

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING/PUBLIC MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
MONDAY, MAY 16, 2011

9(a)

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; A. Mooi, Director of Parks and Community Services; B. Sokol, Director of Planning, Lands and Permits and M. Connelly, Deputy Municipal Clerk.

1. CALL TO ORDER

The Public Hearing/Public Meeting was called to order at 7:00 pm.

2. 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.

S. Mikicich (Senior Community Planner) provided a project overview, described the proposed development, the rationale for the proposed Official Community Plan amendment for the whole block and Zoning Bylaw amendment for three properties, community consultation and public input, and design elements including density, site coverage, and parking.

B. Sokol (Director of Planning, Lands and Permits) spoke relative to the proposed development, Community Dialogue on Neighbourhood Character and Housing Working Group findings, development cost charges, community amenity contribution and potential uplift, and reviewed the proposed design elements and public realm improvements. Discussion ensued and B. Sokol responded to queries of Council.

A PowerPoint presentation was provided regarding "Hollyburn Mews" and M. Geller (Geller Properties Ltd.) described the proposed development, spoke relative to comments from residents during the 2009 Housing Forum in West Vancouver regarding housing alternatives and choices, residents' concerns regarding neighbourhood character, provided details on the proposed design objectives, sustainability features, and refinements made to address residents' concerns, and reviewed involvement in other housing developments throughout Vancouver.

3. PUBLIC HEARING/PUBLIC MEETING PROCEDURE

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

We are convening this Public Hearing/Public Meeting to consider and receive 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 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 and including May 16, 2011:

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

2) Written submissions received up to and including May 16, 2011:

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. Woronuk	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. Berardini	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 13, 2011	May 16, 2011	C-75
G. Hiscox	May 13, 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 9, 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

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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

S. Scholes (Municipal Clerk) informed that on April 29, 2011 notices were mailed to properties within 100 meters of the subject site, statutory notice of the Public Hearing/Public Meeting was published in the North Shore News on May 8 and May 11, 2011 and noted the reports and written submissions received which are available for public inspection during the Public Hearing/Public Meeting, and available for viewing on the District's website.

5. **APPLICANT'S PRESENTATION**

M. Geller (Applicant) provided a presentation earlier during the Hearing/Meeting.

6. **PUBLIC INPUT**

Mayor Goldsmith-Jones called for public input.

G. Hiscox (951 16th Street) spoke in support of the proposed development and spoke relative the Ambleside and Dundarave Ratepayers' Association concerns regarding the proposed development, its location, control of future developments through the rezoning process, and provided a written submission.

Councillor Soprovich left the Hearing/Meeting at 7:33 pm and returned at 7:35 pm.

D. O'Callaghan (955 20th Street) spoke in opposition to the proposed development and spoke relative to the proposed Official Community Plan amendment, potential for approving a precedent setting development, consideration of similar development proposals in the area, and provided a written submission.

L. Block (4640 Piccadilly North) spoke in opposition to the proposed development and spoke relative to concerns regarding the proposed Official Community Plan amendment, accessibility and affordability, and limited consideration of the input from working groups and volunteers.

A. Caruth (2650 Nelson Avenue) spoke in support of the proposed development, and involvement in the Hollyburn House development.

R. Barker (2040 Fulton Avenue) spoke in support of the proposed development relative to accessibility, and provided a written submission.

F. Ashworth (3333 Radcliffe Avenue) spoke in support of the proposed development and spoke relative to neighbourhood character and building design elements.

J. Timmer (6655 Madrona Place) spoke in support of the proposed development and spoke relative to the location, increased housing alternatives, design benefits, and provided a written submission.

T. Davis (2678 Ottawa Avenue) spoke in support of the proposed development and spoke relative to experience with the development permit application process, meeting other property owners in the neighbourhood, and benefits of the consultation process.

C. Clay (540 Southborough Drive) spoke in support of the proposed development and spoke relative to the project location and densification, and provided a written submission.

F. Pagani (855 8th Street) spoke in support of the proposed development and provided a written submission.

J. Wark (2009 Fulton Avenue) spoke in opposition to the proposed development and Official Community Plan amendment, and spoke relative to the Pacific Arbour and Kiwanis proposed developments, the development location and suitability to single family neighbourhoods, and provided a written submission.

K. Pople (1215 Keith Road) spoke in opposition to the proposed development and spoke relative to input from the Community Dialogue on Neighbourhood Character and Housing Working Group, concerns regarding laneway housing and privacy, recommended that infill development be tested on a smaller scale, and provided a written submission.

