

March 29, 2014



Robert B. Hodgson
1248 Eastview Road
North Vancouver, B. C. V7J 1L6

To: Mayor and Council

Re: Noble Cove Subdivision – Polygon Proposal

I was born and raised in North Vancouver, specifically in Blueridge, and Deep Cove. I have watched gradual increase of single family homes in the neighbourhood around the Matsumoto/McKenzie industrial strip.

I went to school and was friends with a few who were employed at one or the other of these sites. But there hasn't been much employment there for at least a decade. So given that there is a park on one side and Roche Point subdivision on the north side of Dollarton and on the west side of old Matsumoto site. These small businesses are an eyesore. It's time this be developed to keep up with North Vancouver's image of a beautiful place to live.

So as a long time resident and taxpayer, I encourage the District Council to permit re-development of this prime land.

Yours truly,

Robert B. Hodgson

March 29/14.

To: Mayor and councillors

Re: Proposed development Mackenzie / Noble project.

I am a new resident of North Van. I enjoy riding my motorcycle down the Dollarton Hwy to Deep Cove. Along this beautiful drive is this ugly monster building called Dollarton Ship Yards. It is a little eyesore. In my opinion it should be demolished. There are so many lovely things to see along the drive and this is not one of them.

Yours, Todd Pringle
1211 Airlyn Cres.
North Van
V7S 2V1



-----Original Message-----

From: adthom@telus.net [mailto:adthom@telus.net]

Sent: Tuesday, April 01, 2014 9:25 AM

To: DNVCouncil

Subject: Polygon Noble Cove

To Mayor and Council; This email is to express our full support for Polygon's Noble Cove redevelopment plan. We have lived near Cates Park for more than twenty nine years and very much look forward to the public walkway and more foreshore access. We also will be happy to see the site rezoned from industrial to residential with an end to the old industrial buildings. We hope you all will support this application.

Andy and Darlene Thom
320 Dollarton Hwy N
V7G1N1

From: Libby Masson [<mailto:libby@mmid.com>]

Sent: Wednesday, April 02, 2014 8:39 AM

To: DNVCouncil; Doug Allan

Subject: Polygon Noble Cove Development

April 2nd 2014.

To the District of North Vancouver Council.

Regarding the Polygon Noble Cove Development in North Vancouver District.

I'd like to express my support for the redevelopment of the McKenzie Barge Site.

I've been a resident in the Seymour area for twenty five years. I've raised my family in the area and now that my children have left home, we are ready to down size. We really want to stay in our general neighbourhood however desirable options in the area are limited. This development appeals to us and allows us to live in the area we call home, close to our amenities, maintain our view, and remain close to family and friends.

Converting this prime water front site from industrial to residential, cleans up the harbor shore line and provides access to the waterfront for everyone to enjoy. This low profile development maintains the view lines for the existing residences north of Dollarton Hwy as well as within the proposed Noble Cove development site. Combined with the low density with in this site and the easy walking distance to Dollarton shopping area, makes for a desirable place to live and call home.

Sincerely

Mrs Elizabeth Masson
1929 Hyannis Dr.
North Vancouver, BC.
V7H-2E5.

2 April, 2014

Mayor Walton and District Councillors

District of North Vancouver

Dear Sirs and Madame,

We strongly support the proposed Noble Cove residential townhouse and low-rise apartment development at the existing Dollarton Shipyard and Mackenzie Barge sites.

The natural remediation of these waterfront industrial properties completes a consistent foreshore with Cates Park and the neighbouring community, and the attractive townhouse and low-rise apartment proposal fills a gap in the Seymour waterfront residential market.

It is disappointing that some of the originally proposed resident amenities that maximize the site's unique waterfront potential with features such as the kayak storage shed, and dock with boat moorage, are in danger of being eliminated. Also, it is unclear why there wouldn't simply be unconditional public access to the foreshore as there is in the adjacent community beaches.

However, encouraging a public launch facility for kayaks at the site does not make sense when there is limited parking and restricted launch access, and there is superior parking and public kayak launch access nearby at Cates Park boat launch and Deep Cove Kayak at Panorama Park.

We strongly encourage all levels of our government to work efficiently with the developer to maximize the potential of this unique site for the enjoyment of this and future generations.

Sincerely

Greg and Sharon Hope

672 Beachview Drive

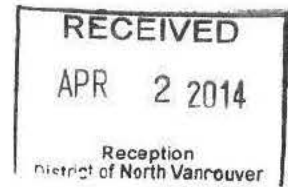
North Vancouver, BC V7G 1R1

By email:

DNV Major and Council: dnvcouncil@dnv.org

Rebecca Wright, Polygon Homes: rwright@polyhomes.com

Cynthia Melosky, Polygon Homes: cmelosky@polyhomes.com



#27 - 1960 Rufus Drive
North Vancouver, B.C.

