

**From:** Doug Potter  
**To:** DNV Input  
**Subject:** Development Application: 1325 and 1355 Draycott Road  
**Date:** Sunday, March 01, 2015 8:06:36 PM

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**Attention - Municipal Clerk - North Vancouver District**

**From:** Doug Potter [REDACTED]  
**Subject:** RE: Development Application: 1325 and 1355 Draycott Road

**Please note that this letter has been revised slightly from the letter I sent to C. Peters on December 13, 2013, including the mention of a "greenbelt" and that the address has been revised from 1325 - 1335 Draycott Road to 1325 - 1355 Draycott Road.**

**Submission to the Municipal Clerk - North Vancouver District**

I have received your letter dated December 9, 2013 regarding the development of 1325 and 1355 Draycott Road. I find your description and proposed site drawings are lacking in accurate information and several omissions which must be considered if this project is to continue.

1. In your description and site diagram most of the new traffic will be exiting this building and will have to flow onto Lynn Valley Road from Draycott Road. As the traffic is of today, trying to make a left hand turn onto Lynn Valley Road from Draycott Road is a nightmare, particularly during heavy traffic hours ( including both morning and afternoon rush hour and on weekends ) and other times of the day. With the additional traffic resulting from this project, the traffic flow will be much worse. Many of these cars will be forced to turn right onto Lynn Valley Road and then left onto Institute Road and then turn around in order to get back onto Lynn Valley Road. Since Institute Road is a large school and playground area, the traffic volume on this street will be impacted in a very negative way.

2. The proposed widened lane leading to Mountain Highway is ridiculous. There is already a small lane there. The traffic using that lane find it difficult to get onto Mountain Highway at any time of day and during heavy traffic volume can only get into the closest right hand lane which forces the traffic either straight thru Lynn Valley Road and up towards Lynn Valley School or turn right onto Lynn Valley Road and back towards Draycott Road. It is impossible to make a left hand turn from that lane onto Mountain Highway.

3. Keep in mind that both Mountain Highway and Lynn Valley Road are the two major routes in the Lynn Valley area.

If this project is to be considered, I think much more research must be done to insure that the traffic problems that exist in this area can be alleviated and not made much worse.

Yours truly

Douglas C. Potter

  
North Vancouver

**From:** [David and Iov Fai](#)  
**To:** [DNY Input](#)  
**Subject:** Public Hearing - 1325 - 1355 Draycott Road  
**Date:** Saturday, February 28, 2015 6:28:43 AM

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[REDACTED]  
North Vancouver, BC [REDACTED]

February 27, 2015

Good morning District Council members,

I am writing in regards to the recent notice of Public Hearing regarding the proposal to amend Bylaw 8096 which would create a new Comprehensive Development zone B4 (CD84) and rezone the subject lands from C2 to CD84 to permit the development of a 35 unit residential apartment building on the land currently known as 1325-1355 Draycott Road.

I ask you to please not amend this bylaw.

I also put forward a request to halt ANY future development in the Lynn Valley area for the next 5 years. The growth in Lynn Valley is exponential. The infrastructure to support it cannot come **after** all of the developments are built but need to be put in place **before** any future developments are considered. You have already allowed the development of the Lynn Valley United Church site which has begun and is within a very short walking distance from this new proposed development on Draycott Road. The development at the Lynn Valley United Church is to build 75 new townhomes where once a church stood. The impact to traffic and the local neighborhood is yet to be seen, but living a few blocks above this, and being a daily bus rider into Vancouver, I know will seriously affect the service to buses, local traffic and businesses. To even consider adding in another new development within such a short distance, while the last touches are being put on the new townhome development only a few blocks in the other direction down Mountain Highway near the library and mall, is unconscionable.

Please look at other areas for your tax monies. Lynn Valley needs time to adapt to all the new changes you have already adopted. Do not turn our lovely area into a slum. Take a drive by the park you have taken away in order to build a bridge where what was once known as Bridgeman Park. The devastation is unreal. While I am sure some sort of tree planting will be installed at some point, it will never make up for the beautiful trees taken down from this park in order to address traffic concerns which are ALREADY evident prior to any of the church/75 townhomes and new development at the Lynn Valley Mall site, or the almost complete townhomes on Mountain Highway near the mall.

Please do not amend this bylaw. I ask you to consider putting a stop on any and all future proposals for Lynn Valley for the next 5 years. Give things a chance to settle, and time to install the infrastructure needed to support this influx of people into our quiet neighborhood.

Thank you for considering my request.

Joy Fai  
20 year Lynn Valley resident



**Linda Brick**

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**From:** Elaine Oakes on behalf of DNV Input  
**Sent:** Tuesday, March 03, 2015 8:37 AM  
**To:** Ashley Rempel  
**Cc:** Louise Simkin; Linda Brick  
**Subject:** FW: Public Hearing re: 1325 - 1355 Draycott Road Zoning Bylaw

**From:** [REDACTED]  
**Sent:** Monday, March 02, 2015 9:35 PM  
**To:** DNV Input  
**Subject:** Public Hearing re: 1325 - 1355 Draycott Road Zoning Bylaw

Dear Council,

I am writing this letter on behalf of my parents, Surinder and Jatinder Sull, the owners of the residence located at [REDACTED]. We are opposed to the proposed zoning bylaw allowing the development of a 35 unit apartment building located on the premises directly behind our home.