H. Mersey (772 20th Street) spoke in opposition to the proposed development and spoke relative to previous development proposals in the area, concerns with the development application process, and read a letter on behalf of B. Berardino dated May 13, 2011 regarding concerns with the proposal and Official Community Plan amendment.

F. Parrott (1965 Fulton Avenue) spoke in opposition to the proposed development and provided a written submission.

C. Short (2049 Gordon Avenue) spoke in opposition to the proposed development and spoke relative to concerns regarding the proposed Official Community Plan amendment, building design, density, traffic, parking, and referenced previous development proposals in the area.

J. Merritt (1848 Esquimalt Avenue) spoke relative to housing and densification, the development permit application process and public input, recommended that the Official Community Plan be upheld, and provided a written submission.

L. O'Neill (1470 Gordon Avenue) spoke in support of the proposed development and spoke relative to input from the Community Dialogue on Neighbourhood Character and Housing Working Group, and provided a written submission.

V. Vaughan (4621 Woodburn Place) spoke in opposition to the proposed development and spoke relative to concerns regarding the potential for approving a precedent setting development, Official Community Plan Policy H3, and recommended that specific sites be restricted for redevelopment.

B. Sokol responded to queries of Council relative to the area of the proposed Official Community Plan amendment, and rezoning.

A. Flintoft (992 Sinclair Street) spoke in opposition to the proposed development and spoke relative to alternatives for providing density in the community, potential for approving a precedent setting development, and recommended that the Official Community Plan be upheld.

B. Fenton (2733 Byron Road, North Vancouver) spoke in support of the proposed development and spoke relative to the creation of affordable housing alternatives, the development design and sustainable features, proximity to amenities, public consultation, and the control of future rezoning in the area through the development permit application process.

P. Spencer (1640 Haywood Avenue) spoke in support of the proposed development and spoke relative to the benefits of alternative housing forms, and access to facilities and amenities.

B. Ferraro (747 17th Street) spoke in support of the proposed development and spoke relative to the requirement for alternative housing forms and benefits of the proposed development from a community sustainability perspective.

C. Cassidy (2065 Fulton Avenue) spoke in opposition to the proposed development and spoke relative to concerns with the rezoning of an entire block, loss of neighbourhood character, increased traffic, affordability, previous development proposals in the area and current proposals in the community, feedback from neighbours in opposition to the proposal, and provided a written submission.

P. Budra (1891 Duchess Avenue) spoke in opposition to the proposed development and spoke relative to previous development proposals in the area, concerns regarding the Official Community Plan amendment, and provided a written submission.

R. Palliardi (2110 Jefferson Avenue) spoke in opposition to the proposed development.

W. Duke (2040 Fulton Avenue) spoke in support of the proposed development and spoke relative to the accessibility of the proposed homes, and provided a written submission.

C. Cameron (920 16th Street) spoke in support of the proposed development and spoke relative to the importance of alternative forms of housing, increased density, and neighbourhood character.

Councillor Soprovich left the Hearing/Meeting at 8:58 pm and returned at 9:01 pm.

A. Atash (328 Taylor Way) spoke in support of the proposed development and spoke relative to the need for smaller, accessible, and affordable housing alternatives, concerns regarding strata title on the proposed development, and building design and setbacks.

G. Pajari (2545 Queens Avenue) spoke in opposition to the proposed development and spoke relative to upzoning of the lots on Esquimalt Avenue, the community benefits proposed and concerns regarding the approach for calculating community uplift, and recommended that the Public Hearing/Public Meeting be adjourned to further examine community benefit.

C. Reynolds (Editor, West Van Matters) spoke in opposition to the proposed development and spoke relative to concerns regarding the potential for approving a precedent setting development, increased density and monster blocks, and recommended that future developments be approached as pilot projects and to allow residents to evaluate the proposals.

S. Duke (790 13th Street) spoke in support of the proposed development and provided a written submission.

R. Changizi (2119 Bellevue Avenue) spoke in support of the proposed development.

J. Renfer (4957 Marine Drive) spoke in support of the proposed development and spoke relative to experience as a realtor and the challenges in finding suitable housing for clients.

L. Byrd (6228 Summit Avenue) spoke in support of the proposed development and spoke relative to previous approvals for new subdivisions in the community.

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

S. Anderson (2074 Fulton Avenue) spoke in support of the proposed development and spoke relative to the land in the community that is zoned for single family dwellings.

A. Krawczyk (5389 Aspen Drive) spoke in support of the proposed development and spoke relative to experience as Vice Chair, Community Dialogue on Neighbourhood Character and Housing Working Group and the group's input regarding the need for alternative housing forms.

