 imposes requirements and conditions for the development of the subject lands, including:

- 9 two-level plus basement strata units comprised of: 6 duplex units fronting Esquimalt Avenue, and 3 coach houses at the rear lane;
- Floor areas (exclusive of basements) of 1,155 sq.ft. for each coach house; and duplex units ranging in size between 1,430 and 1,625 sq.ft.;
- A floor area (to site area) ratio of 0.61, and maximum site coverage of 45%; and
- Enclosed parking for nine cars, and driveways that can be used as four visitor parking spaces.

A PowerPoint presentation was provided and B. Sokol (Director of Planning, Lands and Permits) spoke relative to the report dated May 30, 2011 regarding the proposed community benefit package and calculation of community uplift, the District's community amenity contribution policy and potential uplift, Community Dialogue on Neighbourhood Character and Housing Working Group findings, and provided details regarding the proposed Development Permit, the rationale for the proposed Official Community Plan amendment for the whole block, and the objectives of the Housing Pilot Program and its relation to the proposed development.

3. **PUBLIC HEARING/PUBLIC MEETING PROCEDURE**

Mayor Goldsmith-Jones described the procedure for the Reconvened Public Hearing/Public Meeting.

The Public Hearing/Public Meeting opened on May 16, 2011 and was adjourned to June 6, 2011. We are reconvening this Public Hearing to consider and receive further submissions regarding Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4619, 2011 (2031, 2047, 2063, 2081 and 2091 Esquimalt Avenue; 711, 733, 761 and 789 20th Street; and 2030, 2040, 2074, 2078 and 2090 Fulton Avenue); Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4678, 2011 (2031, 2047 and 2063 Esquimalt Avenue); and Development Permit Application No. 08-041 (2031, 2047 and 2063 Esquimalt Avenue).

Anyone who believes their interest in property is affected by the proposed amendment bylaws or the Development Permit Application will be heard, or may make a written submission. No one will be discouraged or prevented from making his or her views heard.

Members of Council may ask questions of you following your presentation but our function tonight is to listen to the views of the public, not to debate the proposed amendment bylaws, or the Development Permit Application.

After the Public Hearing/Public Meeting has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations.

Your only opportunity to comment on the subject bylaws is during the Reconvened Public Hearing/Public Meeting. We are not permitted to receive further submissions once we have closed the Public Hearing/Public Meeting.

We have received documents which are available for your review. A list of documents and copies of these may be obtained from the Municipal Clerk during the Public Hearing/Public Meeting. Written submissions received during the course of these proceedings will be added to these documents so that everyone may examine them.

To maintain order and to ensure that everyone has an opportunity to be heard here are our rules of procedure:

1. A Speakers' List has been established. Please ensure that you place your name on the list at any time throughout the Public Hearing/Public Meeting. If you are speaking from prepared remarks, we would appreciate a copy.
2. Please begin your remarks by stating your name and address. If you are speaking on behalf of some other person or organization, please identify the name of that person or organization.
3. Please limit your remarks to 5 minutes (a bell will sound with 15 seconds to go) and to the subject of the proposed amendment bylaws. Please be respectful to others.
4. After everyone has spoken once, you will have an opportunity to speak again if you wish.

If you have any concerns about the rules or the Hearing/Meeting, please address your comments to me, as the Chair.

4. **REPORTS/WRITTEN SUBMISSIONS**

1) Reports received up to June 6, 2011:

