



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, JUNE 19, 2017.****

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**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  
K. Graham, City Clerk  
J. Ficocelli, Deputy City Clerk  
J. Peters, Assistant City Clerk  
B. Pearce, Director, Strategic Initiatives and Services  
E. Adin, Deputy Director, Community Development  
B. Themens, Director, Finance  
M. Epp, City Planner, Community Development  
W. Tse, Planner 1, Community Development  
G. Gusdal, Manager, Bylaw Services  
D. Pope, City Engineer  
L. Orr, Manager, Business Services  
D. Johnson, Planner 2, Community Development  
H. Evans, Community Planner  
A. Dempster, Planning Technician 2, Community Development

The Public Hearing was called to order at 7:01 pm.

**PUBLIC HEARING – 1549 Chesterfield Avenue**

**1. INTRODUCTION**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8552” (Michael Cox / 1549 Chesterfield Ave Holdings, 1549 Chesterfield Avenue, CD-686) and “Housing Agreement Bylaw, 2017, No. 8559” (1549 Chesterfield Ave Holdings, 1549 Chesterfield Avenue, CD-686, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment (RM-1) Zone to a Comprehensive Development 686 (CD-686) Zone to permit the development of a five storey apartment building containing 34 rental units over one level of underground parking to support 17 vehicles. The proposed density is 2.50 times the lot area with a maximum building height of 58.75 feet.

**2. STAFF PRESENTATION**

The Planner 2 provided a PowerPoint presentation on the application and responded to questions of Council.

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## **PUBLIC HEARING – Continued**

### **3. APPLICANT PRESENTATION**

Ross Elliot, Owner, 1549 Chesterfield Ave Holdings, and Richard White, Consultant, provided a PowerPoint presentation on the application and responded to questions of Council.

### **4. SUMMARY OF CORRESPONDENCE**

- Letter dated June 9, 2017, from Clare Noble, 12-237 West 16<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing parking.
- Letter dated August 25, 2016, from Patricia Smith, 305-1550 Chesterfield Avenue, North Vancouver, expressing opposition to the proposal, citing view, parking, construction noise and livability.
- Email dated June 9, 2017, from David North, 605 West 15<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing parking and density.
- Letter dated June 14, 2017, from Julie Paxon, 4-225 West 16<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing parking.
- Email dated June 15, 2017, from Terry Chong, 2324 Kirkstone Road, North Vancouver, expressing support for the proposal, citing affordability.
- Email dated June 15, 2017, from Karl Schmidt, 210 West 16<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing parking.
- Email dated June 15, 2017, from Wendy Houghton, 1805 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing rental units.
- Email dated June 15, 2017, from Matt Young, 348 West 17<sup>th</sup> Street, North Vancouver, expressing support for the proposal citing location and family sized units.
- Email dated June 15, 2017, from Carrie Patraschuk, 117 West 17<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing location, rental units and family sized unites.
- Letter dated June 15, 2017, from Denise Elliott, 1605-158 West 13<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing location and rental units.
- Email dated June 15, 2017, from Emma MacGinty, 12-1549 Chesterfield, North Vancouver, expressing support for the proposal, citing location and new rental units.
- Email dated June 19, 2017, from Brad Tolhurst, 306-1535 Chesterfield Avenue, North Vancouver, expressing concern for the proposal, citing parking, height, setbacks, privacy and congestion.
- Email dated June 19, 2017 from Doug Gavin, 2059 Chesterfield Avenue, expressing concern for the proposal, citing parking, traffic and density.
- Letter dated June 18, 2017, from Robert Morrison, 1416 Mahon Avenue, North Vancouver, expressing opposition to the proposal, citing height, density, traffic, congestion, parking and quality of life.

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## **PUBLIC HEARING – Continued**

### **4. SUMMARY OF CORRESPONDENCE - Continued**

- Email dated June 19, 2017, from Joanna Rook, 201-1535 Chesterfield, North Vancouver, expressing opposition to the proposal, citing parking, size, set back and quality of life.
- Email dated June 19, 2017 from Ken and Karen Savage, 2-225 West 16<sup>th</sup> Street, North Vancouver, expressing opposition to the proposal, citing construction disruption, traffic, parking and quality of life.
- Email dated June 19, 2017, from Catharine Dewar, 20<sup>th</sup> Street, North Vancouver, expressing concern for the proposal, citing parking.
- Email dated June 19, 2017, from Barbara Murphy, President, strata building located at 1535 Chesterfield Avenue, North Vancouver, expressing concern for the proposal, citing set back, height, density, view, natural light and parking.

### **5. SPEAKERS**

- Alfonso Pezzente, 356 East 18<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing rental units and safety features of a new building.
- Kyle Statham, 1549 Chesterfield Avenue, North Vancouver, expressed support for the proposal, citing new rental units, transit and location.
- Donna Burgart, 31-3939 Indian River Drive, North Vancouver, expressed support for the proposal, citing the need for a new building on this site, larger rental units and quality of life.
- Greg Durst, 220B West 17<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing location.
- Heather Drugge, 1610 Chesterfield Avenue, North Vancouver, expressed support, citing rental units, parking and transit and concern for the setbacks.
- Jeff Williams, 231 West 17<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing location.
- Brad Tolhurst, 306 – 1535 Chesterfield Avenue, North Vancouver, expressed concern, citing height, parking, setbacks, light, privacy and congestion.
- Barbara Murphy, 301-1535 Chesterfield Avenue, North Vancouver, expressed concern for the proposal, citing setbacks light, view and height.
- Phil Chapman, 1059 Handsworth Road, North Vancouver, expressed support for the proposal, citing rental units, size of units and affordability.
- Susan Bello, 1535 Chesterfield Avenue, North Vancouver, expressed concern for the proposal, citing massing, setbacks, parking and light.
- Jody Dawkins, 1535 Chesterfield, North Vancouver, expressed concern for the proposal, citing view, light, parking and quality of life.
- Barry Fenton, 2733 Byron Road, North Vancouver, expressed support for the proposal, citing rental units, affordability, suite mix and location.

**PUBLIC HEARING – Continued**

**6. ADJOURN**

Moved by Councillor Keating, seconded by Councillor Buchanan

**THAT** the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8552” (Michael Cox / 1549 Chesterfield Ave Holdings, 1549 Chesterfield Avenue, CD-686), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned 7:56 pm.

**CERTIFIED CORRECT:**

*“Certified Correct by the City Clerk”*

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CITY CLERK