

SUMMARY OF PUBLIC INFORMATION MEETING

115 and 123 West Queens Road
Meeting held November 27th, 2014



Noort Holdings Ltd.

prepared by:

MAIN STREET ARCHITECTURE

architecture urban design vision collaboration

CONTENTS

- 1 Overview
- 2 Community Engagement and Information Distribution
 - 2.1 Meeting intent
 - 2.2 Information Distribution and Community Notification
 - 2.3 Public Information Meeting- November 27th 2014
 - 2.5 Response to Public feedback

- Appendix A: DNV Project information sheet
- Appendix B: Photos of site
- Appendix C: Comment forms
- Appendix D: PDF of presentation panels

1.0 OVERVIEW

To:
Eric Wilhelm, Community Planner,
District of North Vancouver
Merlin Wick,
Noort Holdings Ltd.

From:
Jay Hiscox AIBC, Meeting Facilitator,
Main Street Architecture
Tel: 604-354-0397
E: jhiscox@shaw.ca

The following document summarizes the Public Information meeting held by Noort Holdings Ltd. on November 27th 2014. The intent of the meeting was to share updated project information, and identify community questions prior to formal Public hearings relative to the property at 115 and 123 West Queens Road, District of North Vancouver, BC. The project proposal is for the development of 18 units of stacked townhouses, residential units in two buildings, in 3 storey building forms. The project proposal includes 5 - 2 Bedroom units and 13 - 3 bedroom units, for a total of 25,910 sf.

2 COMMUNITY ENGAGEMENT AND INFORMATION DISTRIBUTION

2.1 Meeting intent

The focus of the November 27th meeting was to provide updated project information and a venue to voice questions or concerns about the project.

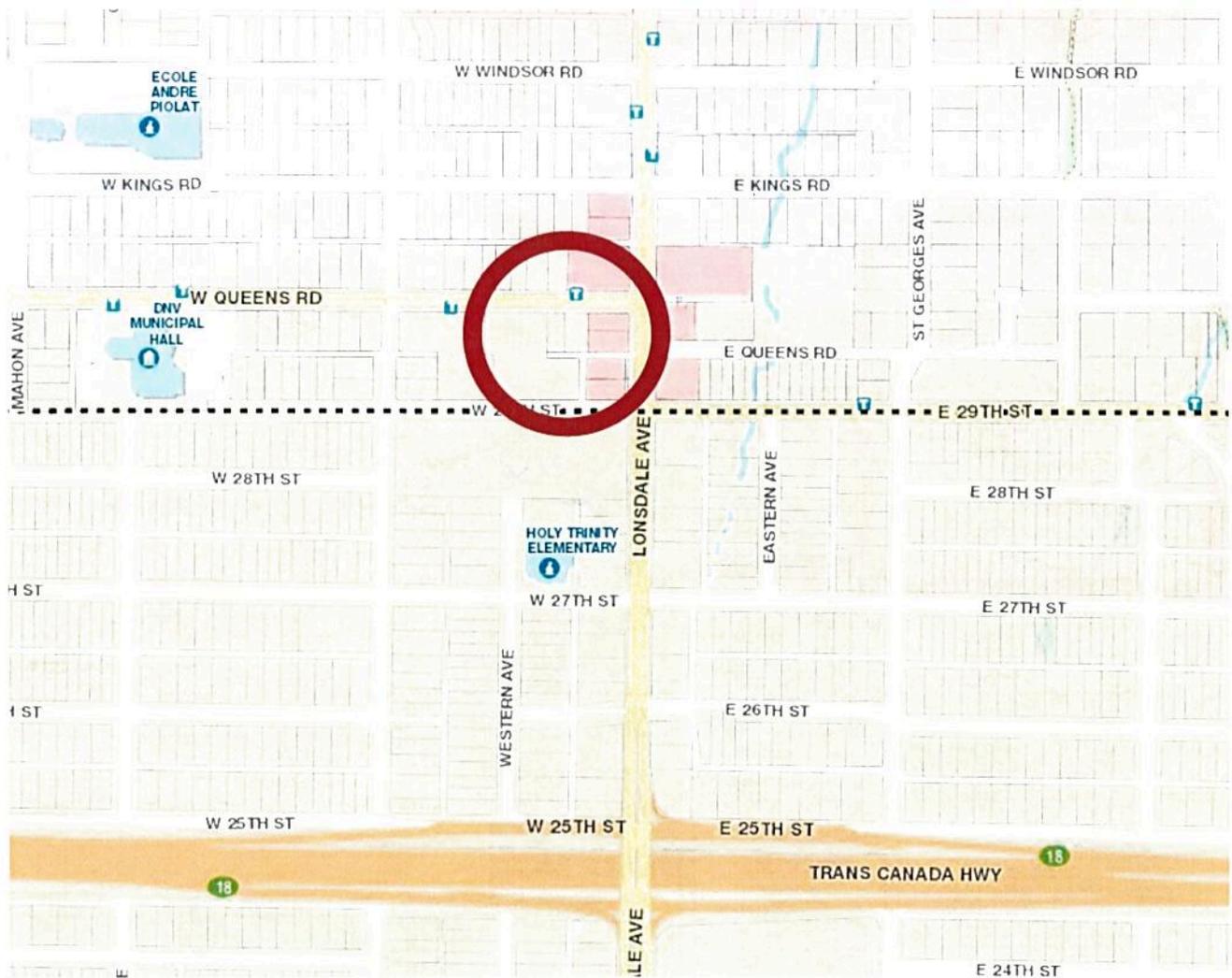
2.2 Information Distribution and Community Notification

To ensure that the community received updated information about the proposed project and notification of Public Information Meetings, the following information distribution methods were undertaken:

- Mailout delivery
- Community stakeholder notification
- Project Update brochure
- Display boards at Public Information Meeting
- Newspaper advertising
- Direct e-mail

2.2.1 Individual Property Owner notification:

Handouts were delivered to all properties within a 75M radius prior to November 13th 2014.



map of distribution area:

2.2.2 Signage:

A sign outlining the proposed development was installed on the frontage of 115 West Queens. the sign was inspected by DNV staff and accepted.

2.2.3 Newspaper Notification:

Noort Holdings Ltd. placed public notice advertisements in the North Shore News November 19 and 21, 2014. A copy of the printed advertisement is shown overleaf.

REAL ESTATE

APARTMENTS / CONDOS FOR SALE
1 BR condo at 1200 St. St. W. in North Vancouver. Call for details 604-671-1212

OPEN HOUSES
1000 sq ft. 3 bedrooms in North Van. Call for details 604-671-1212

REAL ESTATE WANTED
4 BR. BUY HOUSES & LAND. Call for details 604-671-1212

RECREATIONAL PROPERTY
1000 sq ft. 3 bedrooms in North Van. Call for details 604-671-1212

RENTALS

APARTMENTS / CONDOS FOR RENT
1 BR. 1000 sq ft. Call for details 604-671-1212

APARTMENTS / CONDOS FOR RENT
2 BR. 1000 sq ft. Call for details 604-671-1212

APARTMENTS / CONDOS FOR RENT
3 BR. 1000 sq ft. Call for details 604-671-1212

APARTMENTS / CONDOS FOR RENT
4 BR. 1000 sq ft. Call for details 604-671-1212

HOME SERVICES

APPLIANCE REPAIRS
Call for details 604-671-1212

CERAMIC TILING
Call for details 604-671-1212

CHIMNEY SERVICES
Call for details 604-671-1212

CLEANING
Call for details 604-671-1212

CONCRETE
Call for details 604-671-1212

LEGAL

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 115 and 123 West Queens Road, to construct an 18 unit townhouse project. You are being invited to a meeting to discuss the project.

Date: Thursday, November 27, 2014
Time: 6:00PM
Location: St. Andrew's & St. Stephen's Presbyterian Church, 2641 Chesterfield Avenue, North Vancouver, Holyburn Room, entrance from parking area at rear of building.

The applicant proposes to rezone the site from single-family zoning to a comprehensive development zone, to permit an 18 unit townhouse project. Each unit is between 1200 and 1667 square feet in size and includes a 31 space underground parking garage.

Information packages are being distributed to residents within a 75-meter radius of the site. If you would like to receive a copy or if you would like more information, contact Erik Wilhelm of the Community Planning Department at 604-990-2360 or Marlin Wick of Noort Holdings Ltd. at 604-526-3604 or bring your questions and comments to the meeting.

This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.

RENTALS

APARTMENTS / CONDOS FOR RENT
1 BR. 1000 sq ft. Call for details 604-671-1212

APARTMENTS / CONDOS FOR RENT
2 BR. 1000 sq ft. Call for details 604-671-1212

APARTMENTS / CONDOS FOR RENT
3 BR. 1000 sq ft. Call for details 604-671-1212

APARTMENTS / CONDOS FOR RENT
4 BR. 1000 sq ft. Call for details 604-671-1212

HOME SERVICES

APPLIANCE REPAIRS
Call for details 604-671-1212

CERAMIC TILING
Call for details 604-671-1212

CHIMNEY SERVICES
Call for details 604-671-1212

CLEANING
Call for details 604-671-1212

CONCRETE
Call for details 604-671-1212

PUBLIC NOTICES

NOTICE TO CREDITORS AND OTHERS

The Estate of Anne Marie Chiu, deceased, formerly of 1275 Lorne Avenue, North Vancouver, is required to send notices of such debts to the appropriate creditors. The deadline for such notices is December 31, 2014, or before the 30th day of December, 2014, after which date the estate's assets will be distributed having regard only to the claims that have been received.

