

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**2932 Chesterfield Avenue
Four Unit Townhouse Project**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, November 28, 2017 commencing at 7:19 p.m.

Present: Mayor R. Walton
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn

Absent: Councillor R. Bassam
Councillor L. Muri

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. C. Archer, Confidential Council Clerk
Ms. E. Nordin, Development Planner

District of North Vancouver Rezoning Bylaw 1357 (Bylaw 8249)

Purpose of Bylaw:

Bylaw 8249 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 110 (CD110) and rezone the subject site from Residential Single-Family 6000 Zone (RS4) to Comprehensive Development Zone 110 (CD110). The CD110 Zone addresses use, density, amenities, setbacks, height, coverage, landscaping and parking.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;
- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaws;

- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair.
- The binder containing documents and submissions related to these bylaws is available on the side table to be viewed; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

2. INTRODUCTION OF BYLAWS BY THE CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaw, stating that Bylaw 8249 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 110 (CD110) and rezone the subject site from Residential Single-Family 6000 Zone (RS4) to Comprehensive Development Zone 110 (CD110). The CD110 Zone addresses use, density, amenities, setbacks, height, coverage, landscaping and parking.

3. PRESENTATION BY STAFF

Ms. Emel Nordin, Development Planner, provided an overview of the proposal elaborating on the introduction by the Deputy Municipal Clerk.

Ms. Nordin advised that:

- The subject site is located on the northeast corner of Chesterfield Avenue and West 29th Street, outside of a Town Centre, within the North Lonsdale – Delbrook neighbourhood;
- The property is currently comprised of one single-family lot, zoned RS4 and designated in the Official Community Plan (OCP) as Residential Level 4, intended for transitional multi-family housing with density permitted up to 1.2 floor space ratio (FSR);
- Surrounding uses are single family homes to the north and west and multi-family housing to the east and south;
- The North Lonsdale-Delbrook Plan identified the site for medium density multi-family development, with density up to 36.3 units per acre and the proposal is for 23 units per acre;
- There are no plans to redevelop the adjacent property at 2944 Chesterfield at this time; however the property could be redeveloped in the future to a similar housing form with access via the lane to the north;
- The proposed development would add family-oriented housing to this neighbourhood, responding to the goal in the OCP to provide a diverse mix of housing types;
- The subject site is located in Development Permit Areas for Form & Character for Ground-Oriented Housing and Energy and Water Conservation and Greenhouse Gas Emission Reduction;

- The proposal is for four three-bedroom townhouse units in two, three-storey buildings with a tucked under parking/basement level and rooftop decks, with one building fronting Chesterfield Avenue and one fronting West 29th Street;
- Two residential parking spaces are proposed per unit, including visitor parking, located in a shared garage accessed via West 29th Street;
- The density proposed is 1.2 FSR;
- The Community Amenity Contribution for this proposal is calculated at \$158,564 and the Development Cost Charges would be calculated as of the date of issuance of a building permit;
- Off-site improvements include improved street frontages with new tree plantings and street light upgrades and curb, gutter and sidewalk improvements;
- District staff is working with the City of North Vancouver to install a four-way stop at the intersection of Chesterfield and West 29th Street;
- The design meets the Green Building Policy Gold standard and will comply with the *BC Step Code* requirements; and,
- Although the District's Accessible Design Policy does not apply to developments with fewer than five units, basic and enhanced accessible design elements have been included.

Ms. Nordin further advised that a facilitated Public Information Meeting was held on December 15, 2016 and approximately eleven members of the public attended. The proposal was generally well-received and the topics raised at the meeting included pedestrian safety, traffic calming and height. In response to concerns raised at the meeting, a proposal for pedestrian crossing markings and four-way stop is currently under review by staff. The project has been designed as two buildings in order to provide space and reduce building mass. It was noted that the proposed development height is approximately 4.5 feet less than the adjacent existing multi-family development at 188 West 29th Street.

4. REPRESENTATIONS FROM THE APPLICANT

Nil

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Howard Dallimore, 100 Block West 29th Street: COMMENTING

- Commented regarding parking at the multi-family building next door to the site and expressed concern regarding visibility when exiting the garage;
- Commented regarding street parking and expressed concern regarding construction trades parking and traffic; and,
- Requested the traffic management plan be made available to the strata council.

5.2. Ms. Susan Sherwin, 2900 Block Chesterfield Avenue: COMMENTING

- Expressed concern regarding traffic and large construction vehicles;
- Expressed concern regarding street parking;
- Commented regarding school traffic; and,
- Recommended traffic calming measures be put in place.