We have lived in our home since it was first built in 1984. Since that time, there has been a tremendous amount of development in our residential neighbourhood. The development over the years has generally been a good thing for the community; however, it has caused us a great deal of nuisance. We continually have traffic and parking problems on our street due to the Starbucks located across the street and we have discussed these problems with the District on numerous occasions with little effective solutions being offered by the District.

Recently, the Lynn Valley Town Centre was built across the street. Although we welcomed the addition, we note that this development has increased traffic, congestion and noise pollution in our neighbourhood.

If the residential development is built in the proposed location behind our home, we worry that the living conditions will become unbearable. Not only will the construction process cause a great deal of noise and inconvenience, the addition of 35 homes will only exacerbate the problems we currently face.

We urge the Council to vote against the zoning bylaw as we need Council to recognize the problems that rapid and poorly thought out development has caused in our neighbourhood. We need Council to think about us and acknowledge our rights as existing and long time homeowners of the area.

Sincerely,

Surinder and Jatinder Sull



February 27, 2015

Dear Mayor and Council,

As the owners of the Maple Leaf Garden Centre, we are writing you to express our full support of the development application at 1325 – 1335 Draycott Road.

We have met with the developer to discuss their proposal and they were very responsive to our concerns. We think the development will be a great addition to the community.

We hope you all will support this application.

Sincerely

A handwritten signature in blue ink, appearing to read "Ed", with a long horizontal stroke extending to the right.

Edward Duynstee  
Owner

Dear Mayor and Council,

As the owners of the Lynn Valley Bikes, we are in full support of the development application at 1325 – 1335 Draycott Road. We also will be happy to see the site rezoned from a lumber yard to a residential use.

We have met with the developer and we think the proposed 5' x 7' Personal Gear Garages will provide an opportunity for the future residents to be able to store their expensive outdoor gears and maintain their active lifestyles.

We hope you all will support this application.

Sincerely yours,

KEN MAUDE



LYNN VALLEY BIKES

PROSIDENT.

778.340.3001

KEN@LYNNVALLEYBIKES.COM .

Nick Mesotopitis

3050 Mountain Highway

North Vancouver, BC V7J 2P1

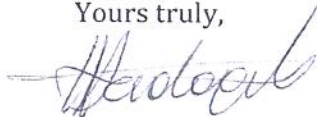
To: Mayor and Council

**Re: 1325-1335 Draycott Road – Walter's Place**

I am writing to express my support for the development application at 1325-1335 Draycott Road. With the addition of the new lane and the extension of the southern lane, this application will improve the traffic flow significantly. The new residences will be a great addition to our community.

I know the development team has been working on this application for a long time. So I encourage the District Council to approve this application at their earliest opportunity.

Yours truly,



Nick Mesotopitis

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Submission to the Public Hearing on March 3, 2015 on the proposed 1325- 1355 Draycott Rd. development

Dear Sirs,

I am a resident of Lynn Valley and have lived on the North Shore for over 20 years. I oppose the Draycott road proposal for a number of different reasons. My primary concern is that the building proposed is not in keeping with the residential nature of Lynn Valley in the sense that the building is too big for the small lot size. There are also significant issues with access to the building by road. The design of the building is devoid of any architectural merit but looks very similar to the proliferation of cookie cutter boxes being constructed on Marine Drive. It certainly doesn't fit into the Mountain Village concept being touted by the District.

I feel that as a result of the District adopting the Flexible Planning Framework, that developers will now see 5 stories as a minimum rather than a maximum height. Approval of this development will lead to many other situations where the developer will try to shoehorn 5 storey developments into any available space and Lynn Valley will become a patchwork quilt of such developments which do not conform to any overall plan. Marine Drive in the City is an example of what happens when this is permitted where the overall result is a mess.

The road exit from the development is an accident waiting to happen, having to make a left turn onto an already congested intersection.

.A major concern expressed by many Lynn Valley residents is that this proposal is yet another part of the densification of the North Shore which appears to be proceeding at an alarming rate. Councillor Muri recently presented what to my mind a well-reasoned Resolution to Council in an attempt to stop approval of development projects at least until its impact on such items as traffic congestion could be assessed. It was disappointing to see Council reject this Resolution without offering any alternative proposal.

I doubt very much whether anyone from Council will read this submission so I didn't waste a lot of time on it. Even if the Council does read it, they will ignore this in the same way as they ignored any negative comments from previous public hearings. The Council request feedback in the pretense that they will take notice of it but in fact will ignore any negatives and vote to adopt the proposal. This process is cynical and a waste of citizens' time and effort. This was made obvious in previous Public Hearings (Seylynn, Grouse Inn, Larco, Bosa, Mill House etc.). where, despite good reasons why the developments should be rejected, they were adopted with little debate and virtually no reference to the input from the Public Hearing. This does not fit my definition of democracy. Council, and the District planners should be representing the interests of the residents but they only appear to represent the interests of the developers.

This Council's legacy will be that they have converted the pristine nature of the North Shore into a noxious, polluted urban area similar to Metrotown. It is probably too late to stop the damage already

done but rejecting this proposal would hopefully send a message to the property developers that the gold rush on the North Shore is drying up.

I'd like to show the Council what traffic on the North Shore will be like in the near future. Note the high level of SMOG.

*Artist's impression of the intersection of Lynn Valley Road and Mountain Highway in the year 2020*



Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. O'Grady', written in a cursive style.

Stephen O'Grady FCIA, FSA, FIA, B.Sc.,M.Sc. (Psych)