DEVELOPMENT INFORMATION OPEN HOUSE EARLY PUBLIC INPUT OPPORTUNITY

Rezoning Application

1745 Mackay Avenue, North Vancouver V7P 2M6

Interested members of the public are invited to attend the development information open house with the applicant. This is an early opportunity to discuss and offer comments on the proposed to rezone the property to allow construction of two single family lots. Each lot would include a single family house with an accessory secondary suite.

Date: Wednesday, November 19, 2014
Time: 6:00 PM - 8:00 PM
Place: John Brathwaite Community Centre, Anchor Room, 145 1st Street West, North Vancouver B.C. V7M 8T1

Additional Contact:
Christie Marshall, 604-990-2360
1210 - 207 W Hastings St., Vancouver B.C. V6B 1K7
christie@dnv.ca

City of North Vancouver Contact:
Laurie Miller, Planning Technician
Community Development, City of North Vancouver
141 W 149 St., City of North Vancouver
vancouver.ca

RENTALS

APARTMENTS / CONDOS FOR RENT
1 BR. 1000 sq ft. Call for details 604-671-1212

APARTMENTS / CONDOS FOR RENT
2 BR. 1000 sq ft. Call for details 604-671-1212

APARTMENTS / CONDOS FOR RENT
3 BR. 1000 sq ft. Call for details 604-671-1212

APARTMENTS / CONDOS FOR RENT
4 BR. 1000 sq ft. Call for details 604-671-1212

HOME SERVICES

APPLIANCE REPAIRS
Call for details 604-671-1212

CERAMIC TILING
Call for details 604-671-1212

CHIMNEY SERVICES
Call for details 604-671-1212

CLEANING
Call for details 604-671-1212

CONCRETE
Call for details 604-671-1212

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 115 and 123 West Queens Road, to construct an 18 unit townhouse project. You are being invited to a meeting to discuss the project.

Date: Thursday, November 27, 2014
Time: 6:00PM
Location: St. Andrew's & St. Stephen's Presbyterian Church, 2641 Chesterfield Avenue, North Vancouver, Holyburn Room, entrance from parking area at rear of building.

The applicant proposes to rezone the site from single-family zoning to a comprehensive development zone, to permit an 18 unit townhouse project. Each unit is between 1200 and 1667 square feet in size and includes a 31 space underground parking garage.

Information packages are being distributed to residents within a 75-meter radius of the site. If you would like to receive a copy or if you would like more information, contact Erik Wilhelm of the Community Planning Department at 604-990-2360 or Marlin Wick of Noort Holdings Ltd. at 604-526-3604 or bring your questions and comments to the meeting.

This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.

RENTALS

APARTMENTS / CONDOS FOR RENT
1 BR. 1000 sq ft. Call for details 604-671-1212

APARTMENTS / CONDOS FOR RENT
2 BR. 1000 sq ft. Call for details 604-671-1212

APARTMENTS / CONDOS FOR RENT
3 BR. 1000 sq ft. Call for details 604-671-1212

APARTMENTS / CONDOS FOR RENT
4 BR. 1000 sq ft. Call for details 604-671-1212

HOME SERVICES

APPLIANCE REPAIRS
Call for details 604-671-1212

CERAMIC TILING
Call for details 604-671-1212

CHIMNEY SERVICES
Call for details 604-671-1212

CLEANING
Call for details 604-671-1212

CONCRETE
Call for details 604-671-1212

<p>Meeting Agenda:</p> <p>Doors Open: 6:00 pm</p> <p>Open House Discussion: 6:15 - 7:30 pm</p> <p>Presentation: 6:15 pm - 6:30 pm</p> <p>For Further information please contact:</p> <table border="0"> <tr> <td>Merlin Wick 604-526-3604</td> <td>Noort Holdings Ltd.</td> </tr> <tr> <td>Erik Wilhelm 604-990-2360</td> <td>District of North Vancouver, Planning Department</td> </tr> </table>	Merlin Wick 604-526-3604	Noort Holdings Ltd.	Erik Wilhelm 604-990-2360	District of North Vancouver, Planning Department	<p>Notice of a Public Information Meeting in Your Neighbourhood</p> <p>Noort Holdings Ltd. is hosting a Public Information Meeting to present the development proposal for an 18 Unit Townhouse Development at 115, 123 West Queens Road</p> <p><small>This information package is being distributed to the owners and occupants within 75 metres of the proposed development site in accordance with District of North Vancouver policy</small></p> <p>Meeting Time and Location:</p> <p>Thursday, November 27, 2014 6:00 - 7:30 pm</p> <p>St. Andrew's and St. Stephen's Presbyterian Church 2641 Chesterfield Avenue, North Vancouver</p> <p>in the Hollyburn Room (entrance from parking area at the rear of the building)</p>
Merlin Wick 604-526-3604	Noort Holdings Ltd.				
Erik Wilhelm 604-990-2360	District of North Vancouver, Planning Department				

Project handout - Front

<p>Noort Holdings Ltd. proposes to construct 3 storey townhouse buildings at 115, 123 West Queens Road, near the corner of West Queens Road and Lonsdale Avenue.</p> <p>The proposal includes 18 townhouse units in the form of two buildings. These units are stacked and consist of 5 - 2 bedroom units and 13 - 3 bedroom units.</p> <p>Vehicle access to the site will be from the lane to the south. Parking is proposed in the underground garage. 29 parking spaces are provided for the residents along with 3 visitor parking spaces at the ground level.</p>	<p>Site Plan</p>  <p>Elevation along W. Queens Rd.</p> 
--	--

Project handout - Rear

2.2.4 Community Association:

In addition to the mailout list, DNV sent emails to local Association stakeholder group to invite them to the meeting.

2.3 Public Information Meeting- November 27th 2014

Noort Holdings Ltd. hosted the Public information meeting on November 27th 2014 at the St.Andrew's and St.Stephen's Presbyterian Church, 2641 Chesterfield Avenue, North Vancouver. The meeting was held in the Hollyburn Room, from 6.00 - 7.30 PM.

The event included display boards illustrating key design elements for the project proposal. (Meeting photos below)



The project team present at the meeting included:

- Merlin Wick, Noort Holdings Ltd.
- Taizo Yamamoto, Yamamoto Architecture Ltd.
- Lilian Arishenkoff, Community Planner, District of North Vancouver
- Brian Wallace, BWW Consulting, Traffic Consultant
- Jay Hiscox, Main Street Architecture, Meeting Facilitator

A total of 5 people signed in to the meeting and 5 comment forms were returned. (Attached in Appendix C) .

Based on the feedback received, all of the attendees had their questions answered and none appeared to have left with outstanding questions. Several visitors were supportive of the scheme as presented, and several comments were noted that felt the project would be a welcome redevelopment for this frontage of West Queens Road.

Questions fielded during the meeting included the following;

- Concern for additional traffic that could be generated along West Queens Road, especially as relates to short term visitor parking to the project, and existing overflow parking from the pub.
- Concern regarding the number of visitor parking stalls provided.
- Concern for additional dogs' impact on private green lawns across West Queens Road
- Concern for project height and setbacks relative to existing single family housing along West Queens Road.
- Concerns regarding the attendance of the meeting, questions about the most suitable time to hold such a public information meeting.
- Concern regarding speed of traffic along West Queens Road
- Specific questions regarding parking signage and permitted parking on the street frontage.
- Questions regarding project timelines, expected construction completion.
- Questions regarding building materials, noise impact of street wall of 3 storeys.
- Questions regarding materials, colours, roof shapes

2.4 Community Inquiries

Noort Holdings Ltd. did not receive any community inquiries via emails and phone calls regarding the project.

2.5 Response to Public feedback

The following changes are presently contemplated as a result of the Public Information meeting:

- Noort would consider changing 2 resident parking spaces to visitor (if recommended by DNV staff)
- Secondary projections redesigned to a shed roof to reduce street noise along W. Queens Rd.
- Large trees proposed along the boulevard to reduce street noise along W. Queens Rd.
- Noort Homes Ltd. has also agreed to promote the use of an alternative mode of transportation by offering transit passes to the residents. This will help minimize vehicle activity in the area.

APPENDIX A: DNV PROJECT INFORMATION SHEET



FACT SHEET

APPLICANT: Noort Developments

SITE: 115 and 123 West Queens Road

PROPOSAL: A development application has been submitted by Noort Developments to build an 18 unit townhouse project at 115 and 123 West Queens Road. The development is slated to gain vehicular access via the existing laneway to the rear of the site. All onsite parking will be beneath the residential units in an underground parking garage.

The development entails two separate townhouse buildings with a central courtyard separating the buildings. There are nine units in each building. The development will consist of thirteen 3 bedroom units and five 2 bedroom units.

MUNICIPAL REVIEW: As part of the development review process, various municipal departments are reviewing the application to ensure compliance with municipal regulations.

The proposal is compliant with the Official Community Plan (OCP) and provides for a density in accordance with the OCP. The developer originally proposed 20 units; however, the number of units has been reduced to address neighbourhood and District staff feedback. The application will necessitate a rezoning application to a Comprehensive Development Zone (CD zone); this CD zone will be 'tailor-made' to suit the development proposal. All rezoning applications require approval by District of North Vancouver Council.

The application will also require District of North Vancouver Council approval of Development Permit to allow the development to proceed. The development must attain guideline requirements of the following applicable development permit areas:

1. Form and Character Guidelines for Ground Oriented Housing; and
2. Energy and Water Conservation and Greenhouse Gas Emission Reduction.

PROCESS: The Public Information Meeting process is designed to ensure that local residents who may be affected by a development are informed early in the process so that their comments may be considered and incorporated into the proposal. Following the Public Information Meeting, the project may be revised to reflect comments and concerns identified. **There will be an additional opportunity for public comment when Council considers the project at a later date.** Watch for the feature "District Dialogue" in the Sunday edition of the North Shore News for information on when this project will be considered by Council, or phone the Community Planning Department at 604-990-2387.

COMMENTS: After attending the Public Information Meeting, please inform DNV Planning staff of any comments or concerns by completing the "Comment Sheet" (on the back of this page). The comment sheet can be submitted at the Public Information Meeting or by forwarding it directly to the Community Planning Department after the meeting by mail or email by December 11, 2014.

QUESTIONS: If you would like more information on this proposal, you are invited to call Erik Wilhelm, District of North Vancouver Planner at 604-990-2360 or email at ewilhelm@dnv.org.

APPENDIX B: PHOTOS OF SITE



View looking East towards property, along Queens Road



View looking across Queens Road towards property

APPENDIX B: PHOTOS OF SITE



View looking West towards property, from Pub parking lot



View looking from pub parking lot

APPENDIX C: COMMENT FORMS



COMMENT SHEET
The District of North Vancouver

PROPOSAL: Noort Holdings Ltd. proposes to build an 18 unit stacked townhouse project at 115 and 123 West Queens Road.

To help determine neighbourhood opinions, please provide the Community Planning Department with any input you have specific to this project. Please feel free attach additional sheets if you have further comments:

- ① PARKING - 3 VISITOR SPACES ARE NOT ENOUGH. ALSO
ACCESS TO RESIDENT PARKING OFF OF 29TH IS INCONVENIENT
I WOULD EXPECT THAT RESIDENTS AND VISITORS ALIKE WILL BE
USING ON STREET PARKING OFF W. QUEENS WHICH WILL COMPOUND
AN ALREADY TROUBLESOME ISSUE.
- NOISE: ~~THE HEIGHT~~ THE HEIGHT OF THE BUILDING IS GOING TO
CAUSE AN INCREASE IN STREET NOISE.

Your Name SCOTT SCHNEIDER Street Address [REDACTED]

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Please provide this comment sheet directly to the Community Planner present at the Information Meeting on November 27, 2014 or return by mail or email by December 11, 2014 to:

Erik Wilhelm, Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: ewilhelm@dnv.org
Tel: 604 990-2360



COMMENT SHEET
The District of North Vancouver

PROPOSAL: Noort Holdings Ltd. proposes to build an 18 unit stacked townhouse project at 115 and 123 West Queens Road.

To help determine neighbourhood opinions, please provide the Community Planning Department with any input you have specific to this project. Please feel free attach additional sheets if you have further comments:

Height is a concern - consider keeping it as in western part develop.
Setback may need to be increased - more in keeping with
S.F. homes in area. Improvements, such as removing 2 existing
driveways from Queens are appreciated.

Your Name CORRIE KOST Street Address [REDACTED]

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Please provide this comment sheet directly to the Community Planner present at the Information Meeting on November 27, 2014 or return by mail or email by December 11, 2014 to:

Erik Wilhelm, Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: ewilhelm@dnv.org
Tel: 604 990-2360



COMMENT SHEET
The District of North Vancouver

PROPOSAL: Noort Holdings Ltd. proposes to build an 18 unit stacked townhouse project at 115 and 123 West Queens Road.

To help determine neighbourhood opinions, please provide the Community Planning Department with any input you have specific to this project. Please feel free attach additional sheets if you have further comments:

STREET PARKING! ALREADY A
PROBLEM WITH THE PUB!
ALREADY A PROBLEM WITH THE
TWO PROJECTS DEVELOPED TO THE WEST
WITHIN THE LAST 10 YRS!
NEED DEDICATED - PERMIT PARKING ON
NORTH SIDE OF QUEENS! THIS ISSUE IS
BEYOND SATURATION!

Your Name JACQUES PARIZANIAN Street Address [REDACTED]

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Please provide this comment sheet directly to the Community Planner present at the Information Meeting on November 27, 2014 or return by mail or email by December 11, 2014 to:

Erik Wilhelm, Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: ewilhelm@dnv.org
Tel: 604 990-2360



COMMENT SHEET
The District of North Vancouver

PROPOSAL: Noort Holdings Ltd. proposes to build an 18 unit stacked townhouse project at 115 and 123 West Queens Road.

To help determine neighbourhood opinions, please provide the Community Planning Department with any input you have specific to this project. Please feel free attach additional sheets if you have further comments:

- SENIOR HOUSING - BETTER USE OF THIS SPACE OR COMMERCIAL SERVICES ??
- TRAFFIC CALMING - DENSITY IS TOO HIGH IN THIS AREA ALREADY
- ALSO: CAPILAND ROAD SHUT DOWN 100 DAYS -
- 3 VISITOR PARKING - NOT ENOUGH
- MEET HELD ON A US HOLIDAY → THANKS GIVING → REDUCE ATTENDANCE
- NOISE DUE TO BUILDING STRATEGY? HEIGHT
- PERMIT PARKING REQUIRED ON QUEENS ASAP

Your Name KARA PARACHOWIAK Street Address [REDACTED]

→ TOO MANY PET OWNERS IN AREA. PETS ARE USING LOCAL HOMEOWNER GRASS

The personal information collected on this form is done so pursuant to the Community Charter and/or the Local Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

→ SET BACK OF BUILDING DESIGN SHOULD BE MIRRORED

Please provide this comment sheet directly to the Community Planner present at the Information Meeting on November 27, 2014 or return by mail or email by December 11, 2014 to:

Erik Wilhelm, Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: ewilhelm@dnv.org
Tel: 604 990-2360

→ TO OTHER HOMES IN THE AREA.



COMMENT SHEET
The District of North Vancouver

PROPOSAL: Noort Holdings Ltd. proposes to build an 18 unit stacked townhouse project at 115 and 123 West Queens Road.

To help determine neighbourhood opinions, please provide the Community Planning Department with any input you have specific to this project. Please feel free attach additional sheets if you have further comments:

Pet OWNERS in the 2 projects
West of this proposal are coming
across the street into our yards
AND HAVING THEIR DOG LEAVE THEIR
CRAP for us home owners to deal
with! THIS PLACE NEEDS a DOG
BATHROOM!

Your Name DARRYL MAUNIAK Street Address [REDACTED]

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Please provide this comment sheet directly to the Community Planner present at the Information Meeting on November 27, 2014 or return by mail or email by December 11, 2014 to:

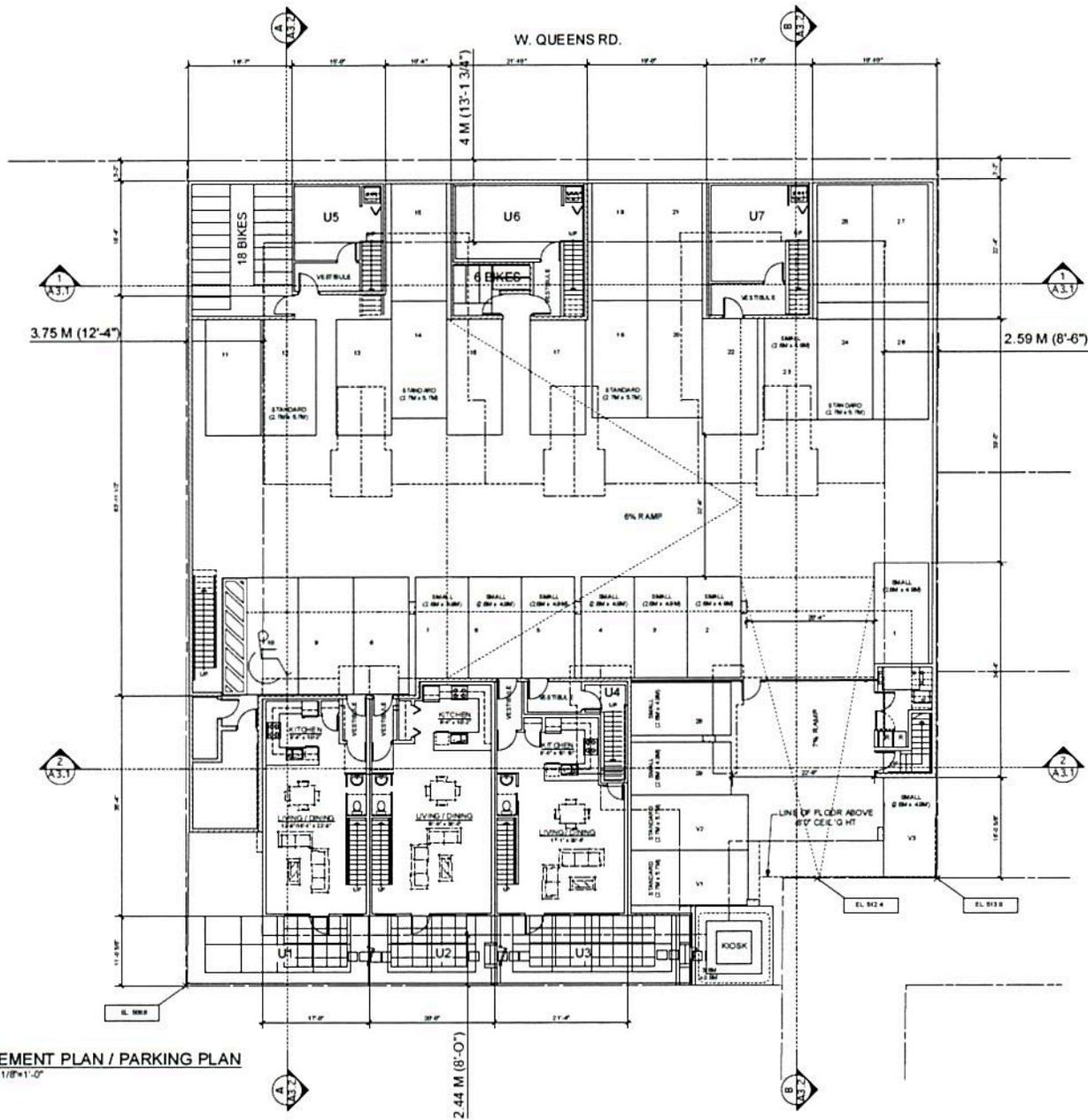
Erik Wilhelm, Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: ewilhelm@dnv.org
Tel: 604 990-2360

