



PORT METRO
vancouver

February 19, 2013

VIA MAIL & E-MAIL

Mr. Doug Allan
Senior Development Planner
The District of North Vancouver
355 West Queens Road
North Vancouver BC V7N 4N5

Dear Mr. Allan:

**Re: Rezoning Bylaw 7962 – Rezoning of Land at 2151 Front Street and
2011 Old Dollarton, District of North Vancouver**

Thank you for your presentation of January 25, 2013, regarding the application by Great West Life Realty Advisors to rezone the above-noted properties in the District of North Vancouver.

We support provisions outlined in the application and in your January 7, 2013 report to Council which recognize the continuing presence of marine and heavy industry in the Dollarton and Maplewood areas of the District. In particular, we support the following elements included in the by-law:

- The recognition of the proximity of nearby heavy industry along the waterfront;
- The inclusion of proposed nuisance covenants related to noise, traffic, or other potential impacts of industry;
- The inclusion of requirements related to acoustical review and building design that recognizes the nearby generation of noise.

The port strives to protect and enhance existing industrial lands throughout the region, particularly waterfront industry, from encroachment by residential and other urban uses. The industrial land base is integral to the ability of the region to engage in marine trade and trade related economic activity, and is vital to the prosperity of the nation as a whole. The Port's main interest with respect to land use is to ensure that upland developments remain compatible with existing and anticipated port operations.

The Dollarton area is a good example of marine-oriented industrial lands, as an established hub of water-dependant industry fronting the inlet. The rezoning application as outlined provides a well considered approach to allowing redevelopment and increasing density in the Maplewood Village Centre area, in proximity to such existing land uses.

We note that the uses and activities on the waterfront evolve over time, and as such the views that people enjoy today over Burrard Inlet may be different in the future. There are many mechanisms available to the City to address these matters, and we encourage Council and staff to consider all of them in the rezoning and development approvals processes.

We appreciate the opportunity to provide input to this project, and look forward to on-going dialogue with the District of North Vancouver on matters of shared interest. If you have any questions on the above, please contact me at 604-665-9378.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Blair', with a stylized, wavy line extending from the end.

Tim Blair,
Planner

Cc. Greg Yeomans, Manager Planning, VFPA