

# East 3rd St. project advances, land swap critics hold peace

Four-storey buildings topple trio of objections

**JEREMY SHEPHERD**  
jshpherd@nsnews.com

A referendum was averted and the first major component of the new Moodyville inched closer to reality at a March 6 City of North Vancouver council meeting.

The development, dubbed Green on Queensbury, would put 157 apartments and townhouses into a trio of four-storey buildings on East Third Street. However, the Qualex-Landmark project could have been waylaid if 10 per cent of the city's voters filled out a form opposing the development's integral land exchange.

Three residents filled out the opposition form before the Feb. 27 deadline, short of the 3,620 necessary to trigger a referendum.

Council voted 4-2 to back the alternative approval process, despite Coun. Rod Clark blasting it as a "negative petition."

The proposed land swap would give the city a swath of property on the 800 block of East Third Street and the developer would get a plot of city-owned land to the east



The pioneer project of the new Moodyville is scheduled for public hearing March 27 after major opposition to a proposed land swap failed to materialize. IMAGE SUPPLIED

and south of the 700 block. The city could expand Moodyville Park and improve the connection to the Spirit Trail if the deal is approved, according to city staff.

The lane south of the 700 block and the road at the foot of Queensbury would be closed.

The project is scheduled to go to public hearing March 27.

If the development is approved, two 1941-era heritage homes would be demolished. The decision to demolish was reached after the developer was stymied in their attempt to relocate the wartime homes.

The project also includes a \$2.5-million revitalization of Moodyville Park, funded by Qualex-Landmark.

Following neighbourhood

outry over expansion on nearby Port of Vancouver land, City of North Vancouver council approved a massive rezoning of Moodyville. The neighbourhood concept quadruples the population and substitutes 1,890 wood-frame townhouses for the bungalows that have characterized the area's architecture since the Second World War.

The transition has been somewhat troubled as three vacant homes caught fire between November and February. At least one blaze was likely the result of a squatter trying to stay warm, according to City of North Vancouver Fire Department Chief Dan Pistilli.

North Vancouver RCMP have also increased patrols in the area, according to

spokesman Cpl. Richard De Jong.

Qualex-Landmark has assembled 14 privately owned lots on the 700 and 800 blocks of East Third Street.

The biggest land assembly in Moodyville was undertaken by Seaciff Properties and includes 52 lots over 8.5 acres slated to become 340 townhouse units.

The city is set to take in \$30.8 million through density bonus contributions and development cost charges from Moodyville projects. Approximately one-third of that money is earmarked for utility upgrades and neighbourhood features but the rest could go toward Harry Jerome Recreation Centre or other city projects, according to a staff report.

## Evergreen Computers Your North Shore Computer Store



### In Home Service Now Available

- Setup new PC and printer
- Configure and optimize wireless
- Network security check
- Troubleshoot and repair
- Virus removal and tuneup
- Backup Solutions
- Boost performance
- Media sharing, streaming, shared folders, Smart TV
- Computer pickup and drop off also available.



Call to book an appointment  
604-629-9060

### Desktops & Laptops starting at

**\$359**



### Backup Solutions

Don't leave your personal data at risk of unrecoverable loss! Have us out to configure a backup of all your most important files.

Speak to us about our available backup solutions



Battery Backup

The Back-UPS BE750G provides a variety of energy efficient features that make it the greenest battery backup in its class. Click here to learn more.

4400 mAh Portable Battery

An ideal solution for when you're on the go and need more power. Power pack provides 2 full charges for your Smartphone

### Evergreen Service Centre

Computer problems?  
Bring your system in for Evergreen's unique flat rates

Diagnose any hardware or software problem for \$29

Apple/Linux/PC  
We fix all makes and Models

### Virus Scan and Tune-Up Special

Bring your computer in for a tune-up, and we will scan it for viruses and remove any we find

~~\$260~~ **\$129**

While Supplies Last

@Evergreencomp • www.facebook.com/evergreencomputers  
604-629-9060 • 1914 Lonsdale • www.evergreencomputers.ca

**SPECIAL OFFER**

**Dr. Numb** LASERASE  
Tattoo Removal

Offer expires March 31, 2017

**FREE TUBE OF DR. NUMB LIDOCAINE CREAM, WITH FIRST TREATMENT VALUE \$54**

laserase.ca | 604-770-4890 | 1585 MacGowan Ave, North Vancouver

**OHM** YOUR NORTH VANCOUVER ELECTRIC BIKE SHOP

Now open Mon-Fri 9-5pm  
103 - 930 Harbourside Drive, North Vancouver  
Tel: 604 770 2600  
ohmcycles.com

CALL NOW TO ARRANGE A TEST RIDE!  
SALES, SERVICE AND RENTALS AVAILABLE. CALL NOW! 604 770 2600

**Blundstone**

blundstone.ca TASMANIA AUSTRALIA 1870

Blundstones for Men & Women  
EDGEMONT VILLAGE  
3065 EDMONT BLVD, NORTH VANCOUVER  
604.986.4893

**CHOICES markets**

Want to Eat Healthier ?  
Look to Choices Nutrition Team.

Whatever your health goal, Choices team of Dietitians and Holistic Nutritionists can make it happen.

- Find solutions for specialized diets.
- Get ideas for fast and simple home cooked meals
- Learn how to incorporate more fruits and vegetables into your everyday meals. To get started on your journey towards healthy living, book a FREE one-on-one consult or simply ask members of our Nutrition Team questions while you shop.

To find out more about how we can help you, ask Customer Service, email [nutrition@choicesmarkets.com](mailto:nutrition@choicesmarkets.com) or visit us online at [choicesmarkets.com](http://choicesmarkets.com).

Find us on Facebook facebook.com/ChoicesMarkets | Follow us on Twitter twitter.com/ChoicesMarkets | Choices\_Markets