Noort Holdings Ltd.
SITE: 115 and 123 West Queens Road
Open House
Thursday, November 27th, 2014

Sign in Sheet

	Name	Postal Code	Comments: Please indicate if you are a neighbour, association member, local business, or other
1	CORRIE KOST		Assoc. member (4 FONVCA)
2	Heath Collyer		neighbour and member DCA.
3	APRIL PARLANIAK		neighbour
4	SCOTT SYMNERDEN		
5	KARA PARACHOWIAK		
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			

APPENDIX D: PDF OF PRESENTATION PANELS



PARKING REQUIREMENTS
 REQUIRED PARKING 25 910 SF (2407 SM)
 24 SPACES (1/100 SM)
 18 SPACES (1/100 FT)

INCLUDING VISITOR 5 SPACES (0.25 X 18 UNITS)
 TOTAL 42 SPACES

BIKE REQUIREMENTS
 RESIDENTS 18 UNITS X 1.25 = 23 SPACES
 VISITOR 0.2 SPACES / UNIT CLASS 2 + 4 SPACES
 TOTAL 27 SPACES

TOTAL CARS PROVIDED:
 32 INCLUDING VISITORS = 1.78 CARS / UNIT
 RESIDENTS 29 SPACES = 1.61 / UNIT
 VISITORS 3 SPACES = 1.67 UNIT

TOTAL TANDUM 10 SPACES (31%)
 TOTAL SMALL 11 SPACES (34%)
 TOTAL ACCESSIBLE 1 SPACE

TOTAL BIKES PROVIDED:
 24 RESIDENT SPACES
 4 VISITOR SPACES AT GRADE
 TOTAL 28 SPACES

REV.	DATE	DESCRIPTION
NOV. 8, 2014	ACP SUBMISSION	
MAY 16, 2014	12 REVISION	
APR. 16, 2014	12 REVISION	
APR. 4, 2014	12 REVISION	
FEB. 6, 2014	12 REVISION	
NO. 0015	REVISION	

PROJECT
 TOWNHOUSE DEVELOPMENT

116, 103 WEST QUEENS ROAD
 NORTH MANASSAS, VA

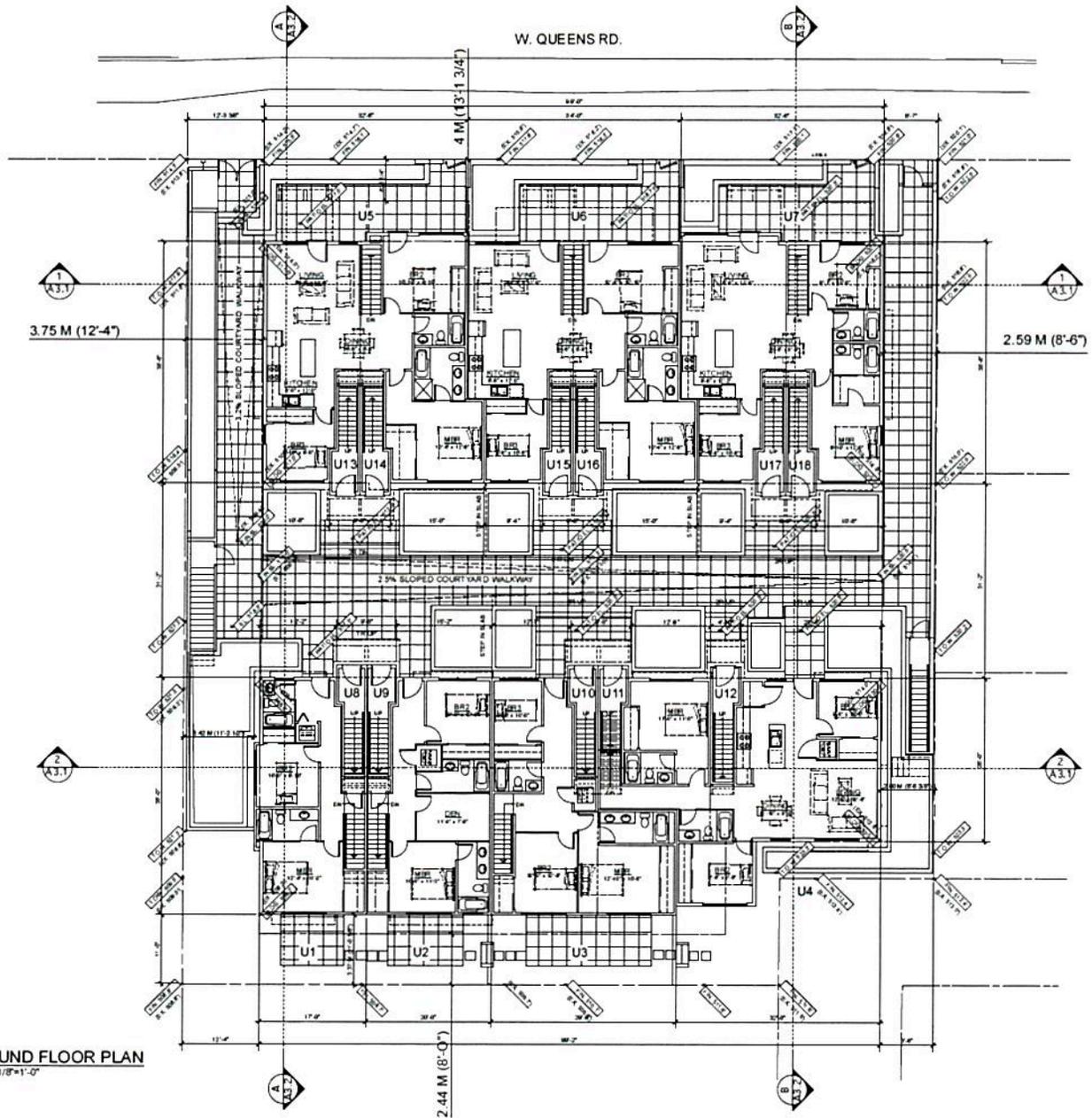
Yamamoto
 Architecture Inc.

DATE: 01.08.2014
 SHEET TITLE
 BASEMENT PLAN
 PARKING STATISTICS

SCALE	SHEET NO.
1/8" = 1'-0"	A1.1
DATE: JAN 23, 2014	
DRAWN: TY	
CHECKED:	PROJ. NO. 131

BASEMENT PLAN / PARKING PLAN
 SCALE: 1/8"=1'-0"





GROUND FLOOR PLAN
SCALE 1/8"=1'-0"

NOV. 8, 2014	ACP SUBMISSION
MAY 18, 2014	R2 REVISION
APR. 4, 2014	R2 REVISION
APR. 4, 2014	R2 REVISION
FEB. 9, 2014	REBUILD OF HAZ OPING
NO. 0011	REVISION