C. Banham (950 Taylor Way) spoke in support of the proposed development and spoke relative to neighbourhood character, the development location, and response to community needs.

A. Mudry (2094 Haywood Avenue) spoke in support of the proposed development and spoke relative to project scale and accessibility for individuals with disabilities.

R. Bartholomew (6149 Eastmont Drive) spoke in opposition to the proposed development and spoke relative to concerns regarding affordability of the homes, information from the Community Dialogue on Neighbourhood Character and Housing Working Group, and referred to a survey by the Sentinel Hill Alliance regarding rezoning for higher density housing.

M. Rahbar (2331 Queens Avenue) spoke relative to the need for alternative housing forms and spoke in support of Michael Geller's work as a notable architect.

Councillor Evison left the Hearing/Meeting at 9:39 pm and returned at 9:40 pm.

Mayor Goldsmith-Jones queried if there was anyone else who wished to speak who had not yet spoken.

Councillor Soprovich left the Hearing/Meeting at 9:41 pm and returned at 9:42 pm.

B. Pettit (6222 St. Georges Avenue) spoke in support of the proposed development and spoke relative to experience as a planner with the City of Vancouver, benefits of the proposed development, and provided a written submission.

G. Ward Hall (1449 Fulton Avenue) spoke in opposition to the proposed development and spoke relative to concerns regarding project approach, project creep, the need for alternative housing forms, and suggested that a study be conducted in each neighbourhood to determine suitability for development proposals, and provided a written submission.

Mayor Goldsmith-Jones queried twice if there was anyone else who wished to speak who had not yet spoken. There was no response.

H. Mersey spoke for a second time and spoke relative to a letter from B. Berardino dated May 13, 2011, single family homes and secondary suites, benefits of single family ownership and concerns regarding project creep.

C. Cassidy spoke for a second time and spoke relative to neighbourhood opposition, defending their neighbourhood, recommended that the Official Community Plan be upheld, and noted it could become an electorate issue in the November 2011 election.

Mayor Goldsmith-Jones queried if there was anyone further wishing to speak and noted that there were two other people wishing to speak for a second time.

C. Reynolds spoke for a second time and spoke relative to multi-family dwellings, need for alternative housing forms, and the importance of public input in directing community change.

W. Duke spoke for a second time and spoke relative to the Official Community Plan amendment and the timing and location of the proposed development and queried regarding written submissions.

At 9:57 pm it was:

MOVED by Panz, seconded by Walker:

THAT the meeting be extended to 10:30 pm.

CARRIED UNANIMOUSLY

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

7. ADJOURNMENT OF PUBLIC HEARING/PUBLIC MEETING

MOVED by Panz, seconded by Walker:

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 May 16, 2011 be received and that the Public Hearing/Public Meeting be closed.

Discussion ensued relative to process, community amenity contribution calculation, alternative housing benefits, the receipt of further information from staff and further discussion, the rationale for the Official Community Plan amendment for the entire block, and neighbourhood character. B. Sokol (Director of Planning, Lands and Permits) responded to queries of Council.

The question was called on the motion.

In response to a Councillor's request, a poll with respect to voting on the motion was held:

Councillor Evison	NAY
Councillor Walker	YEA
Councillor Soprovich	NAY
Mayor Goldsmith-Jones	NAY
Councillor Lewis	NAY
Councillor Panz	YEA
Councillor Smith	NAY

DEFEATED

Mayor Goldsmith-Jones and Councillors Evison, Soprovich, Lewis and Smith voted in the negative

MOVED by Lewis, seconded by Soprovich:

THAT staff report back to Council regarding the May 16, 2011 Public Hearing/Public Meeting 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) and that the Public Hearing/Public Meeting be adjourned to Monday, June 6, 2011 at 7:15 pm in the Municipal Hall Council Chamber.

Discussion ensued.

The question was called on the motion.

In response to a Councillor's request, a poll with respect to voting on the motion was held:

Councillor Evison	YEA
Councillor Walker	NAY
Councillor Soprovich	YEA
Mayor Goldsmith-Jones	YEA
Councillor Lewis	YEA
Councillor Panz	YEA
Councillor Smith	YEA

CARRIED

Councillor Walker voted in the negative

S. Scholes confirmed that the Public Hearing/Public Meeting will be reconvened on Monday, June 6, 2011 at 7:15 pm in the Municipal Hall Council Chamber.

The Public Hearing/Public Meeting adjourned at 10:14 pm.

Certified Correct:

MAYOR

MUNICIPAL CLERK

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