



**MINUTES OF THE PUBLIC HEARING FOR 2121, 2129 AND 2137
CHESTERFIELD AVENUE HELD IN THE COUNCIL CHAMBER, CITY HALL,
141 WEST 14th STREET, NORTH VANCOUVER, BC, ON **MONDAY, JULY 9,
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

D. Pope, Acting CAO
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic Initiatives and Services
B. Themens, Director, Finance
M. Jefferson, Director, Human Resources
S. Galloway, Manager, Planning
B. Hurley, Planner 1
D. Johnson, Development Planner
H. Evans, Community Planner
M. Friesen, Planner 1
D. Watson, Transportation Planner
K. Magnusson, Deputy Director, Engineering
I. Tang, Deputy Director, LEC
M. Hunter, Manager, Parks and Environment
L. Orr, Manager, Business Services

The Public Hearing was called to order at 8:28 pm.

PUBLIC HEARING – 2121, 2129 and 2137 Chesterfield Avenue

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8641” (Odete Pinho / Cornerstone Architecture, 2121, 2129 and 2137 Chesterfield Avenue, CD-707) and “Housing Agreement Bylaw, 2018, No. 8648” (Odete Pinho / Cornerstone Architecture, 2121, 2129 and 2137 Chesterfield Avenue, CD-707, Housing Commitments) would rezone the subject properties from a Two-Unit Residential 1 (RT-1) Zone to a Comprehensive Development 707 (CD-707) Zone to permit a 5-storey, residential co-housing building, consisting of 27 units, 8 of which are below-market home ownership units, with 27 parking spaces and 65 secured bicycle spaces. The proposed density is 2.28 times the lot area. The property is located in the City’s Streamside Protection and Enhancement Development Permit Area.

PUBLIC HEARING – 2121, 2129 and 2137 Chesterfield Avenue – Continued

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Odete Pinho, Consultant, Agora Planning, and Simon Richards, Architect, Cornerstone Architecture, provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Letter dated June 13, 2018, from Josef Geluch, 342 East Esplanade, North Vancouver, expressing support for the proposal, citing sustainable building and energy efficiency.
- Letter dated June 13, 2018, from Dave Rawson, 504 East 15th Street, North Vancouver, expressing support for the proposal, citing below market ownership units, location and transit.
- Letter dated June 13, 2018, from Wayne Hewgill, 1942 East 5th Street, Vancouver, expressing support for the proposal, citing affordability and diversity.
- Letter dated June 13, 2018, from Jane Hurlburt and Michael Higgins, 509 East 16th Street, North Vancouver, expressing support for the proposal, citing design, sustainable development, traffic and proximity to amenities.
- Email dated June 13, 2018, from Lori Seeney, 3553 Fromme Road, North Vancouver, expressing support for the proposal, citing sustainable development.
- Email dated June 14, 2018, from Neil Martin, 333 East 1st Street, North Vancouver, expressing concern for the proposal, citing adherence to the below market housing covenant over time and the City providing a subsidy in this case to citizens with an income level that is greater than the City's median household income.
- Letter dated June 15, 2018, from Jane and Mike Millard, 5465 Greenleaf Road, West Vancouver, expressing support for the proposal, citing proximity to amenities, livability and sustainable development.
- Letter dated June 15, 2018, from Laurel Matland-Harris, 115-216 East 6th Street, North Vancouver, expressing support for the proposal, citing design, sustainability, proximity to amenities and social interaction.
- Letter dated June 15, 2018, from Gillian Muirhead, 5245 Sonora Drive, North Vancouver, expressing support for the proposal, citing below market housing, design and livability.
- Email dated June 17, 2018, from Patricia Muirhead, 3465 Emerald Drive, North Vancouver, expressing support for the proposal, citing below market housing and proximity to amenities.
- Letter dated June 18, 2018, from Deborah Foster, 1201-144 West 14th Street, North Vancouver, expressing support for the proposal, citing below market housing and proximity to amenities.