Reports received up to and including May 16, 2011 Public Hearing/Public Meeting			
TITLE	DATE	DATE FOR CONSIDERATION	NO.
Community Amenity Contribution for Proposed Rezoning of 2031, 2047, and 2063 Esquimalt Avenue (Development Permit Application No. 08-041)	May 10, 2011	May 16, 2011	R-1
Rationale for Proposed Official Community Plan Amendment for the Whole Block Bounded by Esquimalt Avenue, 20 th Street, Fulton Avenue and 21 st Street	May 5, 2011	May 16, 2011	R-2
Official Community Plan Amendment for Block Bounded by Esquimalt Avenue, 20 th Street, Fulton Avenue and 21 st Street; and Rezoning of 2031, 2047 and 2063 Esquimalt Avenue (Development Permit Application No. 08 041)	April 7, 2011	April 18, 2011/ May 16, 2011	R-3
Additional Information: Assessment of Uplift From Proposed Rezoning of 2031, 2047 and 2063 Esquimalt Avenue	April 15, 2011	April 18, 2011	R-4
2031, 2047 and 2063 Esquimalt Avenue – Current and Proposed Zoning	April 18, 2011	April 18, 2011	R-5
Reports received May 17, 2011 – June 6, 2011			
Staff Response to Council's Request for Additional Information for Adjourned Public Hearing / Public Meeting on Official Community Plan Amendment Bylaw No. 4619, 2011 and Zoning Amendment Bylaw No. 4678, 2011, and Development Permit Application No. 08-041	May 30, 2011	June 6, 2011	R-6

2) Written submissions received up to June 6, 2011:

Submissions received up to and including May 16, 2011 Public Hearing/Public Meeting			
AUTHOR	DATE	DATE FOR CONSIDERATION	NO.
G. Hiscox	April 18, 2011	April 18, 2011/ May 16, 2011	C-1
B. Pettit	April 18, 2011	April 18, 2011/ May 16, 2011	C-2
G. Ward Hall, Ambleside and Dundarave Ratepayers Association	April 18, 2011	May 16, 2011	C-3
L. & J. Broman	April 20, 2011	May 16, 2011	C-4
B. & D. Bell	April 15, 2011	May 16, 2011	C-5
A. & G. Simpson	April 16, 2011	May 16, 2011	C-6
P. Hill	April 17, 2011	May 16, 2011	C-7
F. Pagani	April 17, 2011	May 16, 2011	C-8
C. Hunter	April 17, 2011	May 16, 2011	C-9
C. Walker	April 18, 2011	May 16, 2011	C-10
K. Little	April 18, 2011	May 16, 2011	C-11
T. Partington	April 18, 2011	May 16, 2011	C-12
G. Polman	May 3, 2011	May 16, 2011	C-13
Lionsview Seniors' Planning Society	May 4, 2011	May 16, 2011	C-14
M. Carter	May 4, 2011	May 16, 2011	C-15
D. Weber	May 6, 2011	May 16, 2011	C-16
P. Cunliffe	May 6, 2011	May 16, 2011	C-17
P. Gooderham	May 9, 2011	May 16, 2011	C-18
J. Gibson	May 6, 2011	May 16, 2011	C-19
I. & J. Baggott	May 11, 2011	May 16, 2011	C-20
R. Brodie	May 11, 2011	May 16, 2011	C-21
K. Higgins	May 10, 2011	May 16, 2011	C-22
H. Spouge	May 6, 2011	May 16, 2011	C-23
P. Gaastra	May 6, 2011	May 16, 2011	C-24
A. Bhayani	May 6, 2011	May 16, 2011	C-25
H. Park	May 6, 2011	May 16, 2011	C-26
N. Stevenson	May 6, 2011	May 16, 2011	C-27
C. Cassidy	May 6, 2011	May 16, 2011	C-28
F. Baradarani	May 6, 2011	May 16, 2011	C-29
C. Mason	May 6, 2011	May 16, 2011	C-30