March 31, 2014

To: Mayor & Council
District of North Vancouver

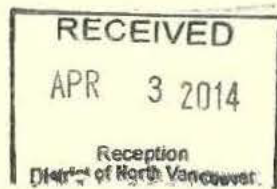
Re: Noble Cove Condominiums

My family (wife & two children) have enjoyed living in the District of North Vancouver for many years and have no desire to live anywhere else. We are interested in buying one of the Condominiums at this site. On the waterfront with no trains running by twice a day, as is the case in West Vancouver. And with access to Cates Park, which has a little hamburger place (open in the summer); scuba dive lessons; a kayak rental/launch and a really nice trail system for pleasant walks. Great enjoyment for all members of our family. Also Dollarton shopping centre is close by (within easy walking distance) with a Starbucks, liquor store and grocery store, etc. Our children are nearly grown and we would like to do some travelling once my wife and I retire. So a low maintenance condo is a perfect solution for us. And as far as we know, there are currently no condos on the waterfront anywhere in the District of North Van. So this is an excellent chance for Mayor and Council to provide its long time residents with a waterfront alternative to single family homes. So our family hopes the District politicians will vote for the Noble Cove project and get rid of those ugly shipyards.

Thank you.

A handwritten signature in black ink, appearing to read "Jim Waterman". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Jim Waterman



APRIL 3/2014

MAYOR WALTON & DISTRICT POLITICIANS;
DISTRICT OF NV

WE HAVE LIVED IN THE DISTRICT FOR MANY YEARS OCCASIONLY, WE TAKE A DRIVE ALONG THE DOLLARTON HWY. ON THE WAY TO DEEP COVE, TO COME ACROSS THAT INDUSTRIAL STRIP IS HORRIBLE LOOKING, ON AN OTHERWISE NICE DRIVE.

WE WOULD LIKE TO BE ABLE TO STOLL ALONG THE TRAILS OF CATES PARK AND LOOK AT THE SALMON IN A RE-STOCKED ROCHE CREEK. ALSO IT IS OUR UNDERSTANDING THERE WILL BE A SALT MARSH — THIS WILL BE A GOOD THING FOR THE RETURN OF FISH AND BIRDS. AN EXCELLENT MOVE FROM OLD SHIPYARDS TO SOME HABITAT FOR WILDLIFE.

PLEASE ALLOW THIS CHANGE TO HAPPEN.

 
JACQUELINE BELL / DAN CHRISTIE
929 OLD LILLOOET RD.
NV V7J 2H7

April 2/14



To: Mayor Walton & Council:

I am totally FOR re-development of the old Matsumoto/McKenzie sites. They are out of keeping with the neighbourhood which has gradually grown up around them.

The District had a chance in the 1990s to have those properties demolished, cleaned up and a large portion of it returned for public use --- AT NO COST to the taxpayers of the District of North Van. I do not understand WHY you (as our elected representatives) could possibly have missed that opportunity.

Please do the us (the taxpayers) a favour and allow this project to go forward.

A handwritten signature in cursive script, appearing to read "Norm Couston".

Norm Couston

**Unit 104 - 70 Orwell St.
North Vancouver, B.C.
V7J 1A5**

From: Tim W. Saxvik [<mailto:TSaxvik@rolfebenson.com>]
Sent: Thursday, April 03, 2014 12:37 PM
To: DNVCouncil
Subject: Nobel Cove II

Mayor & Council
District of North Vancouver
355 West Queens Road
North Vancouver, B.C .
V7N 4S

Dear Mayor and Council.

I have lived in the district of North Vancouver for over 50 years and my current address is 4550 Epps Ave.

I fully support the rezoning of the remaining industrial land adjacent to Cates park to residential for the following reasons.

1. In my opinion the development as proposed with a public waterfront walkway will enhance the use of the foreshore by the public.
2. Environmental remediation and clean up of the land, creek and foreshore area will be beneficial to all and enhance the beauty of the waterfront area.
3. Opportunity for older residents to downsize from single family home to town home or apartment with views of water.

Your Truly

Tim W. Saxvik, BBA, CA

Partner



1090 West Georgia Street | Suite 1500 | Vancouver BC V6E 3V7

☎ 604.684.1101 | 📠 604.684.7937 Fax | ✉ tsaxvik@rolfebenson.com | <http://www.rolfebenson.com>

WE'VE MOVED!

This email message is confidential and may contain privileged information. Any unauthorized dissemination or copying is strictly prohibited. If you have received it in error, please delete it and notify us immediately. This message was not encrypted and internet email may not be secure. Please inform us if you require encryption for future messages.

From: Jim Hudson [<mailto:jimwhudson@gmail.com>]
Sent: Thursday, April 03, 2014 3:34 PM
To: DNVCouncil
Cc: DNV Input
Subject: Public Hearing, Tuesday April 8, 2014

My comments regarding the April 8 Public Hearing about redevelopment of industrial lots at 3829 and 3919 Dollarton Highway (Noble Cove) are as follow:

My name is Jim Hudson. I live at 5445 Cortez Crescent in the District of North Vancouver. I am a Chartered Accountant and a retired financial executive. My wife, Mimi, is Director, Community and Provincial Programs for Family Services of the North Shore. I am writing to express my support for the proposed Noble Cove development.