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4. SUMMARY OF CORRESPONDENCE - Continued

- Letter dated June 18, 2018, from Joe and Colleen Little, 123 East Windsor Road, North Vancouver, expressing support for the proposal, citing sustainable development, shared facilities, density and proximity to amenities.
- Letter dated June 19, 2018, from Jane Hurlburt and Michael Higgins, 509 East 16th Street, North Vancouver, expressing support for the proposal, citing below market housing and proximity to amenities.
- Email dated June 20, 2018, from Donya Metzger, 201-510 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing below market housing and affordable housing.
- Email dated June 20, 2018, from Patricia Morris, 131 Alexander Street, Vancouver, expressing support for the proposal, citing below market housing, design, sustainable development and proximity to amenities.
- Letter dated June 15, 2018, from Clara Hoy, 460 East St. James, North Vancouver, expressing support for the proposal, citing sustainable development and affordable housing.
- Email dated June 20, 2018, from Josephine Perry, 500 Arlington Avenue, Berkeley, California, expressing support for the proposal, citing the co-housing community.
- Letter dated June 20, 2018, from Nicola Sims-Jones, 802-175 West 14th Street, North Vancouver, expressing support for the proposal, citing design, shared facilities, below market housing and proximity to amenities.
- Email dated June 21, 2018, from Peter and Lale Doetsch, 4416 Prospect Road, North Vancouver, expressing support for the proposal, citing shared facilities and proximity to amenities.
- Email dated June 20, 2018, from Craig Matsu-Pissot, 1422 East 14th Avenue, Vancouver, expressing support for the proposal, citing the benefits of co-housing, below market housing and livability.
- Letter dated June 22, 2018, from Meghan Mathieson and Matthew King, 505-122 East 3rd Street, North Vancouver, expressing support for the proposal, citing sustainable development, shared space and affordability.
- Email dated June 21, 2018, from Al Dierks, 3686 Loraine Avenue, North Vancouver, expressing support for the proposal, citing co-housing.
- Email dated June 22, 2018, from Rebecca Chaster, 2-1207 Salsbury Drive, Vancouver, expressing support for the proposal, citing design, affordable housing, below market housing and proximity to amenities.
- Email dated June 24, 2018, from Monica Higgins, 5409 Greentree Road, West Vancouver, expressing support for the proposal, citing sustainable development, affordability and quality of life.
- Email dated June 26, 2018, from Suzanne Fairley, 103-250 West 1st Street, North Vancouver, expressing support for the proposal, citing quality of life and sustainability.
- Email dated June 26, 2018, from Emily Neufeld, 886 East 12th Street, North Vancouver, expressing support for the proposal, citing sustainable development, shared amenities, traffic and proximity to amenities.

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4. SUMMARY OF CORRESPONDENCE - Continued