S. Bhayani	May 6, 2011	May 16, 2011	C-31
D. McConnell	May 6, 2011	May 16, 2011	C-32
F. & J. Parrott	May 6, 2011	May 16, 2011	C-33
F. Parrott	May 6, 2011	May 16, 2011	C-34
D. Spouge	May 6, 2011	May 16, 2011	C-35
M. Rostamabadi	May 6, 2011	May 16, 2011	C-36
M. Cairns	May 6, 2011	May 16, 2011	C-37
E. P. Eggert	May 6, 2011	May 16, 2011	C-38
F. Musson	May 11, 2011	May 16, 2011	C-39
S. Kaufman	May 6, 2011	May 16, 2011	C-40
A. Woronuik	May 6, 2011	May 16, 2011	C-41
T. Campbell	May 6, 2011	May 16, 2011	C-42
P. Ramsay	May 6, 2011	May 16, 2011	C-43
J. Wark	May 10, 2011	May 16, 2011	C-44
J. Wark	May 10, 2011	May 16, 2011	C-45
K. Kaufmann	May 6, 2011	May 16, 2011	C-46
J. Fitzgerald	May 6, 2011	May 16, 2011	C-47
C. Hall	May 6, 2011	May 16, 2011	C-48
A. Pahand	May 6, 2011	May 16, 2011	C-49
B. & M. Clark	May 11, 2011	May 16, 2011	C-50
A. & G. Simpson	May 11, 2011	May 16, 2011	C-51
B. Beale	May 12, 2011	May 16, 2011	C-52
W. Lunan	May 12, 2011	May 16, 2011	C-53
C. Lindberg	May 13, 2011	May 16, 2011	C-54
L. Weninger	May 6, 2011	May 16, 2011	C-55
M. Popatia	May 6, 2011	May 16, 2011	C-56
B. Berardino	May 13, 2011	May 16, 2011	C-57
M. & G. Barnes	May 13, 2011	May 16, 2011	C-58
F. Moseley	May 16, 2011	May 16, 2011	C-59
L. Spooner	May 15, 2011	May 16, 2011	C-60
M. Bassirat	May 15, 2011	May 16, 2011	C-61
A. Horsburgh	May 15, 2011	May 16, 2011	C-62
L. Green	May 15, 2011	May 16, 2011	C-63
G. & J. Marr	May 13, 2011	May 16, 2011	C-64

M. Goldberg	May 15, 2011	May 16, 2011	C-65
G. Sutherland	May 15, 2011	May 16, 2011	C-66
R. Campbell	May 14, 2011	May 16, 2011	C-67
J. Kewley	May 5, 2011	May 16, 2011	C-68
B. Ransford	May 15, 2011	May 16, 2011	C-69
D. Walter	May 15, 2011	May 16, 2011	C-70
S.C. & D. Heming	May 14, 2011	May 16, 2011	C-71
K. Bubbs	May 14, 2011	May 16, 2011	C-72
L. Hedalen	May 14, 2011	May 16, 2011	C-73
J. Timmer	May 14, 2011	May 16, 2011	C-74
M. Hiscox	May 14, 2011	May 16, 2011	C-75
G. Hiscox	May 14, 2011	May 16, 2011	C-76
J. Choo	May 13, 2011	May 16, 2011	C-77
C. Butterworth	May 16, 2011	May 16, 2011	C-78
C. & M. Hunter	May 16, 2011	May 16, 2011	C-79
K. McPhedran	May 16, 2011	May 16, 2011	C-80
N. Beatty	May 16, 2011	May 16, 2011	C-81
J. Griffiths	May 16, 2011	May 16, 2011	C-82
G. Butterworth	May 16, 2011	May 16, 2011	C-83
H. Weidner	May 16, 2011	May 16, 2011	C-84
R. Pellatt	May 6, 2011	May 16, 2011	C-85
J. Murphy	May 16, 2011	May 16, 2011	C-86
N. Newby	May 11, 2011	May 16, 2011	C-87
P. Kuzyk	May 11, 2011	May 16, 2011	C-88
J. Brown	May 10, 2011	May 16, 2011	C-89
P. Coté	May 11, 2011	May 16, 2011	C-90
G., J. & S. Shields	May 11, 2011	May 16, 2011	C-91
D., M. & J. Merritt	May 11, 2011	May 16, 2011	C-92
B. Phillips	May 11, 2011	May 16, 2011	C-93
B. & L. Sheaver	May 11, 2011	May 16, 2011	C-94
M. Hauptmeier	May 11, 2011	May 16, 2011	C-95
R. Salman	May 11, 2011	May 16, 2011	C-96
E. Reinsch	May 9, 2011	May 16, 2011	C-97
A. Read	May 9, 2011	May 16, 2011	C-98

