

**From:** [Karen I](#)  
**To:** [DNV Input](#)  
**Subject:** Monteray elementary school development  
**Date:** Saturday, April 11, 2015 3:53:03 PM

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Hi,

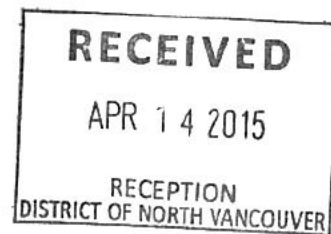
I would like to provide my input on the rezoning application for the Monteray elementary school lot.

I fully support this application as it is a natural location for additional single family lots and will have little impact on the neighbourhood while providing additional neighbourhood playground equipment. This location is not ideal for an elementary school and single family lots should be much more appealing to the neighbours than townhouses or condos.

This sale is incredibly important to the rebuild of high seismic risk Argyle secondary which houses 1200+ North Vancouver children in a precarious building. For the safety of these children and as a taxpayer in North Vancouver district, I fully support this rezoning application.

Regards,  
Karen Iacoviello





April 13, 2015

Dear Mayor and Council

RE: 4343 Starlight Way (Monteray Elementary School)

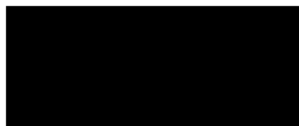
The residents of houses adjacent to 4343 Starlight Way were contacted to update them on the proposal by Morningstar to develop this property and all are in favour of this proposal. In addition, the residents of other households on Starlight Way and Monteray Avenue who will be affected by this development were also contacted.

Attached is a copy of a petition that we circulated to all affected residents. Of all the residents that we were able to contact, only one would not sign and the parents of another family were out of the country. We could not make contact with residents of 5 homes although we made several attempts to do so.

In summary, 39 of the 40 homes that we were able to contact signed in favour of the development. These results indicate an overwhelming approval of the project.

I certify that the signatures on the attached petition were obtained from the residents of these addresses.

Yours truly



Ron Adie CPA, CA



January 21, 2015

I am in favour of the development proposal by Morningstar Homes Ltd. to develop  
12 single family residential homes at 4343 Starlight Way, North Vancouver, B.C.

Address	Print Name	Signature
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	Phyllis Mittlestead	
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	KENNETH J SCHMIDT	
--	-------------------	--

	GWEN SCHMIDT	
--	--------------	--

	JOE PARK	
--	----------	--

	ELIN HEE TAK	
--	--------------	--

	DUYQU UNAL	
--	------------	--

	Nick O'Connor	
--	---------------	--

	Bradley Popovich	
--	------------------	--

	Z/A - 172121	
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	Shahab Molek - Afzali	
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	Sogol Sheikhabbari	
--	--------------------	--

	ZLA TOMLIN	
--	------------	--

	ADRIANA TOMLIN	
--	----------------	--

	Earle Mac Donald	
--	------------------	--

	Mary Mac Donald	
--	-----------------	--

	WAYNE SCHAFFER	
--	----------------	--

	SHERRILEE I. SCHAFFER	
--	-----------------------	--

	Kelvin Louie	
--	--------------	--

	Mary Louie	
--	------------	--

	DEREK NIKNAM	
--	--------------	--

	STACY WILSON	
--	--------------	--

	WARREN WILSON	
--	---------------	--

	H - MALEKAFZALI	
--	-----------------	--

	SH. KHOSRAVANI	
--	----------------	--

RECEIVED

APR 14 2015

RECEPTION  
DISTRICT OF NORTH VANCOUVER

Print Name

Signature

RON ADIE  
BONNIE ADIE  
TIM WILUS

BASAK OSHIDARY  
PARVYN OSHIDARY

Mike Boehm  
Shelley Boehm/Mitchell  
Sonia Azizbaigi

RAYMOND MA

David Jackson

Mirza Valizadeh  
Shahin Soleimani  
SOAUNG DIAS  
MARIAN KEEN

EWAY LUM  
ANTHONY WONG

Dane Pangchaya

I am in favour of the development proposal by Morningstar Homes Ltd. to develop 12 single family residential homes at 4343 Starlight Way, North Vancouver, B.C.

Address

Print Name

Signature

GORDON BIRD

CHERI BIRD

BRIAN CARDINER

LORA CARDINER

MUHAMMAD SHAYEGAN

ZARNAZI FARAZ

Erika Hayes

I am in favour of the development proposal by Morningstar Homes Ltd. to develop 12 single family residential homes at 4343 Starlight Way, North Vancouver, B.C.

