

**From:** [Louise Simkin](#)  
**To:** [Ashley Rempel](#)  
**Cc:** [Doug Allan](#)  
**Subject:** FW: Public Hearing for property at 3967 Hoskins Rd.  
**Date:** Thursday, February 12, 2015 9:05:16 AM

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**From:** calvin smyth [REDACTED]  
**Sent:** Saturday, February 07, 2015 11:56 AM  
**To:** Mayor and Council - DNV  
**Subject:** Public Hearing for property at 3967 Hoskins Rd.

MAYOR AND COUNCIL

I am writing this note to strongly protest the subdivision application for the property at 3967 Hoskins Road. The sign on the property refers to a public hearing for Feb. 17th which I would have attended but unfortunately I will be out of town.

I have spent my entire career in the valuation of property and I can tell you that this constant subdivision of properties into smaller lots and smaller houses devalues real estate in the community. Developers love them because it maximizes their profits. Edgemont properties, for example, have increased at much faster pace compared to Lynn Valley because of the housing standards directly related to size of lots.

My wife and I are long term residents of Lynn Valley and it is our intention to support a high quality of housing for the community. Zonings of single family properties should not be altered simply to increase the profit margins of that particular owner or developer.

Calvin and May Smyth  
[REDACTED]

**From:** [DNV Input](#)  
**To:** [Ashley Rempel](#)  
**Subject:** FW: Subdivision of properties at 3967 Hoskins Road and 4155 Hoskins Road  
**Date:** Tuesday, February 17, 2015 8:19:29 AM

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For the PH Package

Louise Simkin  
Administrative, Information & Privacy Coordinator  
District of North Vancouver  
604-990-2413

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**From:** [REDACTED]  
**Sent:** Monday, February 16, 2015 5:07 PM  
**To:** DNV Input  
**Cc:** [letchford@dnv.org](mailto:letchford@dnv.org)  
**Subject:** Subdivision of properties at 3967 Hoskins Road and 4155 Hoskins Road

I am writing to voice my concern about rezoning applications such as the ones at 3967 Hoskins Road and 4155 Hoskins Road. More and more properties in Lynn Valley are being subdivided. If this continues, the character of Lynn Valley will be drastically changed.

I support increased density around the Lynn Valley Centre development but believe that the surrounding properties in our area should continue to be single family homes on reasonably sized lots.

I understand that there will be exceptions but would prefer that council continue to support the development of larger properties in Lynn Valley and discourage the subdivision of lots.

Thanks for your consideration

Ron Roy

[REDACTED]  
North Vancouver



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**From:** [Louise Simkin](#)  
**To:** [Ashley Rempel](#)  
**Subject:** FW: Re:Public Hearing for 3967 Hoskins Rd  
**Date:** Tuesday, February 17, 2015 8:20:10 AM

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For the PH Package

Louise Simkin  
Administrative, Information & Privacy Coordinator  
District of North Vancouver  
604-990-2413

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**From:** william [REDACTED]  
**Sent:** Tuesday, February 17, 2015 4:12 AM  
**To:** Mayor and Council - DNV  
**Subject:** Re:Public Hearing for 3967 Hoskins Rd

Mayor and Council

I am writing to protest the proposed rezoning of 3967 Hoskins road. The continued subdivision into smaller lots with smaller houses is having an adverse effect on the quality of housing in our neighbourhood.

William Kopfensteiner  
[REDACTED]



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**From:** [Louise Simkin](#)  
**To:** [Ashley Rempel](#)  
**Subject:** FW: Public Hearing Feb 17/15 - 3967 Hoskins Road By-law 8095  
**Date:** Tuesday, February 17, 2015 2:15:49 PM  
**Importance:** High

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For PH package.

Louise Simkin  
Administrative, Information & Privacy Coordinator  
District of North Vancouver  
604-990-2413

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**From:** Linda Findlay [REDACTED]  
**Sent:** Tuesday, February 17, 2015 2:14 PM  
**To:** Doug MacKay-Dunn; James Hanson; Lisa Muri; Mathew Bond; Richard Walton, Mayor; Robin Hicks; Roger Bassam  
**Cc:** Louise Simkin; Doug Allan; Ashley Rempel  
**Subject:** Public Hearing Feb 17/15 - 3967 Hoskins Road By-law 8095  
**Importance:** High

Dear Mayor and Council

I support the subdivision of the lot on 3967 Hoskins Road. I am happy to see for new lot size that there is a covenant prohibiting secondary suites within the new buildings.

I'd like to address a concern regarding parking and traffic control. This property sits just below the crest of a hill on Hoskins Road. When travelling East along Kilmer Road towards Hoskins Road, there is a stop sign at the intersection of these two roads. Should parking be allowed in front of the two new homes, views to the south from this stop sign onto Hoskins Road will be completely obscured going down the hill, which could pose a driving hazard. I realize that driveway allowances for these new properties will mitigate some of the problem, however, I wanted to bring this issue to the attention of both Mayor and Council, and to staff to ensure that the issue is identified and addressed before it becomes a problem. There have been several bad accidents in the past in Lynn Valley due to parking of vehicles on busier thoroughfares, such as Hoskins, too close to smaller feeder roads causing visibility problems and resulting in serious, long term injuries.

Thanks for your time.

Linda Findlay  
[REDACTED]