- 5.3. Ms. Heather Kralik, 100 Block West 29th Street: COMMENTING**
- Queried if the proposal includes rooftop patios; and,
 - Expressed concern regarding privacy.
- 5.4. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING**
- Expressed concern regarding the proposed rooftop patios and queried if patios are included in the calculation of FSR; and,
 - Commented regarding privacy concerns.
- 5.5. Mr. Mohammad Jamal, 100 Block West 29th Street: COMMENTING**
- Commented regarding increased traffic in recent years in the area;
 - Expressed concern regarding construction parking and traffic;
 - Commented regarding the possible four-way stop at 29th Street and Chesterfield Avenue;
 - Commented regarding street parking issues on 29th Street;
 - Noted exiting the garage on the adjacent property can be difficult; and,
 - Queried the developer's history.
- 5.6. Mr. Charles Hamfeldt, 100 Block West 29th Street: COMMENTING**
- Spoke in opposition to the proposed rooftop patios, noting that plantings will add to the building height and block light; and,
 - Commented that rooftop patios would affect residents' privacy on the west side of 188 West 29th Street.
- 5.7. Ms. Diane Kennedy, 200 Block West 28th Street: COMMENTING**
- Spoke in favour of installing a four-way stop at Chesterfield Avenue and 29th Street.
- 5.8. Ms. Jennifer Elliot, 100 Block West 29th Street: COMMENTING**
- Queried the proposed building height compared to the building at 188 West 29th Street.
- 5.9. Mr. Brendan Sherwin, 2900 Block Chesterfield Avenue COMMENTING**
- Suggested a roundabout be installed at Chesterfield Avenue and 29th Street; and,
 - Spoke in opposition to the proposed rooftop patios.
- 5.10. Ms. Diane Kozoris, 2800 Block Chesterfield Avenue: COMMENTING**
- Commented regarding the proposed four-way stop at Chesterfield Avenue and 29th Street;
 - Expressed concern regarding the speed of traffic and the need for traffic calming measures;
 - Commented regarding the number of driveways on 29th Street and access issues to the flow of traffic;
 - Noted that a mid-block crosswalk was raised at the Public Information Meeting; and,
 - Commented regarding the parking restriction on the south side of 29th Street.

5.11. Ms. Jeanette McLatchie, 200 Block West 29th Street: COMMENTING

- Commented regarding street parking and customer parking for retail businesses on Lonsdale Avenue; and,
- Suggested implementing residents-only parking in the area.

5.12. Ms. Heather Kralik SPEAKING FOR A SECOND TIME

- Queried if buildings where patios have been permitted have access to outdoor space.

5.13. Mr. Rick Artuso, Artuso Properties Ltd.: IN FAVOUR

- Spoke regarding the proposed rooftop patios and construction traffic and parking;
- Noted the intent of the patios is to provide amenity space for residents;
- Commented that removal of the rooftop patio will reduce construction costs and the resulting plain, black roof will be less aesthetically appealing to neighbours;
- Commented on the construction management plan and noted impacts to the neighbourhood will be minimized; and,
- Noted the area between the buildings will be used for construction parking once framing is completed and the area that will later have sidewalks added is available for construction parking.

6. QUESTIONS FROM COUNCIL

In response to a question from Council, staff advised that there are rooftop decks proposed for the development, which are set back from the perimeter of the buildings.

In response to a question from Council, staff advised that a construction management plan is required, with a final plan required before a building permit would be issued. The draft construction management plan is available for public viewing. Staff commented regarding a traffic issue with another development, noting that staff are following up. It was noted that covenants are routinely registered on title for storm water management.

In response to a question from Council, the applicant advised that the proposed rooftop patios are 150 to 200 square feet in area, with planters installed up to five feet in height to provide privacy. In response to privacy concerns, more planters could be added to the east side to ensure there is no access to that side. The applicant further advised that the patios are proposed as an amenity to provide an opportunity for gardening more like a single-family home.

In response to a question from Council regarding the unit size, the applicant advised that smaller units are generally preferred by developers, but District staff recommended larger units be proposed.

In response to a question from Council, staff advised that rooftop patios are not included in the calculation of FSR.

In response to a question from Council regarding rooftop patios in Edgemont Village, staff advised that none have been proposed and staff can report back on whether they are allowed.

In response to a question from Council, staff advised that there have been applications for apartments and commercial projects that include rooftop amenities, including on Marine Drive and for Seylynn Village.

In response to a question from Council, staff advised that the property line setback on the east side of the subject site is 6.7 feet to the shared property line and the rooftop patio is set back from the shared property line between eight and eleven feet. Staff further advised that the maximum building height permitted for the site is 37.4 feet and the top of the Vista 29 building at 188 West 29th Street is 41.9 feet. The actual difference in height is greater than the difference in building heights due to the uphill slope.

7. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor MACKAY-DUNN

THAT the November 28, 2017 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1357 (Bylaw 8249)" be returned to Council for further consideration.

CARRIED
(8:16 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk