

From: Jillian Cooke [<mailto:jilliantravels@yahoo.com>]

Sent: Friday, February 14, 2014 10:24 AM

To: DNVCouncil

Cc: Brian Bydwell; Kathleen Larsen; Jillian Cooke

Subject: Re: Application to Subdivide 962 MONTROYAL (Bylaw 8034, File PLN2013-00055)

Dear DNV Council

Re: Application to Subdivide 962 MONTROYAL (Bylaw 8034, File PLN2013-00055)

Please find attached a letter to request that you reject this second application to subdivide 962 Montroyal. As you know, the application to subdivide this property was previously heard and rejected in 2013. Public input from neighbours included many concerns including erosion of the traditional neighbourhood character, removal of green space/green elements by densification, safety concerns associated with the proximity of two very busy intersections, and congestion from on-street parking. None of these concerns have changed, and still apply to the second application before you.

Please protect the special nature of what drew families to our neighbourhood in the first place, and reject the subdivision and tree removal in this already-beleaguered stretch of homes.

Thank you for your consideration.

Jillian Cooke, P.Eng

962 Canyon Blvd

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

Dear Council:

Re: Application to Subdivide 962 MONTROYAL (Bylaw 8034, File PLN2013-00055)

As you know, the application to subdivide this property was previously heard and rejected in 2013. Public input from neighbours included many concerns including erosion of the traditional neighbourhood character, removal of green space/green elements by densification, safety concerns associated with the proximity of two very busy intersections, and congestion from on-street parking. None of these concerns have changed, and still apply to the second application before you. Current images from the area are shown below.



Immediate area already congested within two high risk (low visibility) intersections – note that on-street parking has been observed to have increased on the opposite side of the road from the application due to the existing densification on this strip and the smaller lengths between driveways on the block face



Property in question currently has substantial green space and many trees beside that

typify this neighbourhood which will be lost if this application is approved



East portion of same block face with townhouse-esque appearance due to high density and driveways consuming the bulk of the lot fronts as shown



There are at least nine healthy cedars (behind the three fronting District property trees) of varying heights shown above (estimated 30 feet and taller) that are described in the application as “small” that will be removed per this application, substantially increasing the barren appearance of the streetscape of that has been propagated by the preceding eastern development

The two modifications (e.g. a covenant to prohibit secondary suite due to absence of lane-way access and requirement for unique design) will do little to alleviate the original and sustained concerns of the neighbouring community, as the densification and removal of additional green space will still occur.

This “strip” has truly become an eyesore with densification and parking inappropriate for an established, green-proud neighbourhood that is not a mixed commercial area or identified high-density planned zone (such as Lynn Valley Centre). The “50% block face same lot pattern” is poor justification for continued, unchecked consumption of our traditional lots – in fact the opposite. The facing houses on the direct, opposing side of the street maintain the beautiful neighbourhood character, and serve as a painful reminder of those who drive this section daily or visit our neighbourhood of what Canyon Heights used to look like.

Please protect the special nature of what drew families to our neighbourhood in the first place, and reject the subdivision and tree removal in this already-beleaguered stretch of homes.

Thank you for your consideration.

Sincerely,

Jillian E. Cooke, P.Eng
962 Canyon Blvd

From: Michelle and Michaela [<mailto:laworder@shaw.ca>]
Sent: Friday, February 14, 2014 2:21 PM
To: Ryan Malcolm
Subject: Proposed subdivision of 962 Montroyal Blvd
Importance: High

Sir

Please pass this email on to the appropriate people – Council will be holding a public hearing into this proposed subdivision application.

I am writing to again express my firm opposition to this second proposed subdivision of 962 Montroyal Blvd.

My family and I have lived at 933 Clements and moved into this area several years ago because of its character – a mix of small and large lots, a mix of older and newer housing, calm quiet street and large beautiful trees. In that time, the strip of Montroyal between Capilano and Highland has become an unpleasant congested speedway cutting through the heart of this neighbourhood. This application to subdivide yet another property on that street will only accelerate the deterioration of the area.

As you know, there are many subdivided narrow lots along that street, where the houses have been built from property line to property line. Old tall trees have been cut down and replaced with tiny scrubby trees that will never grow to even half the size of those that are gone. The result is, frankly, unsightly and more suited to a subdivision in Surrey than North Vancouver, regardless of whether there is a requirement that each house be different.

Many of these houses have multiple cars associated with them, even without secondary suites – the two new houses at the intersection of Montroyal and Highland seem to have as many cars stuffed into their tiny driveways and out on the street as possible (unsurprising given the tiny size of their garages and car pads). Adding a covenant prohibiting secondary suites is no guarantee that there will not be street parking – in fact, a typical family with two parents and two teenage children may indeed have four cars... at least three of which will surely end up parked on Montroyal. Not only is this unattractive, but it is a hazard – it can already be difficult to turn left onto Montroyal coming northbound on Highland because of the number of cars parked on the north and south side. It can also be difficult to see cars coming eastbound – you will see that you have received at least one complaint about the danger of that intersection, despite the vehicles parking in conformity with current bylaws. Smaller or lower cars are very difficult to see behind the line up of cars parked on the road, and can suddenly be upon you as you are trying to turn left.

Adding more cars into the area of 962, which will surely happen if the subdivision is allowed, will also make crossing Montroyal at the intersection of Shirley very difficult – many children cross the road at that location, either to catch a bus on Montroyal or to head down to Handsworth or up to Montroyal Elementary. If more and more cars park along that section of

Montroyal, the sightlines will be more and more difficult, and a serious collision with a pedestrian, likely a child, is only a matter of time. Many people drive extremely fast along Montroyal, and crossing is hazardous even now.

Finally, to allow yet another subdivision on the basis of “there are other similar lots just down the road” is to entirely abdicate your role as urban planners. Allowing exceptions to current zoning on a piecemeal basis not urban planning but simply catering to the wishes of a vocal minority, most likely developers.

I would ask you to again disallow this and frankly any other future subdivision application on this piece of property.

Michaela Donnelly

From: Hamid Mortezaei [<mailto:mortezaei@telus.net>]
Sent: Saturday, February 15, 2014 10:45 AM
To: Kathleen Larsen
Subject: 962 Montroyal BLVD - Subdivision Application

Dear Kathleen Larsen,

I am Hamid Mortezaei, owner of 958 Montroyal located next to above property. I am sending this email to inform you that I support the application for the subdivision of above property into two small lots.

In the review of this application please consider:

- Current high cost of living and home prices
- We need more affordable single family homes
- A new house will conserve more energy

It should also be taken into consideration that two applications in Montroyal have already been approved and built.

I thank you for involving us in shaping the future of our neighborhood.

Yours truly

Hamid Mortezaei

From: Kent Brothers [<mailto:kent@brothers.ca>]
Sent: Tuesday, February 18, 2014 1:21 PM
To: DNV Input
Subject: Subdivision of 962 Montroyal Blvd.

Dear Sirs & Mesdames:

I am writing in response to the renewed application for subdivision of the property at 962 Montroyal Blvd., North Vancouver. I attach the letter written in response to the previous application, which you should have on file and represents the views of myself & my wife who reside at 937 Montroyal Blvd., and our next-door neighbour Alex Smedman (a signatory) who resides at 929 Montroyal Blvd., these properties being directly across Montroyal Blvd. from the subject property.

The points expressed in that letter all remain valid. Nothing in the revised application changes these concerns, except that the prohibition of secondary suites, a possibility we had not even considered previously, reduces the parking & traffic hazards that would otherwise ensue, but still not to an acceptable level. A dog has already been killed along the stretch of narrow lots and it is only a matter of time before a person is critically injured or killed.