- Letter dated June 26, 2018, from Juanita Clark, 701-160 West Keith Road, North Vancouver, expressing support for the proposal, citing below market housing, affordable housing and proximity to amenities.
- Letter dated June 27, 2018, from Lucy and Myra Petrar, 415 East 20th Street, North Vancouver, expressing support for the proposal, citing co-housing and quality of life.
- Email and letter dated June 27, 2018, from Madeline Cooper, 208-1215 St. Georges Avenue, North Vancouver, expressing support for the proposal, citing below market housing and proximity to amenities.
- Letter dated June 27, 2018, from Andrea and Brady Faught, 406-317 Bewicke Avenue, North Vancouver, expressing support for the proposal, citing affordable housing.
- Letter dated June 27, 2018, from Sophie Salcito, 1290 Marine Drive, North Vancouver, expressing support for the proposal, citing sustainable development, shared space and traffic.
- Letter dated June 27, 2018, from Christophe Lacour, 314A East 4th Street, North Vancouver, expressing support for the proposal, citing below market housing, affordability and livability.
- Email dated June 28, 2018, from Frank Antonsen, Sooke, expressing support for the proposal, citing the benefits of co-housing.
- Email dated June 28, 2018, from Brona Krejcova, 1536 St. Andrew's Avenue, North Vancouver, expressing support for the proposal, citing affordability.
- Email dated June 28, 2018, from Terri Field and Robert Straubinger, 107-4272 Albert Street, Burnaby, expressing support for the proposal, citing the benefits of co-housing, common space and livability.
- Email dated June 28, 2018, from Lyndsay Sayers, 423 West Queens Road, North Vancouver, expressing support for the proposal, citing affordability, social interaction and livability.
- Email dated June 28, 2018, from Janell Hilton, 324-245 East 3rd Street, North Vancouver, expressing support for the proposal, citing affordable housing.
- Email dated June 29, 2018, from Beth Lowther, 315 East 4th Street, North Vancouver, expressing support for the proposal, citing below market housing and proximity to amenities.
- Letter dated June 29, 2018, from Carla Gibbons and Tyler Moore, 420 East 46th Avenue, Vancouver, expressing support for the proposal, citing sustainable development, below market housing and livability.
- Email dated June 30, 2018, from Jeff Yarnold, 1380 West 22nd Street, North Vancouver, expressing support for the proposal, citing affordability and sustainable development.
- Email dated June 30, 2018, from Ann Bodwell, 416-119 West 22nd Street, North Vancouver, expressing support for the proposal, citing below market housing and proximity to amenities.

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PUBLIC HEARING – 2121, 2129 and 2137 Chesterfield Avenue – Continued

4. SUMMARY OF CORRESPONDENCE - Continued

- Letter dated June 30, 2018, from Robert Stamp, Sooke, expressing support for the proposal, citing the benefits of cohousing and livability.
- Letter dated June 30, 2018, from Esther Delvicario, 501-1621 Hamilton Avenue, North Vancouver, expressing support for the proposal, citing sustainable development, livability and affordable housing.
- Letter dated June 30, 2018, from Giuseppe Delvicario, 501-1621 Hamilton Avenue, North Vancouver, expressing support for the proposal, citing sustainable development, livability and affordable housing.
- Email dated June 30, 2018, from Jonathan Reimer, 15-225 West 14th Street, North Vancouver, expressing support for the proposal, citing affordable housing, below market housing and livability.
- Email dated June 30, 2018, from Michele Andersen, 314A East 4th Street, North Vancouver, expressing support for the proposal, citing below market housing, sustainable development and livability.
- Email dated June 30, 2018, from Theresa Cividin and Peter Abreu, 543 East 22 Street, North Vancouver, expressing support for the proposal, citing below market housing and proximity to amenities.
- Letter dated June 30, 2018, from Carollyne Conlinn, 302-510 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing sustainable development, livability and proximity to amenities.
- Email dated June 30, 2018, from James Chamberlain, 718 West 14th Street, Vancouver, expressing support for the proposal, citing benefits of cohousing, below market housing and livability.
- Email dated July 1, 2018, from Patrice Pratt, 3806 Garden Grove Drive, Burnaby, expressing support for the proposal, citing the benefits of cohousing and below market housing.
- Letter dated July 1, 2018, from Margaret Critchlow, Andrew Moore and Gail Abemethy, Directors, Canadian Senior Cohousing Society, 8274 West Coast Road, Sooke, expressing support for the proposal, citing social connection and affordable housing.
- Letter dated July 1, 2018, from Patricia Martin, 1031 Scantlings, Vancouver, expressing support for the proposal, citing the benefits of cohousing, affordable housing and livability.
- Letter dated July 1, 2018, from Liljana Lolja and Marcus Peck, 2021 York Avenue, Vancouver, expressing support for the proposal, citing sustainable development and livability.
- Letter dated July 1, 2018, from Maureen Butler and Michael Koo, 107-510 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing the benefits of cohousing, sharing resources, social connections and affordable housing.
- Letter dated July 2, 2018, from Kathy Sayers, 705-2191 West 39th Avenue, Vancouver, expressing support for the proposal, citing the benefits of cohousing, social connections, affordable housing and sustainable development.