L. Sherwood	May 11, 2011	May 16, 2011	C-99
B. Hann	May 11, 2011	May 16, 2011	C-100
R. & B. Blamey	May 11, 2011	May 16, 2011	C-101
P. Cain	May 11, 2011	May 16, 2011	C-102
C. Dodds	May 11, 2011	May 16, 2011	C-103
P. Budra	May 11, 2011	May 16, 2011	C-104
N. Beatty	May 16, 2011	May 16, 2011	C-105
L. O'Neill	May 15, 2011	May 16, 2011	C-106
A. Vertone	May 15, 2011	May 16, 2011	C-107
S. Duke	May 15, 2011	May 16, 2011	C-108
W. Duke	May 16, 2011	May 16, 2011	C-109
R. Barker	May 16, 2011	May 16, 2011	C-110
M. Turland	May 16, 2011	May 16, 2011	C-111
R. Spooner	May 16, 2011	May 16, 2011	C-112
Greater Vancouver Home Builders' Association	May 16, 2011	May 16, 2011	C-113
J. & A. Poulsson	May 16, 2011	May 16, 2011	C-114
J. Gibbons	May 16, 2011	May 16, 2011	C-115
C. Karpiuk	May 15, 2011	May 16, 2011	C-116
I. Gibbons/Carstens	May 16, 2011	May 16, 2011	C-117
K. Pople	May 16, 2011	May 16, 2011	C-118
C. Clay	May 16, 2011	May 16, 2011	C-119
J. Timmer	May 16, 2011	May 16, 2011	C-120
M. Amiri	May 16, 2011	May 16, 2011	C-121
G. Hiscox	May 16, 2011	May 16, 2011	C-122
R. Changizi	May 16, 2011	May 16, 2011	C-123
D. & J. O'Callaghan	May 16, 2011	May 16, 2011	C-124
C. Wright	May 16, 2011	May 16, 2011	C-125
L. Piper	May 6, 2011	May 16, 2011	C-126
M. Cunningham	May 6, 2011	May 16, 2011	C-127
J. & J. Olynyk	May 10, 2011	May 16, 2011	C-128
R. O'Callaghan	May 16, 2011	May 16, 2011	C-129
G. Pajari	May 16, 2011	May 16, 2011	C-130
Submissions received following the adjournment of the May 16, 2011 Public Hearing/Public Meeting, up to and including June 6, 2011			
I. Wright	May 16, 2011	June 6, 2011	C-131

D. McGregor	May 6, 2011	June 6, 2011	C-132
T. Zimmerman	May 19, 2011	June 6, 2011	C-133
C. Gray	May 19, 2011	June 6, 2011	C-134
D. McConnell	May 17, 2011	June 6, 2011	C-135
C. Reynolds	May 27, 2011	June 6, 2011	C-136
S. Anderson	May 27, 2011	June 6, 2011	C-137
N. Beatty	May 28, 2011	June 6, 2011	C-138
J. Slone	May 31, 2011	June 6, 2011	C-139
B. & J. Longe	May 16, 2011	June 6, 2011	C-140
Withdrawn	June 6, 2011	June 6, 2011	C-141
G. Young	June 1, 2011	June 6, 2011	C-142
K. Glynn-Morris	June 1, 2011	June 6, 2011	C-143
J. Carruthers	June 1, 2011	June 6, 2011	C-144
T. and A. Joyce	June 3, 2011	June 6, 2011	C-145
B. Pettit	June 3, 2011	June 6, 2011	C-146
L. Broman	June 2, 2011	June 6, 2011	C-147
S. Verigin	June 5, 2011	June 6, 2011	C-148
R. Rolston	June 4, 2011	June 6, 2011	C-149
D. McPhee	June 4, 2011	June 6, 2011	C-150
N. and S. Tsangarakis	June 3, 2011	June 6, 2011	C-151
M. Langton	May 6, 2011	June 6, 2011	C-152
R. L. Paisley	May 6, 2011	June 6, 2011	C-153
V. Vaughan	May 16, 2011	June 6, 2011	C-154
J. Pattison	June 6, 2011	June 6, 2011	C-155
J. Gibbons	June 6, 2011	June 6, 2011	C-156
J. Deman	May 6, 2011	June 6, 2011	C-157
G. Ward Hall	June 5, 2011	June 6, 2011	C-158
G. Pajari	June 6, 2011	June 6, 2011	C-159
L. Broman	June 2, 2011	June 6, 2011	C-160
N. Prasitsirikul	May 6, 2011	June 6, 2011	C-161
W. Prasitsirikul	May 6, 2011	June 6, 2011	C-162
N. Keith	May 6, 2011	June 6, 2011	C-163
M. Sarrafi	May 6, 2011	June 6, 2011	C-164
A. Yamamura	May 6, 2011	June 6, 2011	C-165

