



**MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, DECEMBER 5, 2016.****

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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

**ABSENT:**

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  
B. Themens, Director, Finance  
D. Pope, City Engineer  
G. Penway, Director, Community Development  
D. Johnson, Planner 2, Community Development  
W. Tse, Planner, Community Development  
D. Watson, Transportation Planner  
B. Willock, Manager, Engineering, Planning and Design  
H. Reinhold, Manager, Strategic Initiatives  
C. Jackson, Section Manager, Environmental Sustainability  
S. Antoniali, Section Manager, Real Estate  
N. Chand, Deputy Director, Finance  
L. Garber, Manager, Manager, Financial Planning  
R. Charlton, Manager, Public Works  
M. Hunter, Manager, Parks and Environment

The Public Hearing was called to order at 7:00 pm.

**PUBLIC HEARING – 177 West 3<sup>rd</sup> Street**

**1. INTRODUCTION**

**“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8514” (Anthem Chesterfield Development Ltd. / Rositch Hemphill Architects, 177 West 3<sup>rd</sup> Street, CD-681)** would rezone the subject property from a Comprehensive Development 89 (CD-089) Zone to a Comprehensive Development 681 (CD-681) Zone to permit the development of a mixed-use building consisting of 57 residential units over approximately 10,000 square feet of commercial floor space and one and one-half levels of underground parking for 74 vehicles. The proposed density is 2.7 times the lot area (FSR), with a maximum building height of 52.5 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 (177 West 3<sup>rd</sup> Street) – Continued**

### **3. APPLICANT PRESENTATION**

Bryce Rositch, Rositch Hempell Architects, and Mackenzie Biggar, Development Manager, Anthem Properties, provided a PowerPoint presentation on the application and responded to questions of Council.

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

- Email dated November 17, 2016, from Laura Beveridge, 151 West 2<sup>nd</sup> Street, North Vancouver, expressing support for the proposal, citing housing diversity, design and new commercial units.
- Letter dated November 24, 2016, from Marc-Andre Boyes-Manseau, Managing Director, and Kim Selody, Artistic Director, Presentation House Theatre, 333 Chesterfield Avenue, North Vancouver, expressing support for the proposal, citing additional housing.
- Email dated November 25, 2016, from Page Ritchie, 122 West 4<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing additional residential and commercial units.
- Email dated November 25, 2016, from Andrew Parent, 122 West 4<sup>th</sup> Street, North Vancouver, expressing support for the proposal, citing additional residential and commercial units.
- Email dated November 25, 2016, from Allan Collier, 312-105 West 2<sup>nd</sup> Street, North Vancouver, expressing support for the proposal, citing design.
- Email dated November 30, 2016, from Wendy Padwick, PH 1 – 170 West 1<sup>st</sup> Street, North Vancouver, expressing support for the proposal, citing larger units, outdoor space and the landscaping plan.
- Email dated December 1, 2016, from Ryan Vanderham, 313-250 East 2<sup>nd</sup> Street, North Vancouver, expressing support for the proposal, citing additional housing, access to transit and additional commercial units.
- Email dated December 1, 2016, from Pamela and Peter Roskell, 608 East 1<sup>st</sup> Street, North Vancouver, expressing support for the proposal, citing access to transit, affordable housing and revitalization.
- Email dated December 2, 2016, from Cam McLeod, 305-160 West 3<sup>rd</sup> Street, North Vancouver, expressing support for the proposal.
- Letter dated November 30, 2016, from Louise Ranger, CEO, North Vancouver Chamber of Commerce, 102-124 West 1<sup>st</sup> Street, North Vancouver, expressing support for the proposal, citing revitalization, retail space, employment, housing units and parking.
- Email dated December 5, 2016, from Karen O'Connor, 202-88 Lonsdale Avenue, North Vancouver, expressing support for the proposal, citing residential and retail units, walkable neighbourhood and access to transportation.

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**PUBLIC HEARING (177 West 3<sup>rd</sup> Street) – Continued**

**5. SPEAKERS**

- John Jennings, 506-210 West 13<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing concrete construction, revitalization, unit size, access to transportation and amenities.
- Robert Marchand, 364 West 15<sup>th</sup> Street, North Vancouver, expressed support for the proposal, citing economic development and revitalization.
- Erika Rathje, 8 140 East 20<sup>th</sup> Street, North Vancouver, expressed concern for bike lanes in the area and parking.

**6. ADJOURN**

Moved by Councillor Buchanan, seconded by Councillor Clark

**THAT** the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8514” (Anthem Chesterfield Development Ltd. / Rositch Hemphill Architects, 177 West 3rd Street, CD-681), adjourn.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned 7:39 pm.

**CERTIFIED CORRECT:**

*“Certified Correct by the City Clerk”*

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CITY CLERK