We are very concerned about the fact that the District planning department is providing misinformation about the development and the neighbourhood. The public hearing notice recently circulated stated that "the proposed subdivision will create two 10m (33ft) lots that are generally in keeping with the established lot pattern along the north side of the 900 block of Montroyal Blvd". This is false, but one must ask why it is only the character of the neighbourhood on the *north* side that is relevant. As noted in the accompanying letter, even on the north side the lot in question is the middle lot of a stretch of 5 wide lots with a character dramatically distinct from those of the split-lot incursion that has occurred on each end. In particular, for at least a block on each side of the subject lot, the only large trees that remain are on the large lots. At the previous public hearing on this issue, one of the city planners stated that the large trees on the lot in question would remain, but in fact there are no large trees on this lot -- all the large trees have already been cut down and the only remaining large trees are on the *adjacent* lot! Again, misinformation has been provided. If Council members would visit the location in question they would see that the sections of narrow lots are actually quite unsightly compared to the sections with wide lots. The "established lot pattern" is not one that has existed, but rather one that the District is establishing at the expense of the neighbourhood.

Yours sincerely,

Kent Brothers

937 Montroyal Blvd.
North Vancouver, BC
V7R 2G9

March 14, 2013

Mayor Richard Walton &
Council for the District of North Vancouver
355 West Queens Road
North Vancouver, BC
V7N 4N5

Dear Sirs & Madam:

Re: Subdivision of Lot at 962 Montroyal Blvd.

We have been asked for our views on the division of the property at 962 Montroyal Blvd. (on the north side) in two and the replacement of the single-family home currently on the property with two homes. Our interest is that we have lived directly across the street from the property in question for many years: Mrs. Alexandrina Smedman at 929 Montroyal Blvd. since 1959, and Dr. Kent & Mrs. Stephanie Brothers at 937 Montroyal Blvd since 1989.

In the original plan for the area, all the properties on the south side of Montroyal were and remain 75-ft. wide, whereas those on the north side were 33-ft. wide. It is not clear what thinking led to the original incongruous plan of wide properties on one side of a street and narrow properties on the other, but the original purchasers of the north-side properties were required to purchase at least double lots in order to have sufficient area for septic fields, thereby creating a defacto neighbourhood of spacious properties. Shortly after, these property owners were given the option to consolidate their lots into single lots, and several did, including the then owners of the lot in question and several around them.

The lot in question is the middle lot of 5 that are still "66-ft. wide lots", 4 of which were legally consolidated, and one of which (4818 Shirley St.), where the original purchasers still reside, was not. Subsequently, almost all of the unconsolidated properties on Montroyal Blvd. have had two homes built on them, but this small stretch around the lot in question preserves the original spacious neighbourhood.

It has been well established that people prefer landscapes with views of water & open spaces with clumps of trees (the "savannah" principle). Though a view of water is not relevant in this particular neighbourhood (the small stream beside our property notwithstanding), the issues of open space & trees are. It is interesting to note that for a least a block on each side of the property in question, the only large trees are on wide lots. The building of houses on narrow lots has, despite municipal intent & bylaws to preserve trees, effectively led to deforestation. The

paucity of trees and the density of buildings has resulted in stretches of road comprised primarily of buildings with little vegetation that is visually very unattractive compared to neighbourhoods where wide lots remain. We do not wish to look directly across at such a view, and we should not have to. The proposed subdivision would lower the overall aesthetic quality of the neighbourhood and consequently lower neighbouring property values.

Of course the increase in population of the District necessitates an increase of density, and a mix of high- and low-density housing is desirable, but this should be accomplished through a mix of high- and low-density *neighbourhoods* rather than a random mixing of housing types within the same neighbourhood.

There is also an issue of safety. Montroyal Boulevard is a primary east-west corridor. An increase in the number and density of driveway entrances and parked cars raises risk along this corridor and particularly along this stretch of road where traffic speeds are very often above the posted limits.

We also have some concerns about the information provided by the developers. A few months ago they circulated a "survey" indicating that the house was in very poor condition and should be demolished. Yet when the house was on the market in November 2009, just over 3 years ago, it was advertised as "totally renovated" ("beautiful hardwood floors", "brand new kitchen", ...).

The prior history of the lot as a double lot notwithstanding, because of the previous exercise of the option to consolidate, the present owners of the lot in question should be given no more consideration to subdivide than the owners of any other large lots in the area. My understanding is that over the decades Council has been quite adamant that it would *not* consider an application to subdivide the lots on the south side of Montroyal, and this would seem logically to apply to large lots on the north side.

For the reasons laid out above, then, we are opposed to the subdivision of the property at 962 Montroyal Blvd.