PUBLIC HEARING – 2121, 2129 and 2137 Chesterfield Avenue – Continued

4. SUMMARY OF CORRESPONDENCE - Continued

- Letter dated July 2, 2018, from Marilyn Chotem, 209 East 26th Street, North Vancouver, expressing support for the proposal, citing below market housing and affordable housing.
- Email dated July 2, 2018, from Maxwell Sykes, 1403-175 West 1st Street, North Vancouver, expressing support for the proposal, citing affordable housing, sustainable development and livability.
- Letter dated July 2, 2018, from Adriana Martin, 1043 Greenock Place, North Vancouver, expressing support for the proposal, citing affordable housing.
- Email dated July 2, 2018, from Elise McGrenera, 103-510 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing social connections, diverse community and quality of life.
- Letter dated July 2, 2018, from Derek and Penelope Human, 4533 Ranger Avenue, North Vancouver, expressing support for the proposal, citing sustainable development, social connections and affordable housing.
- Letter dated July 2, 2018, from Aiden and Mateo Lacour, 314A East 4th Street, North Vancouver, expressing support for the proposal, citing sustainable development, social connections and shared space.
- Letter dated July 2, 2018, from Eric Shin, 231, East 15th Street, North Vancouver, expressing support for the proposal, citing affordable housing.
- Email dated July 3, 2018, from Peter Thrift, 2733 St. George's Avenue, North Vancouver, expressing concern for the proposal, citing height, loss of green space and cost.
- Letter dated July 3, 2018, from Erica Weiss, 207-1201 West 16th Street, North Vancouver, expressing support for the proposal, citing sustainable development, shared space and proximity to amenities.
- Email from Don Peters, Community Housing Action Committee, 201-935 Marine Drive, North Vancouver, expressing concern for the proposal, citing affordable home ownership as compared to affordable housing and the cost of community amenity contributions that benefit a few rather than the whole community.
- Email dated July 3, 2018, from Tracy Mills, Ravens Crossing Cohousing, Sidney, expressing support for the proposal, citing the benefits of cohousing.
- Letter dated July 2, 2018, from Marta and Domenic Carlucci, 506-131 East 3rd Street, North Vancouver, expressing support for the proposal, citing affordable housing, below market housing and quality of life.
- Letter dated July 3, 2018, from Alina Moretti, 7-241 East 4th Street, North Vancouver, expressing support for the proposal, citing location and shared space.
- Email dated July 1, 2018, from Carol Van Straten, 123 West 1st Street, North Vancouver, expressing support for the proposal, citing sustainable development, social connections and affordable housing.
- Email dated July 4, 2018, from Rockford Samborski, 102-1200 Lynn Valley Road, North Vancouver, expressing support for the proposal, citing affordable housing.
- Letter dated July 4, 2018, from Cary Hungle, 2455 Kilmamock Crescent, North Vancouver, expressing support for the proposal, citing design, location and social connections.

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4. SUMMARY OF CORRESPONDENCE - Continued