S. Scholes (Municipal Clerk) noted the reports and written submissions received since the adjournment of the Public Hearing/Public Meeting on May 16, 2011 and informed of their availability for public inspection during the Hearing/Meeting and for viewing on the District's website.

5. APPLICANT'S PRESENTATION

A presentation by staff was provided earlier during the June 6, 2011 Reconvened Public Hearing/Meeting.

6. PUBLIC INPUT

Mayor Goldsmith-Jones called for public input.

C. Banham (950 Taylor Way) read a letter on behalf of M. Pappas (5340 Meadfeild Road) in support of the proposed development and spoke personally in support of the proposal.

E. Von Dehn (6060 Marine Drive) spoke in support of the proposed development and spoke relative to densification.

J. Gould (2658 Nelson Avenue) spoke in support of the proposed development and spoke relative to large single family homes, alternative forms of housing, densification, suitability of the location, project design, and support for senior members of the community.

G. Ward Hall (1449 Fulton Avenue) spoke in opposition to the proposed development and spoke relative to Council's stated policy, number of units that would be developed in one block, housing pilot projects, the proposed development area, and concern that if the proposed development was approved it would set a precedent, recommended that the proposed amendments be rejected, and provided a written submission.

J. Hall (2648 Chippendale Road) spoke in support of the proposed development and spoke relative to viable options and the need for alternate forms of housing.

K. Pople (1215 Keith Road) spoke in opposition to the proposed development and spoke relative to the proposed rezoning, concerns regarding high density and precedent setting development, and requested and spoke relative to whether Council would consider incorporating an amendment regarding the whole permit area development and project evaluation before allowing future developments.

M. Warner (2586 Marine Drive) spoke in support of the proposed development and spoke relative to the need for alternate forms of housing, noted the 77th anniversary of D-Day and the privilege of living in West Vancouver and the opportunity to provide input on the proposed development.

G. Pajari (2545 Queens Avenue) spoke in opposition to the proposed development and spoke relative to the calculation of uplift, community amenity contributions, and queried relative to the information contained in the staff report dated May 30, 2011 regarding the community amenity contribution value and reductions in community uplift, and recommended that Council adjourn the Public Hearing/Public Meeting to obtain further information from staff, and provided a written submission.

C. Cassidy (2065 Fulton Avenue) read a letter on behalf of J. Pattison (1067 West Cordova Street, Vancouver) in opposition to the proposed development regarding the importance of the Official Community Plan and the potential for approving a precedent setting development.

C. Reynolds (Editor, WV Matters, 201-1571 Bellevue Avenue) spoke in opposition to the proposed development and spoke relative to public input, the proposed development as a strata, residents and neighbourhood input, and provided suggestions regarding a public input process regarding gentle densification, circulation of the development to the community and call for areas that want the development, that it be pilot project, conduct a study of the potential for housing developments in individual neighbourhoods and get community input.