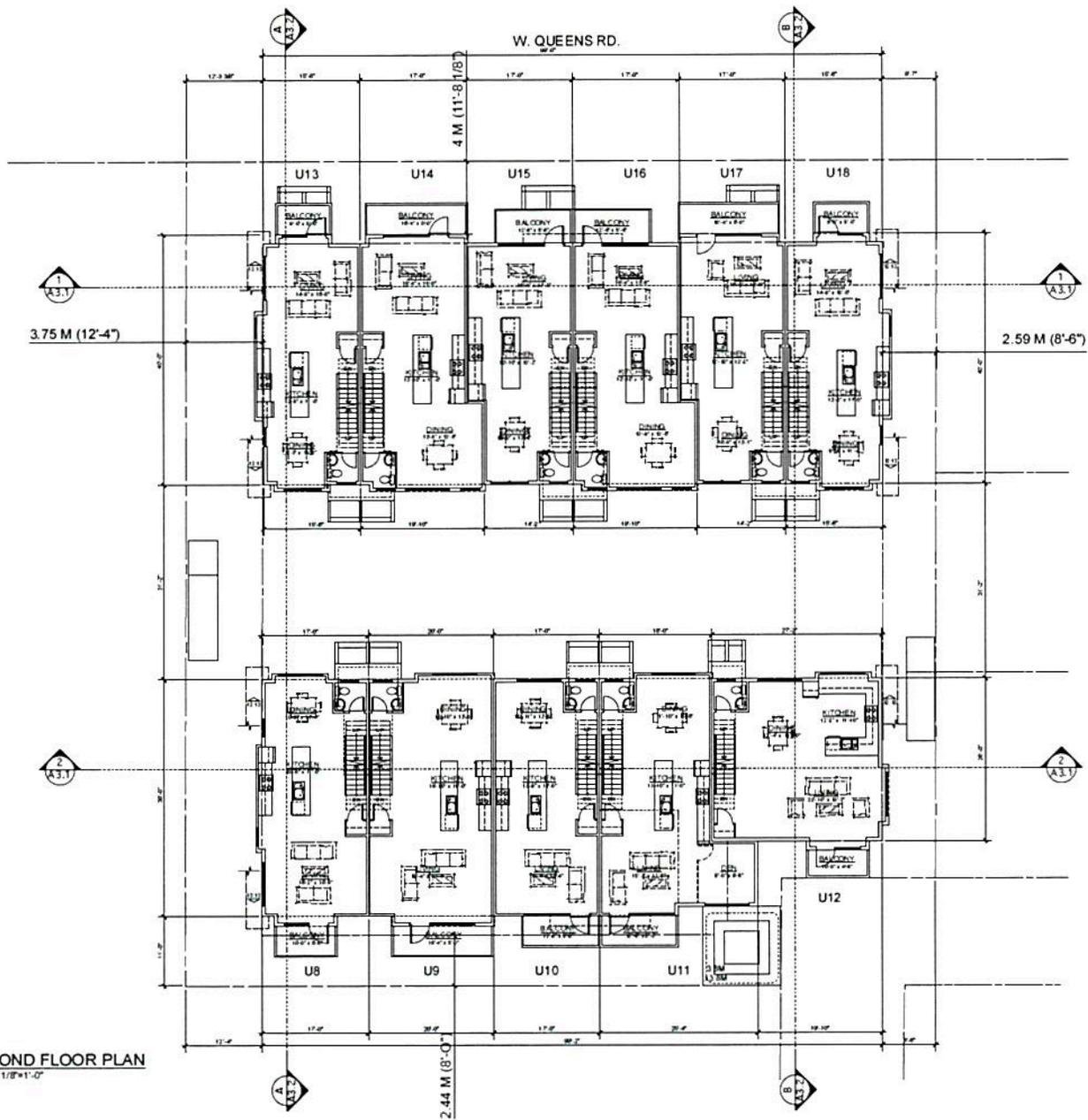
PROJECT
TOWNHOUSE DEVELOPMENT

116, 122 WEST QUEENS ROAD
NORTH MANORVILLE, N.C.

Yamamoto
Architecture Inc.

GROUND FLOOR PLAN
LANDSCAPED AREA DIAGRAM

SCALE	1/8" = 1'-0"	SHEET NO.	A1.2
DATE	JAN. 23, 2014		
DRAWN	TY		
CHECKED		PROJ. NO.	1321



 **SECOND FLOOR PLAN**
SCALE 1/8"=1'-0"

NOV 8, 2014	ACP ELEM DESIGN
MAY 16, 2014	02 REVISION
APR 18, 2014	02 REVISION
APR 4, 2014	02 REVISION
FEB 5, 2014	02 REVISION
NO. 001	REVISED

CONTRA BAY

1. THIS IS A PRELIMINARY DRAWING. THE CLIENT AND ARCHITECT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR THE CLIENT.

PROJECT
TOWNHOUSE DEVELOPMENT

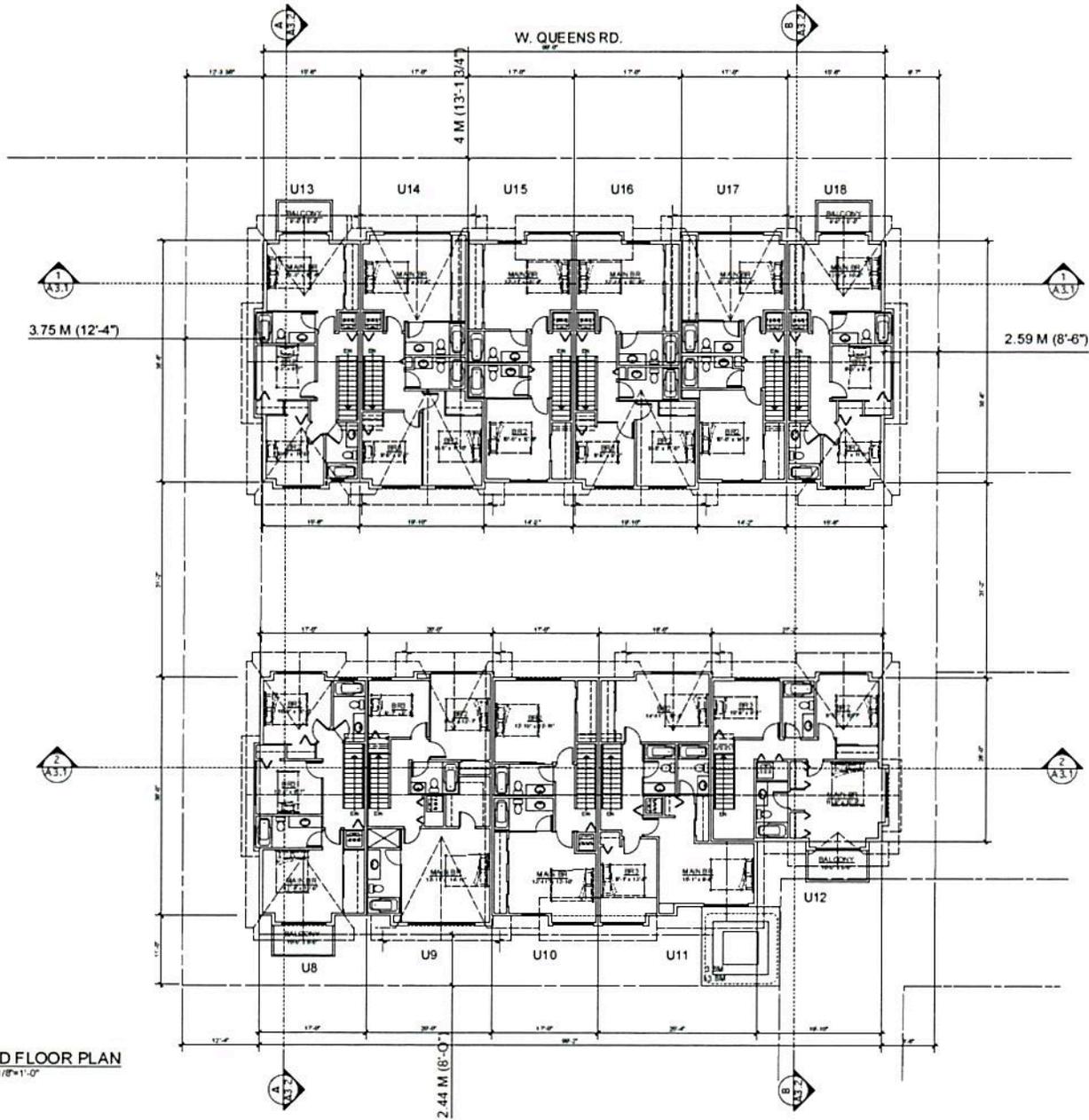
146, 152 WEST QUEENS ROAD
NORTH WOODBRIDGE, B.C.

Yamamoto
Architecture Inc.

2000 100 STREET, VANCOUVER, B.C. V6L 2G6
TEL: 604-271-1111 FAX: 604-271-1112
WWW.YAMAMOTOARCHITECTURE.COM

DRAWING TITLE
SECOND FLOOR PLAN

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JUL 23, 2014	A1.3	
DRAWN BY	TY		
CHECKED		PROJ. NO.	1371



THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

NOV. 8, 2014	ACP SUBMISSION	
MAY 16, 2014	RZ REVISION	
APR. 16, 2014	RZ REVISION	
APR. 4, 2014	RZ REVISION	
FEB. 9, 2014	SEAL OF OR REZONING	
NO.	DATE	REVISION

CONSULT IN WT

THIS IS AN UNREVISED DRAWING. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PROJECT: TOWNHOUSE DEVELOPMENT

116, 122 WEST QUEENS ROAD
NORTH WADSWORTH, N.C.

**Yamamoto
Architecture Inc.**

228 66 20th Avenue, N.W. Atlanta, GA 30329
404.371.1111 or 404.371.1112 fax 404.371.1111

DRAWING TITLE: **THIRD FLOOR PLAN**

SCALE: 1/8" = 1'-0"	SHEET NO:
DATE: JAN. 20, 2014	A1.4
DRAWN: TY	
CHECKED:	PROJ. NO. 131



LONSDALE
AVE.

2989 LONSDALE AVE.

SUBJECT SITE

150TH W 29TH ST.

STREETSCAPE (W. QUEENS RD.)

NOV. 8, 2014	ACP SUBMISSION	
MAY 10, 2014	RZ PREVISION	
JUNE 10, 2014	RZ PREVISION	
JUNE 10, 2014	RZ PREVISION	
NOV. 8, 2014	WALKED UPON PREVISION	
NO.	DATE	REVISION

CONSULTANT

NO SCALE OR DIMENSIONS
THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR CONTRACT OF THE WORK.

PROJECT
18 UNIT TOWNHOUSE DEVELOPMENT

114, 112 WEST QUEENS ROAD
NORTH WANICOVER, B.C.

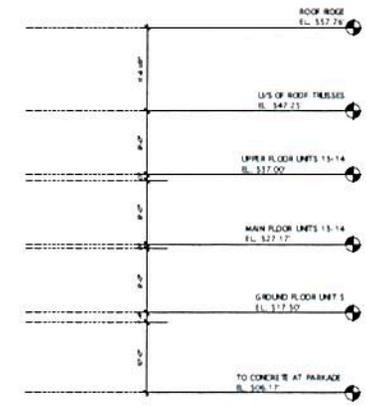
Yamamoto
Architecture Inc.