Yours sincerely,

Kent M. Brothers

Stephanie Brothers

Alexandrina Smedman

Submitted @
P/H Feb 18, 2014

Feb 18, 2014

Dear Mr Mayor,

We live at 930 Canyon Blvd in Canyon Heights. We purchased our home in 2003.

I understand that there has been an application for subdivision made for 962 Mont Royal Blvd and that this has been denied once before. Our home is on a subdivided lot. We chose to live in this neighbourhood as my husband grew up here and we wanted to have our children in a family centred neighbourhood. I think that subdividing the lots will not negatively affect the neighbourhood, but attract younger families who wish for their children to attend the fine community schools.

Hopefully the District will also consider the importance of attracting these younger families and recognise that this might only be possible if they are able to buy homes on smaller lots.

Sincerely,


Annabel Hazlett

930 Canyon, North Vancouver, BC

Submitted @
PH - Feb. 18 2014

February 14, 2014

District North Vancouver-Hand Delivered
For inclusion in Public Hearing February 18, 2014

Re: 962 Montroyal Blvd.

I am writing on behalf of many members of a neighbourhood and community under siege by development forces.

Historically, this neighbourhood survey of 33' frontage lots dates back over 105 years, a real estate boom time of uncontrolled development. When saner heads prevailed and development proceeded in the 1950/60's it was recognized that 33' lots were *unsustainable* for a number of reasons, including infrastructure issues. The community also recognized these 33' lots as *undesirable* as evidenced by the prevailing patterns of development created.

From the perspective of neighbourhood degradation, the more recent history of District staff consistently accepting developer's proposals for subdivision* against neighbours wishes has resulted in a loss of neighbourhood amenities including but not limited to: trees and green-scaping, parking, street-safety due to reduced widths, and an alteration of the look and feel of the neighbourhood resulting in it becoming less aesthetically desirable. Added congestion, traffic and a more transient population have also been evidenced with up to four families occupying 66' of frontage.

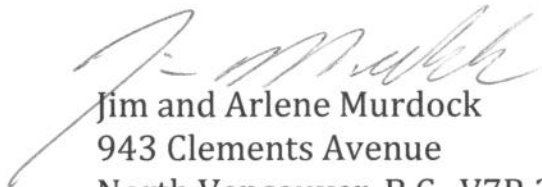
From the perspective of creating density and affordability, we have witnessed "affordable" houses on 66' lots (valued \$700,00 - \$900,000) being torn down as landfill, only to be replaced by densification valued at \$1.11 - \$1.4 M each, on a 33 foot lot. Denser yes, but apparently not more affordable.

While it is recognized that this movement appeases the land development community, and contributes greatly to District coffers, I have to ask you whom your governance model is serving. Those that live and contribute annually through taxes or those that "Development

Services" answer to, primarily off-shore owners, and non-residents of our neighbourhoods in North Vancouver

In closing, I suggest that the former are your neighbours, while the later are creating your vision for the future, a haphazard vision that is already creating community conflicts, tensions and a loss of neighbourhoods. This particular proposal was already rejected once, a fight mere neighbours cannot sustain when repeated proposals are submitted for the same address by paid development service agencies. Those with resources win over those without.

Thank you for this opportunity to voice our concerns.



Jim and Arlene Murdock
943 Clements Avenue
North Vancouver, B.C. V7R 2K8

*see submissions relating to 946 Clements, 944 Clements, 1075 Prospect Ave.

Submitted @
P/H Feb. 18. 2014

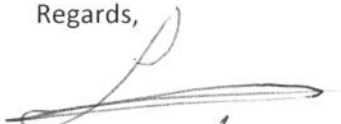
Feb 16th, 2014

To whom it may concern,

This is Zahra Sheikhattar the residence of 908 Montroyal Blvd. We have purchase our house which is on subdivided lot on 2009. I think subdividing the land is the only way to attract professional in this area and give the neighbour hood a newer look. I would love to see new houses with dynamic, young people who can benefit from everything this area has to offer.

Please feel free to contact me at 604-770-0768

Regards,



Zahra Sheikhattar