Mayor Goldsmith-Jones informed that there were no other names on the Speakers' List and queried if there was anyone further wishing to speak.

M. Geller (Applicant, 3366 Deering Island Place, Vancouver) expressed appreciation to staff and the public for their input and spoke relative to the proposed development location, proposed community amenity contribution and development cost charges, and reviewed design elements and changes to the proposed development in response to resident concerns.

Mayor Goldsmith-Jones queried if there was anyone further wishing to speak.

B. Davis (2678 Ottawa Avenue) spoke in support of the proposed development, referred to a letter from the Ambleside and Dundarave Ratepayers Association read out earlier tonight, and spoke relative to the need for alternative forms of housing, and previous development proposals in the area.

Councillor Soprovich left at the Hearing/Meeting at 8:10 and returned at 8:12 pm.

Mayor Goldsmith-Jones queried if there was anyone further wishing to speak.

K. Glynn-Morris (4760 Marine Drive) spoke in opposition to the proposed development and spoke relative to fairness relative to changing a single family community, public consultation regarding the proposed Official Community Plan amendment, existing developments in the community, and concerns regarding the proposed rezoning and impact on neighbourhood character.

Mayor Goldsmith-Jones queried if there was anyone further wishing to speak.

B. Pettit (6222 St. Georges Avenue) spoke in support of the proposed development and spoke relative to her presentation at the May 16 Public Hearing/Public Meeting regarding similar developments in other communities and housing needs expressed by residents.

Mayor Goldsmith-Jones queried if there was anyone further wishing to speak.

C. Cassidy (2065 Fulton Avenue) spoke for a second time, noted the proposed development does not have block or neighbourhood consensus, and spoke relative to signatures collected in opposition to the proposed development, existing traffic issues, other proposed housing developments in the community, and conveyed concerns regarding the project.

Mayor Goldsmith-Jones queried if there was anyone further wishing to speak.

H. Mersey (772 20th street) read a letter on behalf of J. Gibbons (967 20th Street) in opposition to the proposed development including limited study of the subject area prior to the proposal and limited information on community benefits.

Mayor Goldsmith-Jones queried if there was anyone further wishing to speak.

C. Cameron (2678 Mathers Avenue) spoke in support of the proposed development, concerns raised by those opposed, and spoke relative to the suitability of the proposed development location.

Mayor Goldsmith-Jones queried if there was anyone further wishing to speak.

D. Bell (2215 Chairlift Road) spoke in support of the proposed development and spoke relative to the need for alternative forms of housing and the suitability of the proposed development location.

Mayor Goldsmith-Jones queried three times if there was anyone further wishing to speak.

R. Paisley (2344 Ottawa Avenue) spoke in opposition to the proposed development and spoke relative to the importance of the Official Community Plan, urged Council to stay with the plan and conveyed concerns regarding due process, changes to neighbourhood character and the nature of the community.

Councillor Smith left the Hearing/Meeting at 8:37 pm and returned at 8:38 pm.

Mayor Goldsmith-Jones queried three times if there was anyone further wishing to speak and there was no response.

7. **CLOSURE OF RECONVENED PUBLIC HEARING/PUBLIC MEETING**

MOVED by Soprovich, seconded by Panz:

THAT all written and verbal submissions regarding Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4619, 2011 (2031, 2047, 2063, 2081 and 2091 Esquimalt Avenue; 711, 733, 761 and 789 20th Street; and 2030, 2040, 2074, 2078 and 2090 Fulton Avenue); Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4678, 2011 (2031, 2047 and 2063 Esquimalt Avenue); and Development Permit Application No. 08-041 (2031, 2047 and 2063 Esquimalt Avenue) up to and including June 6, 2011 be received and that the Public Hearing/Public Meeting be closed.

CARRIED

The Reconvened Public Hearing/Public Meeting closed at 8:39 pm.

Certified Correct:

MAYOR

MUNICIPAL CLERK