- Letter dated July 4, 2018, from Lysa Dixon, 9-1255 East 15th Street, Vancouver, expressing support for the proposal, citing sustainable development, affordable housing and design.
- Letter dated July 4, 2018, from Alison Brookfield and Steve Friday, 464 East 15th Street, North Vancouver, expressing support for the proposal, citing proximity to amenities, below market housing and social connections.
- Letter dated June 29, 2018 from Andrea Fraser, 1146 Cortell Street, North Vancouver, expressing support for the proposal, citing sustainable development, social connections and affordable housing.
- Letter dated July 5, 2018, from Marthe Duncombe, 110-183 West 23rd Street, North Vancouver, expressing support for the proposal, citing below market housing and proximity to amenities.
- Email dated July 5, 2018, from Allison Earl, UBC Education for Sustainability, expressing support for the proposal, citing affordable housing, density, social connections and quality of life.
- Email dated July 4, 2018, from Janey Harper, TH17-1233 West Cordova Street, Vancouver, expressing support for the proposal, citing social well-being, environmental sustainability, affordable housing and quality of life.
- Letter dated July 6, 2018, from Betty Sabey, 2149 Chesterfield Avenue, North Vancouver, expressing opposition to the proposal, citing parking, reduced lane width, impacts to the creek area and design.
- Letter dated July 6, 2018, from Ralph Sabey, 2149 Chesterfield Avenue, North Vancouver, expressing opposition to the proposal, citing access through the laneway and parking.
- Letter dated July 6, 2018, from Rodger Sabey, 2149 Chesterfield Avenue, North Vancouver, expressing opposition to the proposal, citing laneway access, parking, bank stability and environmental concerns.
- Email dated July 6, 2018, from Dane Sabey, 2149 Chesterfield Avenue, North Vancouver, expressing opposition to the proposal, citing distribution of redevelopment, width of the laneway and access.
- Email dated July 6, 2018, from Jim Erickson, 904-4691 West 10th Avenue, Vancouver, expressing opposition to the proposal, citing access through the laneway.
- Email dated July 6, 2018, from Emily Surine, 1555 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing affordable home ownership.
- Email dated July 7, 2018, from Erika Rathje, 140 East 20th Street, North Vancouver, expressing support for the proposal, citing social interactions and a sense of community.
- Email dated July 8, 2018, from Vincent Strgar, 302-500 West 10th Avenue, Vancouver, expressing opposition to the proposal, citing access through the alley, parking and traffic.

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PUBLIC HEARING – 2121, 2129 and 2137 Chesterfield Avenue – Continued

4. SUMMARY OF CORRESPONDENCE - Continued

- Email dated July 8, 2018, from Kellie Sawkins, 2114 East 5th Avenue, Vancouver, expressing opposition to the proposal, citing access through the laneway, design and view up the lane.
- Email dated July 8, 2018, from Shayne De Wildt, 904 Bowron Court, North Vancouver, expressing support for the proposal, citing housing for people with disabilities, affordable home ownership and below market housing.
- Email dated July 9, 2018, from Jennifer Surine, 11-1620 St. George's Avenue, North Vancouver, expressing support for the proposal, citing affordable housing
- Letter dated July 9, 2018, from Bradley Cornwell, 2888 Munday Place, North Vancouver, expressing support for the proposal, citing planning, design, financing and affordable housing.
- Email dated July 9, 2018, from Kurt Luchka, 600 West 10th Avenue, Vancouver, expressing concern for the proposal, citing visual appeal of the laneway, width of the laneway and a barrier being installed in the laneway.
- Email dated July 9, 2018, from Amy Amanea, 3455 Highland Boulevard, North Vancouver, expressing support for the proposal, citing affordable housing, below market housing and home ownership.
- Email dated July 9, 2018, from Maureen Allarie, 2149 Chesterfield Avenue, North Vancouver, expressing opposition to the proposal, citing laneway access, parking, traffic flow and visual aesthetics of the laneway.
- Email dated July 9, 2019, from Scott Young, 3423 Slocan Street, Vancouver, expressing opposition to the proposal, citing lane access.
- Email dated July 9, 2018, from Gail Ritter, 3455 Highland Boulevard, North Vancouver, expressing support for the proposal, citing affordable housing.
- Email dated July 9, 2018, from Paul Cottle, 5-1255 East 15th Avenue, Vancouver, expressing support for the proposal, citing passive house construction, below market housing and affordable home ownership.
- Email dated July 9, 2019, from Brenda McDonald, 206 West 21st Street, North Vancouver, expressing concern for the proposal, citing process.
- Email dated July 9, 2018, from Cara Blair, 2533 Hyannis Point, North Vancouver, expressing concern for the proposal, citing access to the laneway, tree root protection and environmental issues.
- Email dated July 9, 2018, from Joe Cortese, 3700 Willingdon Avenue, Burnaby, expressing opposition to the proposal, citing laneway access and parking.
- Email dated July 9, 2018, from Rodger Sabey, 2149 Chesterfield Avenue, North Vancouver, expressing concern for laneway access.
- Email dated July 9, 2018, from Erika Sigurdson, 206 West 22nd Street, North Vancouver, expressing concern for the proposal, citing tree and creek protection, traffic, parking, noise and pollution.
- Email dated July 9, 2018, from Danielle Sawkins, 2149 Chesterfield Avenue, North Vancouver, expressing opposition to the proposal, citing access to the laneway.
- Email dated July 9, 2018, from Sean Martin, 2149 Chesterfield Avenue, North Vancouver, expressing opposition to the proposal, citing access to the laneway.

