



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER,
CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON
MONDAY, JANUARY 22, 2018.**

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
J. Ficocelli, Deputy City Clerk
J. Peters, Assistant City Clerk
T. Huckell, Committee Clerk
B. Pearce, Director, Strategic Initiatives & Services
B. Themens, Director, Finance
E. Adin, Director, Community Services
M. Epp, Director, Planning
S. Galloway, Manager, Planning
W. Tse, Housing Planner
B. Hurley, Planner 1
D. Johnson, Development Planner
A. Yu, Planning Technician 2
A. Dempster, Planning Technician 2
M. Friesen, Planner 1
D. Watson, Transportation Planner
D. Pope, City Engineer
A. Vasilevich, Planner 2, Engineering, Parks & Environment
M. Jefferson, Director, Human Resources

The Public Hearing was called to order at 9:00 pm.

PUBLIC HEARING – 1730 Chesterfield Avenue

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8588” (Josh MacLean / North Van Apartments Ltd., 1730 Chesterfield Avenue, CD-694) and “Housing Agreement Bylaw, 2017, No. 8589” (Josh MacLean / North Van Apartments Ltd., 1730 Chesterfield Avenue, CD-694, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment 1 (RM-1) Zone to a Comprehensive Development 694 (CD-694) Zone to permit the development of a 6-storey apartment building, containing 87 rental units over one level of underground parking to support 56 vehicles. The proposed density is 2.54 times the lot area with a maximum building height of 53.66 feet.

2. STAFF PRESENTATION

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

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PUBLIC HEARING – Continued

3. APPLICANT PRESENTATION

Josh MacLean, Vice President, MacLean Homes., Marcela Zunino, Architect, Garcia Zunino Architects, provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Letter dated January 16, 2018, from Richard Warnes, Tudor Court Apartments Ltd., 145 West 18th Street, North Vancouver, expressing opposition to the proposal, citing lack of community benefits, design and height of the building, density, parking, traffic and congestion.
- Email dated January 17, 2018, from Jim Graham, 427 West 16th Street, North Vancouver, expressing support for the proposal, citing location and additional housing.
- Email dated January 17, 2018, from Erika Quee, 6-258 West 14th Street, North Vancouver, expressing concern for the proposal, citing parking.
- Email dated January 17, 2018, Fatima Karmali, 105-138 West 18th Street, North Vancouver, expressing opposition to proposal, citing height, traffic and parking.
- Email dated January 18, 2018, from Sid Sethi, 1702 Chesterfield Avenue, North Vancouver, expressing opposition to the proposal, citing height, traffic, congestion, lighting and loss of views.
- Letter dated January 16, 2018, from Jay Barre, 409 East 17th Street, North Vancouver, expressing support for the proposal, citing design, density and improvements to the area.
- Email dated January 18, 2018, from Kamran Ahmed, 1730 Chesterfield Avenue, North Vancouver, expressing opposition to the proposal, citing affordability and pet friendly accommodations.
- Letter dated January 16, 2018, from Jean Anne Baker, 211-145 West 18th Street, North Vancouver, expressing concern for the proposal, citing safety, parking, natural light, noise and density.
- Letter dated January 16, 2018, from Evelyn Kardash, 212-145 West 18th Street, North Vancouver, expressing concern for the proposal, citing congestion, safety and view.
- Email dated January 20, 2018, from Laura van Beek, 104-1702 Chesterfield Avenue, North Vancouver, expressing concern for the proposal, citing traffic, parking, safety, view and construction disruption.
- Email dated January 22, 2018, from Gail Gendron, 1701 Chesterfield Avenue, North Vancouver, expressing concern for the proposal, citing parking, light, density and safety.
- Letter dated January 22, 2018, from Ken MacDonald and Donnie MacDonald, 142-152 West 18th Street, North Vancouver, expressed concern for the proposal, citing parking, traffic, safety and congestion.
- Email dated January 22, 2018, from Romina Marzano, 1730 Chesterfield Avenue, North Vancouver, expressing concern for the proposal, citing affordability.

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PUBLIC HEARING – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Letter dated January 22, 2018, from D. Bygrave, 1730 Chesterfield Avenue, North Vancouver, expressing concern for the proposal, citing affordability.
- Letter dated January 22, 2018, from Ko Maegawa, 906-1188 Howe Street, Vancouver, expressing concern for the proposal, citing affordability, parking and tenant relocation.

5. SPEAKERS

- Richard Warnes, 306-145 West 18th Street, North Vancouver, expressed concern for the proposal, citing height, design, sunlight, views, parking, access, congestion and noise.
- Linda Hinshaw, 208-138 West 18th Street, North Vancouver, expressed opposition for the proposal, citing parking, height and affordability.
- Ken MacDonald and Donna MacDonald, 142/148 West 18th Street, North Vancouver, expressed concern for the proposal, citing parking, traffic and parking access.
- Jean Richwell, 145 West 18th Street, North Vancouver, expressed concern for the proposal, citing height, light, affordability, traffic, safety and parking.
- Diana Allan, 1730 Chesterfield Avenue, North Vancouver, expressed support for the proposal, citing design and condition of the current building.
- Klaus Border, 1730 Chesterfield Avenue, North Vancouver, expressed support for the proposal, citing property manager.
- Barry Fenton, CHAC, 2733 Byron Road, North Vancouver, expressed support for the proposal, citing affordability, tenant relocation, adaptive units, parking, location, transit and rental units.
- Larry Spanza, 1701 Chesterfield Avenue, North Vancouver, expressed concern for the proposal, citing parking, traffic, congestion and height.
- Bill Harmer, 1701 Chesterfield Avenue, North Vancouver, expressed concern for the proposal, citing neighbourhood design and parking.

6. ADJOURN

Moved by Councillor Keating, seconded by Councillor Buchanan

THAT the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8588” (Josh MacLean / North Van Apartments Ltd., 1730 Chesterfield Avenue, CD-694) and “Housing Agreement Bylaw, 2017, No. 8589” (Josh MacLean / North Van Apartments Ltd., 1730 Chesterfield Avenue, CD-694, Rental Housing Commitments), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:13 pm.

CERTIFIED CORRECT:

“Certified Correct by the Deputy City Clerk”

DEPUTY CITY CLERK