18 UNIT TOWNHOUSE DEVELOPMENT - PRELIMINARY DESIGN
DRAWING TITLE
STREETSCAPE

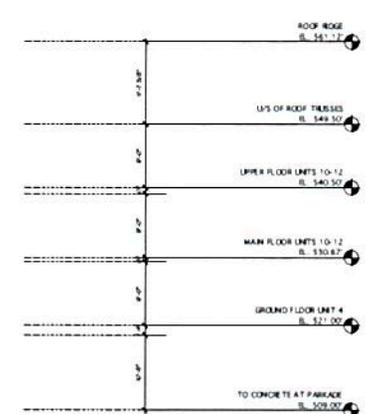
SCALE	SHEET NO.
1/8" = 1'-0"	A2.0
DATE	
OCT 1, 2014	
DRAWN BY	
JY	
CHECKED BY	
	PHOTO: M. B. B.



NORTH ELEVATION (W. QUEENS RD.)



REAR BUILDING - SOUTH ELEVATION



NO.	DATE	REVISION
NOV 8, 2014	JACP SUBMISSION	
MAY 16, 2014	R2 REVISION	
APR 16, 2014	R2 REVISION	
APR 4, 2014	R2 REVISION	
DEC 8, 2014	SELECTED FOR REZONING	
NO.	DATE	REVISION

COMBIA 1407

PROJECT
18 UNIT TOWNHOUSE DEVELOPMENT

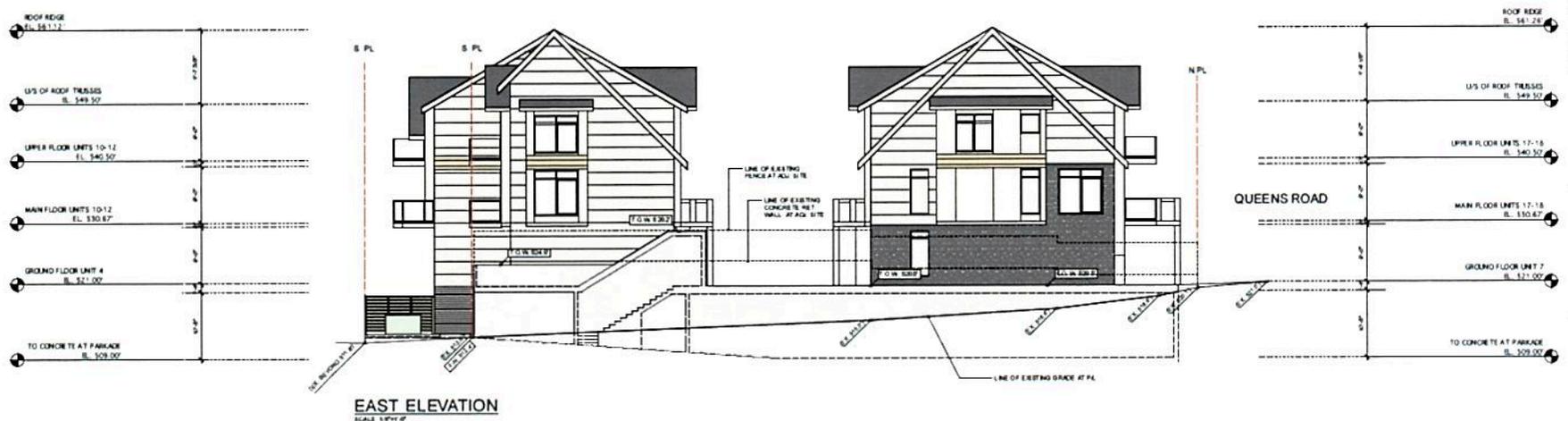
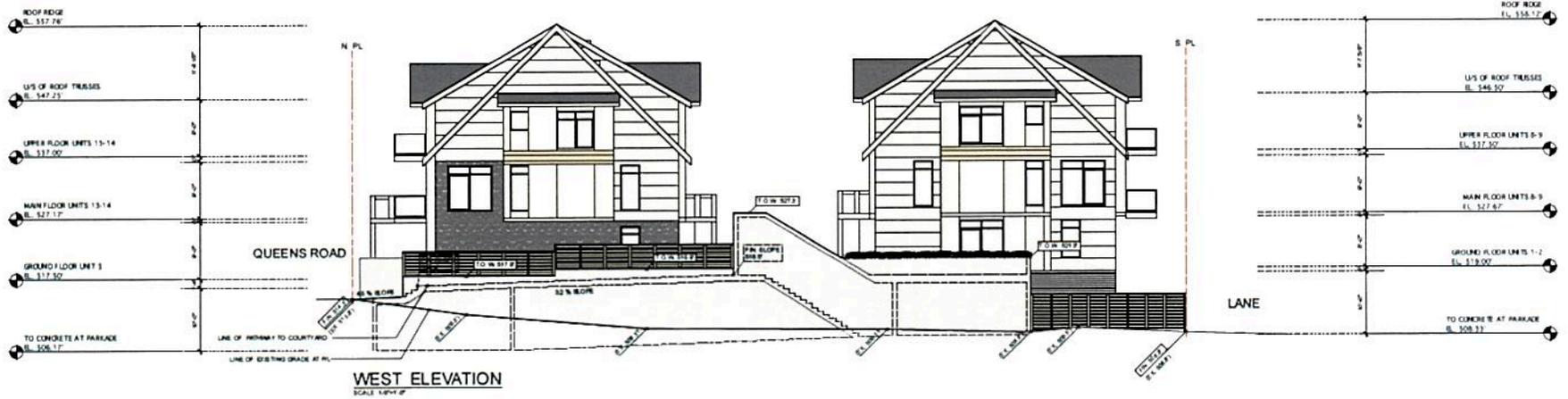
116, 120 WEST QUEENS ROAD
NORTH WINDSORVALE, NJ

Yamamoto
Architecture Inc.

2384 6th Street, Princeton, NJ 08540-5000
609.953.4423 • 609.953.4187
WWW.YAMAMOTOARCH.COM

ELEVATIONS

SCALE	SHEET NO.
1/8" = 1'-0"	A2.1
DATE	DEC 1, 2014
DRAWN	TY
CHECKED	PROJ. NO. 1021



NOV 8 2014	ACP SUBMISSION	
MAY 16 2014	NOT REVISION	
APR 16 2014	NOT REVISION	
APR 8 2014	NOT REVISION	
FEB 5 2014	SELECTED FOR REVIEW	
NO.	DATE	REVISION

CONSULTANT

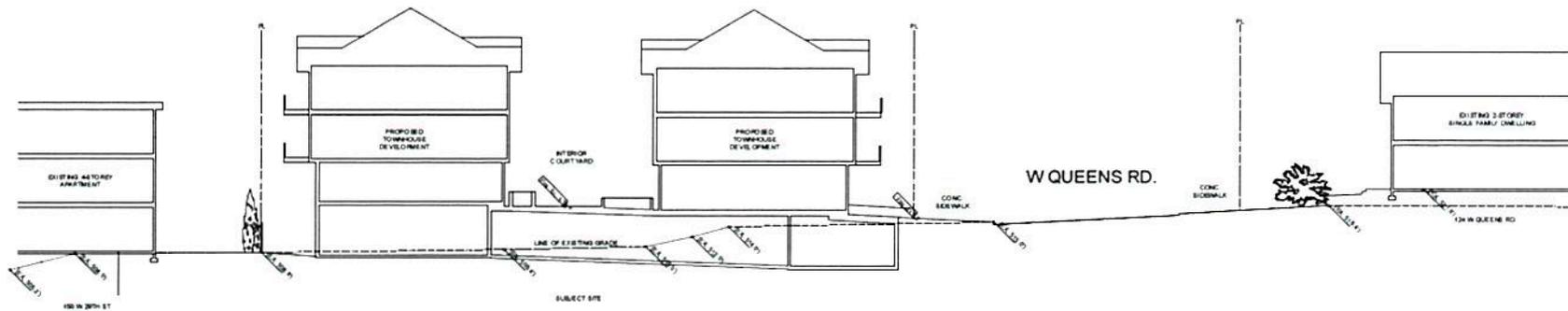
PROJECT
18 UNIT TOWNHOUSE DEVELOPMENT

18, 103 WEST QUEENS ROAD
NORTH VANCOUVER, B.C.

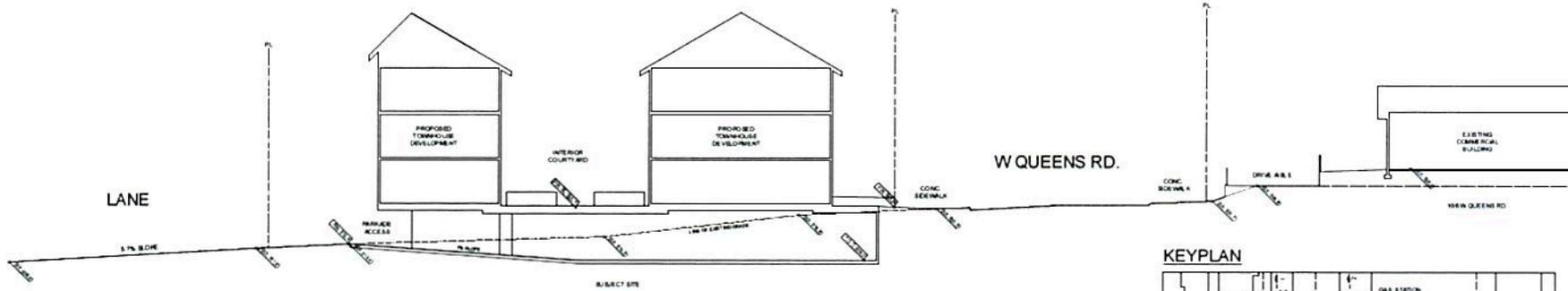
Yamamoto Architecture Inc.

ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.	A2.2
DATE	OCT 7 2014		
DRAWN BY	TY		
CHECKED BY		PROJECT NO.	1031

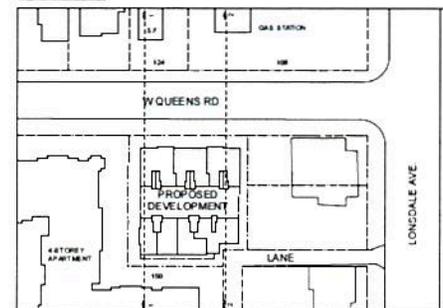


SITE SECTION 1 (ADJACENT TO 4 STOREY APARTMENT)



SITE SECTION 2 (ADJACENT TO LANE)

KEYPLAN



NO.	DATE	REVISION
NOV. 6, 2014	ACP SUBMISSION	
MAY 16, 2014	AZ REVISION	
APR. 16, 2014	AZ REVISION	
APR. 4, 2014	AZ REVISION	
FEB. 5, 2014	DESIGNED FOR REVISION	

CONTRACT

DESIGN BY: YAMAMOTO ARCHITECTURE INC.
 110 WEST QUEENS ROAD
 SCARBOROUGH, ONTARIO M1S 1X7
 TEL: (416) 291-1111
 WWW.YAMAMOTOARCHITECTURE.COM

PROJECT
 18 UNIT TOWNHOUSE DEVELOPMENT

110 WEST QUEENS ROAD
 SCARBOROUGH, ONTARIO M1S 1X7

**Yamamoto
 Architecture Inc.**

200 W. 20th Street, Suite 100
 Toronto, ON M5T 1P7 Tel: 416-291-1111

SITE SECTIONS TO
 ADJACENT NEIGHBOURS

SCALE	SHEET NO.
1/4" = 1'-0"	A3.1
DATE	PROJECT
OCT 1, 2014	TY
DRAWN BY	CHECKED BY
TY	TY



3D ANALYSIS : QUEENS RD. (FROM NORTH-WEST)
SCALE: 1/8"

NOV. 8, 2014	ACP SUBMISSION
MAY 14, 2014	PC REVIEW
APRIL 14, 2014	PC REVIEW
APRIL 6, 2014	PC REVIEW
FEB. 5, 2014	PROJECT FOR RECORDING
NO. DATE	REVISIONS
CONSULTANT	

14 UNIT TOWNHOUSE DEVELOPMENT
114 WEST QUEENS ROAD
NORTH VANCOUVER, B.C.

Yamamoto
Architecture Inc.

3D VIEW ANALYSES

SCALE	1/8"	SHEET NO.	A4.1
DATE	OCT. 7, 2013	DRAWN BY	TY
CHECKED		PANEL NO.	001



3D ANALYSIS : QUEENS RD. (FROM NORTH-WEST)
SCALE: N.T.S.

NOV 4 2014	ADP SUBMISSION	
MAY 16 2014	RZ REVIEW	
APR 10 2014	RZ REVIEW	
APR 4 2014	RZ REVIEW	
FEB 6 2014	REVISED FOR RECORDING	
NO.	DATE	REVISIONS

CHINA TAY

THIS IS AN APPROXIMATE
RENDERING AND SHOULD NOT BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DECISIONS.

PROJECT
18 UNIT TOWNHOUSE DEVELOPMENT

116, 122 WEST QUEENS ROAD
NORTH VANCOUVER, B.C.

Yamamoto
Architecture Inc.

FOR AN EXACT PROPERTY, SUBMITTANCE
DETAILS, SEE DRAWING SET OR MAPS 1167

DRAWING TITLE
3D VIEW ANALYSIS

SCALE	N.T.S.	SHEET NO.
DATE	NOV 4 2014	A4.2
DRAWN	TY	
CHECKED		PROJ. NO. 1071



3D ANALYSIS : LANE (FROM NORTH-EAST)
SCALE 1/8"=1'-0"

NOV 8 2014	ADP SUBMISSION	
MAY 16 2014	RZ REVISION	
APR 16 2014	RZ REVISION	
APR 16 2014	RZ REVISION	
FEB 5 2014	BOARD OF PLANNING	
NO.	DATE	REVISION

CONTRA UNIT

1. THIS IS A 3D RENDERING
 2. THIS IS NOT A CONTRACT DOCUMENT
 3. THIS IS NOT A CONTRACT DOCUMENT
 4. THIS IS NOT A CONTRACT DOCUMENT
 5. THIS IS NOT A CONTRACT DOCUMENT

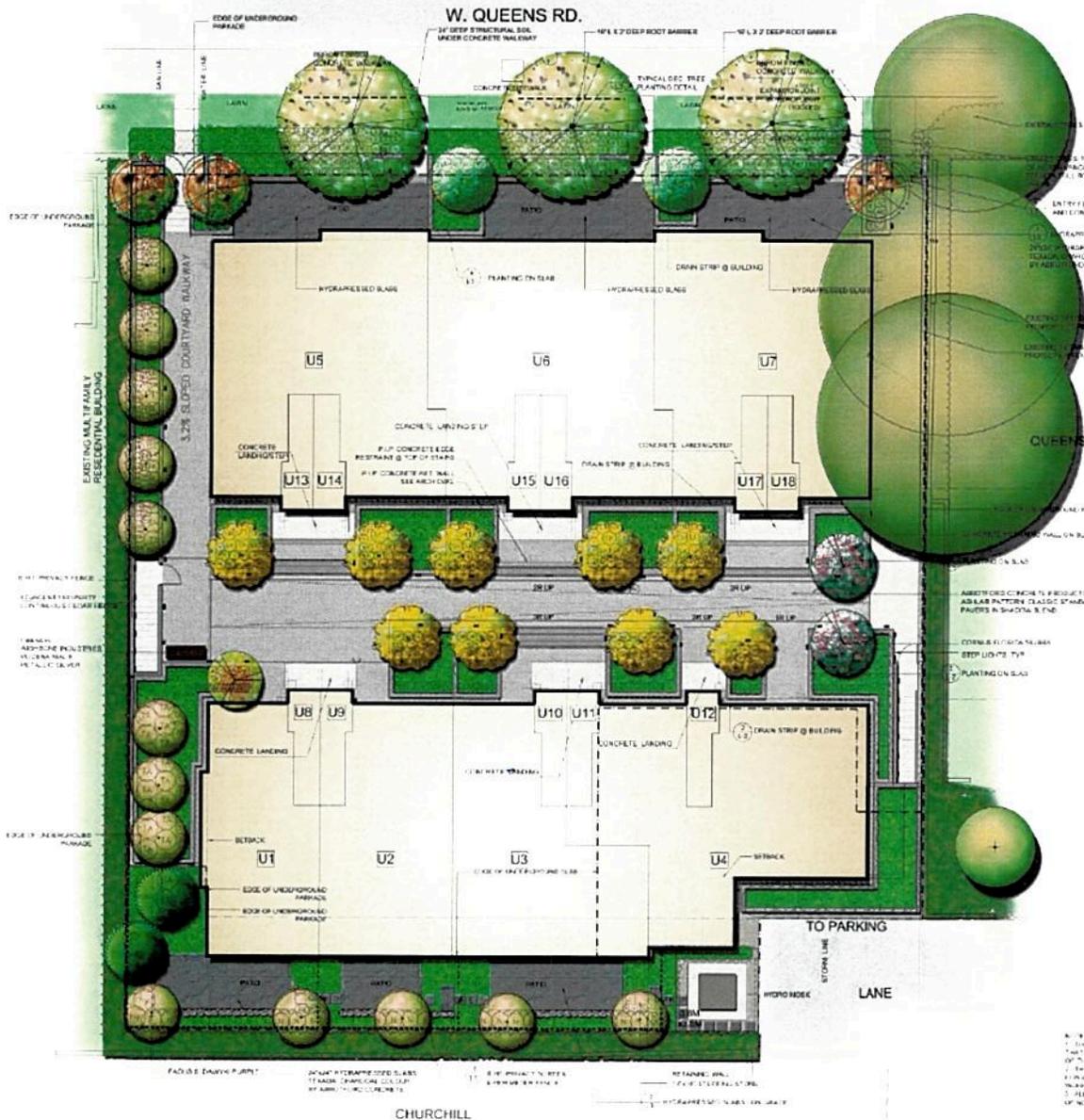
PROJECT
 18 UNIT TOWNHOUSE DEVELOPMENT

116, 122 WEST GARDNER ROAD
 NORTH WINGO, GA.

Yamamoto
 Architecture Inc.

3D VIEW ANALYSIS

SCALE	1/8"=1'-0"	SHEET NO.	A4.3
DATE	OCT 1, 2014		
DRAWN BY	TY		
CHECKED BY		PROJECT NO.	8271



BENCH
Washbone, Modena MAL 5
in metallic silver

PLANT SCHEDULE

NO.	QTY	SYMBOL	PLANT NAME	COMMON NAME	PLANT HEIGHT (M)	PLANT SPACING (M)
1	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
2	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
3	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
4	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
5	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
6	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
7	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
8	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
9	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
10	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
11	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
12	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
13	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
14	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
15	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
16	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
17	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
18	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
19	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
20	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
21	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
22	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
23	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
24	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
25	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
26	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
27	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
28	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
29	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
30	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
31	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
32	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
33	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
34	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
35	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
36	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
37	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
38	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
39	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
40	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
41	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
42	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
43	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
44	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
45	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
46	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
47	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
48	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
49	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12
50	1	(Symbol)	Japanese Maple	JAPANESE MAPLE	10-12	10-12

NOTES: 1. PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. 2. CONTRACTOR SHALL PROVIDE ALL NECESSARY PLANTING MATERIALS AND LABOR. 3. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 4. PLANTING SHALL BE MAINTAINED FOR A PERIOD OF 12 MONTHS AFTER COMPLETION. 5. PLANTING SHALL BE SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. 6. PLANTING SHALL BE SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. 7. PLANTING SHALL BE SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. 8. PLANTING SHALL BE SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. 9. PLANTING SHALL BE SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. 10. PLANTING SHALL BE SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY.