PUBLIC HEARING – 2121, 2129 and 2137 Chesterfield Avenue – Continued

5. SPEAKERS

- Mackenzie Stonehocker, 415 East 20th Avenue, Vancouver, expressed support for the proposal, citing the benefits of cohousing, below market housing, passive house certification, social connections, environmental stewardship and sustainable design.
- Ruth Tschannen, 325 West 19th Street, North Vancouver, expressed support for the proposal, citing design, the benefits of cohousing, social connections, below market housing and sustainable living.
- Graham Oslund, 229 West 22nd Street, North Vancouver, expressed concern for additional users in the park area, impact of shadowing on the creek, loss of view and environmental impacts.
- Brenda McDonald, 206 West 21st Street, North Vancouver, expressed opposition to the proposal, citing height, massing, location, environmental impacts to the creek, access to Wagg Creek Park, traffic and realignment of the laneway.
- Mack McCorkindale, 2010 Jones Avenue, North Vancouver, expressed support for the proposal, citing benefits of cohousing, affordable housing and design.
- Rodger Sabey, 2145 Chesterfield Avenue, North Vancouver, expressed opposition to the proposal, citing access to the laneway, shadowing, damage to trees, traffic and parking.
- Ralph Sabey, 2149 Chesterfield Avenue, North Vancouver, expressed opposition to the proposal, citing access to the laneway.
- Maureen Allarie, 2149 Chesterfield Avenue, North Vancouver, expressed opposition to the proposal, citing access to the laneway, parking, isolation and lack of communication.
- Meghan Mathieson, 505-122 East 3rd Street, North Vancouver, expressed support for the proposal, citing below market housing, affordable home ownership and the benefits of cohousing.
- Carol McCory, 510 Chesterfield Avenue, North Vancouver, expressed support for the proposal, citing the benefits of cohousing.
- Nicola Simm-Jones 135 West 14th Street, North Vancouver, expressed support for the proposal, citing the benefits of cohousing, affordable housing and social connections.
- Michelle Anderson, 314 East 4th Street, North Vancouver, expressed support for the proposal, citing stewardship for Wagg Creek Park.
- Connie Plundey, 510 Chesterfield Avenue, North Vancouver, expressed support for the proposal, citing the benefits of cohousing, change and redevelopment.
- Michael Koo, 510 Chesterfield Avenue, North Vancouver, expressed support for the proposal, citing the benefits of cohousing, community support, environmental stewardship, social connections, shared space and multi-generational living.

PUBLIC HEARING – 2121, 2129 and 2137 Chesterfield Avenue – Continued

6. ADJOURN

Moved by Councillor Keating, seconded by Councillor Clark

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8641” (Odete Pinho / Cornerstone Architecture, 2121, 2129 and 2137 Chesterfield Avenue, CD-707) and “Housing Agreement Bylaw, 2018, No. 8648” (Odete Pinho / Cornerstone Architecture, 2121, 2129 and 2137 Chesterfield Avenue, CD-707, Housing Commitments)”, adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:05 pm.

CERTIFIED CORRECT:

“Certified Correct by the City Clerk”

CITY CLERK