[REDACTED]

Address

Print Name

Signature

Jan & Al Leonardy

Tracy & Dale Parkinson

BRENDA ISHERWOOD

SHERYL TEMKLIDGER

ANTHONY STONES

L.M. BURNS

MARC SOULLIERE

ROSS GROOM

PAUL KISSACK

H. DOUG COLBY

PAULINE KLASSEN

Kristine Kuss

April 15, 2015

Mayor and Council  
District of North Vancouver  
355 West Queens Road  
North Vancouver BC V7N 4N5

Dear Mayor Walton and Council:

Subject: Public Hearing 4343 Starlight Way (Monteray Elementary School)

On behalf of the North Vancouver School District and the Board of Education, I am pleased to provide comments supporting the proposed redevelopment of the former Monteray School site by Morningstar Developments Limited.

As follow-up to its 2003 Communication Consultation process – *Changes to our Schools – Protecting Quality Education*; in 2004, the Board of Education embarked upon the potential School Closure process for school properties identified as surplus to future needs, including Monteray Elementary School.

In accordance with Ministerial requirements and Board Policy, public consultation included fair consideration of community input and adequate opportunity for the community to respond to the Board's proposal to close the school permanently.

At the conclusion of a comprehensive public consultation process, the Board reached the decision to permanently close Monteray School, effective June 30, 2004. At that time, Monteray had a total enrolment of 64 students, with only 37 attending from the catchment area serving the school. The following year, all students were readily accommodated in nearby schools. The School District achieved annual operating budget savings of \$185,000 that were redirected to support the needs of our students in their respective schools and classrooms.

For a number of years, the School District was successful in leasing the school to Ecole Francophone Internationale de Vancouver (now called L'Ecole Francaise International Cousteau), an independent school under the authority of France. With the relocation of EFIV in 2011, a subsequent Request for Proposal was unsuccessful in securing a tenant. The building has been vacant since March 31, 2011 and remains surplus to the needs of the School District.

In 2011, the Board developed and approved a long-term land management initiative *Surplus Land Retention and Disposition Strategy*. Building upon its *Community Engagement Principles, Goals and Decision-Making Framework*, the Board proceeded with a Request for Proposals (RFP) in July 2012 that included Monteray Elementary School, Keith Lynn, Ridgeway Annex, and Plymouth Elementary School. No qualified proponents for the Monteray Elementary School property were identified through the process.

The Board proceeded with a second RFP for redevelopment of the property for residential purposes in 2013. A Purchase and Sales Agreement was reached in December 2013 with Morningstar Developments Limited for an agreed upon purchase price of \$6.38 M.

The School District has received disposition authority from the Ministry of Education and will request 100% of the proceeds, both Restricted and Local Capital, be applied toward the replacement of Argyle Secondary School. 50% of the proceeds are considered RESTRICTED capital and are under the control of the Ministry of Education. We anticipate the Ministry will agree to this request. Fifty percent (50%) of the proceeds are considered LOCAL capital and are under the control of the North Vancouver Board of Education.

The Board of Education is committed to reinvesting all proceeds from the former Monterey School site towards the capital contribution required by the Ministry of Education for the full replacement of Argyle Secondary School, rated at a HIGH Seismic Risk to students and staff occupying the building.

A full replacement project of approximately \$49M has the potential to modernize the delivery of education for students, while incorporating benefits to the community including a multi-purpose performing arts area, recreational facilities for fitness, additional capacity to accommodate our International students and the anticipated student population from the Lynn Valley Town Centre, and a potential future location for an artificial turf field – all highly valued community amenities that will only be possible through a full replacement project.

A Seismic Upgrade project, with \$40M funding provided by the Ministry, will achieve none of these objectives – it will simply result in an upgraded 1950s facility, with improved structural integrity.

The Board of Education has expressed its commitment towards a full replacement of Argyle Secondary School and will require the proceeds from the former Monterey School site to achieve this objective for our students and our community.

Proceeding with the redevelopment of the former Monterey School site is an integral component of the Board of Education's request to convert the Argyle Secondary School Project from a Seismic Upgrade project to a full replacement project with additional community amenity components. These funds, in combination with the proceeds of the Keith Lynn site, purchased by the DNV in August 2014, will greatly assist the Board of Education in reaching the goal of the full replacement of Argyle school.