1111 11th Avenue, Vancouver, BC V6Z 1Y6
Tel: 604.681.1111
www.pmg.ca



20 UNIT TOWNHOUSES
115 & 123 W. QUEENS
NORTH VANCOUVER, B.C.

YAMAMOTO ARCHITECTURE INC.
LANDSCAPE RENDERING

DATE: 11/11/11
SCALE: 1/8" = 1'-0"
DRAWN: M. J. J.
CHECKED: M. J. J.
PROJECT NUMBER: 13-180

L1R
OF 9



COMMENT SHEET
The District of North Vancouver

PROPOSAL: Noort Holdings Ltd. proposes to build an 18 unit stacked townhouse project at 115 and 123 West Queens Road.

To help determine neighbourhood opinions, please provide the Community Planning Department with any input you have specific to this project. Please feel free attach additional sheets if you have further comments:

- The developer has clearly put a lot of thought into the propose project - however my concerns are:-
- 1) 18 units is way too many - it should be reduced to 10 max
 - 2) The building is too big and much too close to the lot line (Normal houses are about 25' from the L.L. Why is such a big building much closer?) It wouldn't look so bad if it was tiered
 - 3) Does the district or developer plan to contact Delbrook or Upper Lansdale community associations for input prior to public hearing
 - 4) A much smaller building/s would be more appropriate

Your Name [redacted] Street Address [redacted] r Rd
Van.

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Please provide this comment sheet directly to the Community Planner present at the Information Meeting on November 27, 2014 or return by mail or email by December 11, 2014 to:

Erik Wilhelm, Planner

District of North Vancouver - Community Planning Department

355 West Queens Road, North Vancouver, BC V7N 4N5

Email: ewilhelm@dnv.org

Tel: 604 990-2360

RECEIVED

DEC - 5 2014

SCANNED
Doc # 2499225

From: Dianne Kennedy [REDACTED]
Sent: Tuesday, April 21, 2015 11:40 AM
To: Erik Wilhelm
Cc: Richard Walton, Mayor
Subject: West Queens proposed development

Good morning Erik,

I have spent the morning doing some local research about the proposed development in the 100 block of West Queens. I see in the reading that notification went out to all residences in the area regarding the public information meeting in Nov. 2014, but we definitely didn't get any notification. I just learned of the development when the signs went up just a couple of weeks ago.

Please understand, I am not anti-development, but to re-zone a two family home area to 18 units marks a huge transition for our neighbourhood. In walking the area this morning, my attention was drawn to the alley that services the commercial building on Lonsdale which houses Harmony Donuts, the hair dressing salon and the Queen's Cross Pub. It is currently curbed at the access to the second alley which emerges from West 29th St. and accesses the two houses where the development is to take place.

I also noticed in the North Shore News recently that the development is intending to take possession of the alley space currently servicing the two houses.

Can you please confirm if the development intends to maintain the barrier which would allow access to Lonsdale Ave. or if the barrier will be maintained and the only access to the development will be from the West 29th St. alley?

My major concern is the number of parking spaces you are allowing. 32 parking spaces for 18 units seems excessive. My son currently bought a townhouse up by Capilano College and they have one assigned parking space and one visitor parking pass. It is a building that is over 30 years old and they had the forethought to limit parking back then. We should be doing far better than that 30 years later.

We have a very liveable community in this Upper Lonsdale area and are well serviced by transit at our fingertips.

Allowing 29 parking spaces for 18 units is shocking, to say the least. Any only 3 visitor parking spaces is shameful.

The District has already allowed Churchill House to be built with no visitor parking and the Starbucks parking lot is always full and spills onto 29th daily. And the Queens Cross Pub monopolizes what available parking there is on West Queens.

I think you need to re-consider the parking requirements for this development.

Kind regards,

Dianne Kennedy
[REDACTED]

From: Dianne Kennedy [REDACTED]
Sent: Tuesday, April 21, 2015 1:35 PM
To: Erik Wilhelm
Cc: Richard Walton, Mayor
Subject: RE: West Queens proposed development

Hi Erik,

Sorry for the confusion over the topic of parking for the development. Perhaps “parking” was not the right word to use. I am concerned that allowing 32 parking spaces for an 18 unit development is encouraging people to continue to use cars. By reducing the number of parking spaces speaks to the issue of reducing the cars on the road so we don’t need parking. If I need something from Queensdale Market, I walk to the market. Similarly, if we go to the pub, we walk to the pub, etc. etc. We are even walking distance to Edgemont Village and the bus routes in all three directions from the corner of Queens and Lonsdale are very good.

I hope this clarifies my concern.

Thanks for answering the other questions – I am glad to hear that the barrier on the alley flowing out to Lonsdale will remain in place. It is disturbing to see that so many cars will be funneling out onto 29th street, but at least it is safer than turning onto Lonsdale. I encourage you to stand firm on leaving the barrier in place.

I do plan to come to the Public Hearing tonight.

Kind regards,

Dianne

From: Erik Wilhelm [<mailto:WilhelmE@dnv.org>]
Sent: Tuesday, April 21, 2015 12:10 PM
To: 'Dianne Kennedy'
Cc: Richard Walton, Mayor
Subject: RE: West Queens proposed development

Hi Dianne,

Thanks for your input/questions regarding the development proposal. TO answer your questions concerns—I have numbered the following responses:

1. With regard to ‘notification’---your address is located within the City of North Vancouver. Notification Letters are not sent to City of North Vancouver residents (mainly—b/c we do not have your contact information/addresses on record). -----To address such anomalies and further notify North Shore residents, the District of North Vancouver provides 2 North Shore News ‘Public Hearing Advertisements’ to notify people. I apologize to you for you not receiving a notification; yet, hopefully we are ‘getting the word out’ about the public hearing to local residents within the Queensdale Area with the two signs on the development site (out front along West Queens Road and within the lane) in conjunction with the North Shore News ads.

2. Yes, the development is slated to purchase a portion of lane located just south of the two existing lots.
3. The development is slated to be accessed from the 'north/south lane' (i.e. West 29th St. alley). Accordingly, the barrier located just west of the pub's underground parking entrance is slated to remain.
4. I am not entirely sure of your concerns related to parking....You state that providing 32 stalls is excessive, yet identify the parking concerns found in the neighbourhood.----This would suggest that increased available parking in a new development would be warranted given surrounding parking concerns. What I can say is that the development is providing only slightly less parking than normally required (i.e. 2 stalls per unit inclusive of visitor parking). The 32 stalls has been supported given the available transit found within the Lonsdale corridor and because of the general walkability of the Queensdale Area for local consumer needs.

Please come out to the public hearing if you wish Council to hear your views and comments.

Thanks again.

Yours truly,

Erik Wilhelm
Planner – Development Services
District of North Vancouver
604-990-2360

From: Dianne Kennedy [REDACTED]
Sent: Tuesday, April 21, 2015 11:40 AM
To: Erik Wilhelm
Cc: Richard Walton, Mayor
Subject: West Queens proposed development

Good morning Erik,

I have spent the morning doing some local research about the proposed development in the 100 block of West Queens. I see in the reading that notification went out to all residences in the area regarding the public information meeting in Nov. 2014, but we definitely didn't get any notification. I just learned of the development when the signs went up just a couple of weeks ago.

Please understand, I am not anti-development, but to re-zone a two family home area to 18 units marks a huge transition for our neighbourhood. In walking the area this morning, my attention was drawn to the alley that services the commercial building on Lonsdale which houses Harmony Donuts, the hair dressing salon and the Queen's Cross Pub. It is currently curbed at the access to the second alley which emerges from West 29th St. and accesses the two houses where the development is to take place.

I also noticed in the North Shore News recently that the development is intending to take possession of the alley space currently servicing the two houses.

Can you please confirm if the development intends to maintain the barrier which would allow access to Lonsdale Ave. or if the barrier will be maintained and the only access to the development will be from the West 29th St. alley?

My major concern is the number of parking spaces you are allowing. 32 parking spaces for 18 units seems excessive. My son currently bought a townhouse up by Capilano College and they have one assigned parking space and one visitor parking pass. It is a building that is over 30 years old and they had the forethought to limit parking back then. We should be doing far better than that 30 years later.

We have a very liveable community in this Upper Lonsdale area and are well serviced by transit at our fingertips.

Allowing 29 parking spaces for 18 units is shocking, to say the least. Any only 3 visitor parking spaces is shameful.

The District has already allowed Churchill House to be built with no visitor parking and the Starbucks parking lot is always full and spills onto 29th daily. And the Queens Cross Pub monopolizes what available parking there is on West Queens.

I think you need to re-consider the parking requirements for this development.

Kind regards,

Dianne Kennedy



From: Erik Wilhelm
Sent: Tuesday, April 21, 2015 3:54 PM
To: Linda Brick
Cc: Stefanie Vukelic
Subject: Phone Call

Hi Linda,

An elderly lady contacted me and she is unable to attend tonight's meeting due to a rib injury.

She wanted Council to know that the development is 'too tall and should be reduced in height in order to maintain her view'.

She lives at: [REDACTED] (which is located [REDACTED]); her name is Sulveig Karlgren and can be reached at [REDACTED]

Not sure if this can make it into the PH 'comments received' but I said I would try to get her views heard by Council....

Yours truly,

Erik Wilhelm
Planner – Development Services
District of North Vancouver
604-990-2360