The Board is pleased with the thoughtful and diligent community consultation process implemented by Morningstar Developments Limited in advancing this proposal. We understand that there has been strong support expressed by the neighbouring community and interest in moving this project forward at the earliest opportunity.

The Board provides its full support for the redevelopment proposal submitted by Morningstar. The support of Council will greatly assist the Board in advancing its request for the full replacement of Argyle Secondary School for the benefit of our students, our staff, and our community.

We sincerely appreciate the collaborative approach that we have developed over the years with the District of North Vancouver on projects of mutual interest and benefit to our respective constituents. We look forward to working with the District in advancing the full replacement of Argyle Secondary School in the very near future.





On behalf of the School District and the Board of Education, thank you for the opportunity to provide these comments this evening in support of the redevelopment proposal of Morningstar Developments Limited for the former Monterey School site.

Sincerely,

NORTH VANCOUVER SCHOOL DISTRICT

A handwritten signature in black ink, appearing to read 'J. Lewis', is written over a light blue horizontal line.

John Lewis  
Superintendent of Schools

JL/mg

cc Board of Education, School District No. 44 (North Vancouver)  
Georgia Allison, Secretary Treasurer

**From:** Cheri Bird [REDACTED]  
**Sent:** April-13-15 8:14 PM  
**To:** Marcos Mogyoros  
**Subject:** Re: Monterey Elementary Redevelopment - Public Hearing

Dear Mr. Mogyoros,

I cannot attend the meeting on Tuesday night but I would like to say that my husband Gordon and I are totally in favour of the proposed development. We look forward to the rehabilitation derelict property which has been a magnet for vagrants and miscreants. We also look forward to the stairs being rebuilt and the alder trees being taken out.

Yours truly  
Cheryl and Gordon Bird

**From:** K&M Louie [REDACTED]  
**Sent:** Tuesday, April 14, 2015 5:51 PM  
**To:** DNV Input  
**Subject:** Bylaw 8110

April 14, 2015

Re. Public Hearing 4343 Starlight Way (Monteray Elementary School)

We, Kelvin and Mary Louie, residents of [REDACTED], fully support the re-development of the old Monterey Elementary School (4343 Starlight Way) by Morningstar Development.

We have reviewed their plans and believe the proposed houses and lot sizes will fit well within the current single family neighbourhood.

We believe the new single family residences will rejuvenate and preserve the ambiance of our neighbourhood.

Thank you.

Kelvin and Mary Louie

**From:** [David Hargreaves](#)  
**To:** [DNV Input](#)  
**Subject:** 4343 Starlight Way  
**Date:** Tuesday, April 14, 2015 7:08:52 PM

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Dear Council

My wife and I have very recently purchased a house near the proposed development. We have reviewed the associated documents in detail and fully support the proposal.

Lora and David Hargreaves

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David Hargreaves  
Vice President  
Aerospace and Defence  
MDA (MacDonald, Dettwiler and Associates)  
Email: [REDACTED]  
Phone: [REDACTED]  
Mobile: [REDACTED]  
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From: Residences of [REDACTED], North Vancouver

To: District of North Vancouver

Date: April-14-15

SUBMITTED AT THE

14  
APR 4 2015

PUBLIC HEARING

Regarding supporting Monteray Elementary school development,

Dear members of North Vancouver District Council,

My family and I have been living in District of North Vancouver, specifically Canyon Height and Delbrook area, for almost 19 years and have almost enjoyed any moment of living in the neighborhood. These could not be achieved without close working between District and people.

The whole neighborhood have been happy, when they've been informed of the development project of the Monteray Elementary school and changing it to single family houses.

There are many benefits to such a development, from public safety and health environment, such as preventing from hanging out undesirables who drink, use foul language, make noise, partake in graffiti, and create nuisance to the neighborhood almost every night. The neighborhood have many police incidents due to this issue and we do not feel safe and always worry especially for our children and elders.

In addition to that, the boarded up windows, and dilapidated state of the school is an eyesore on the neighborhood. The stairs, decaying playground, and overall site is unsafe. Trees and bushes are overgrown wildly to the point of blocking several views.

The proposed single family homes work towards building the established sense of community and can make our neighborhood more beautiful and safe.

I'm sure speeding up the development of Monteray Elementary school is good for all and can be considered a big step towards making the relationship between Council and residents of Monteray, Starlight way, Prospect, and New Dale stronger than ever.

I really appreciate your hard working to make District of North Vancouver such a safe and beautiful place to live.

Thank you,  
Sonia and Ali Ostadsaraie

[REDACTED]

[REDACTED]