My wife and I have been residents of North Vancouver District for the past 25 years. We live not far from the bottom of Grouse Mountain.

With our children now grown and moved out, it's time for us to move and downsize our residence. We'd like to continue to live in North Vancouver, but the choice of places here that we'd like to move to is quite limited.

The only real option for us currently seems to be the lower Lonsdale neighbourhood. But the density is high and the living spaces are correspondingly small.

What I've learned about the Noble Cove proposal excites me as a place to live. The development is high quality and respectful of the environment and the beautiful natural setting. It will appeal to downsizers like ourselves and replaces an existing idle industrial site that badly needs cleaning up. Both my wife and I are particularly pleased about the attention being paid to the habitat, the creek and efforts to encourage the return of wild salmon to their historical spawning ground.

I'm sure that this development would be well-received and a welcome improvement to the residential infrastructure of North Van District.

To conclude, I would like to emphasize that my wife and I both support this project and feel it will be a benefit to the community and to residents like us who are looking to downsize within the District.

Thank you.

Jim Hudson

Adam Stefishen
3766 Dollarton Highway,
North Vancouver, BC
V7G1A2
778-229-880

District of North Vancouver Council
355 W Queens Rd
North Vancouver, BC
V7N 4N5.

April 3, 2014

To whom it may concern:

I am writing this letter to express my support for the proposed rezoning of 3829 and 3919 Dollarton Highway. I have spent my whole life living in the area, and recently bought my own home on Dollarton. I have seen the many changes to the area, and feel confident in supporting the proposed rezoning of 3829 and 3919 Dollarton Highway.

I feel that the rezoning of the area will bring numerous improvements, and am hopeful that the proposed clean-up of the area will mitigate any of the existing environmental hazards. Additionally, I feel that the creation of a public waterfront walkway will increase the value of the area, both aesthetically and financially.

If you have any questions regarding my support of the proposed rezoning please do not hesitate to contact me.

Thank you,

Adam Stefishen

Megan Gnadt
3766 Dollarton Highway,
North Vancouver, BC
V7G1A2
604-992-0564

District of North Vancouver Council
355 W Queens Rd
North Vancouver, BC
V7N 4N5.

April 3, 2014

To whom it may concern:

I am writing this letter to express my support for the proposed rezoning of 3829 and 3919 Dollarton Highway. I have lived on Dollarton Highway for two years and am proud of my neighbourhood and want it to be maintained and improved upon wherever possible. I feel that a project of this nature will aid in beautifying the area through the clean up the Dollarton Ship Yard and Mackenzie Barge site.

I fully support the rezoning of this property from industrial to residential as I feel the clean-up of the area will only further enhance an already beautiful neighbourhood.

Should you have any additional questions regarding my support for rezoning, please do not hesitate to contact me. I can be reached at 604-992-0564.

Best Regards,

Megan Gnadt

-----Original Message-----

From: Mel Turner [<mailto:melt@shaw.ca>]

Sent: Friday, April 04, 2014 10:10 AM

To: DNVCouncil

Subject: Polygon Public Hearing

Dear Mayor and Council

I am unable to appear at the public hearing next Tuesday but wanted to encourage Council to consider the limitation of public access to the waterfront associated with this upland proposal that is explained in the staff report.

I understand that this is really a separate issue than the upland proposal but they are obviously tied, have been discussed together at the public meeting held last Summer and are presented together as part of the public hearing.

The staff report describes that the efforts to provide habitat compensation will result in public access being denied on the waterfront side of the proposed public trail. Having been to the site many times and been involved in the acquisition of the neighbouring addition to Cates Park to the east as part of the Lower Mainland Nature Legacy in the mid 90's, I can see no reason why the habitat compensation works can not be integrated with public access. BC Parks has countless examples-Goldstream and Adams River salmon runs/bear viewing in the Khutzeymateen-where habitat values are protected and there is a standard of public access that allows visitors to enjoy the natural resource. New Brighton Park across the Inlet serves as an example of how the two functions can be integrated.

My understanding is that there will be no access to the pocket sand beach-probably the best sand beach in the District- to the west and that a fence will separate the east/west public trail from the waterfront. Such a design will lead to public disobedience and as Port Metro Vancouver does not have a "park" management function, there will be a constant people management issue with no enforcement.

I would urge Council to express their desire to have public access to the waterfront fronting this proposal and to work with Port Metro Vancouver to have that happen.

Thanks you for the opportunity to comment.

Mel Turner
450 Fairway Drive

From: Al Saunders [<mailto:al@harbourviewprojects.ca>]

Sent: Friday, April 04, 2014 10:30 AM

To: DNVCouncil

Subject: Noble Cove, Proposed Development

Dear Mayor Walton & Council members, I would like to give my support for the Noble Cove development being proposed by Polygon.

Being a life long resident of the District and avid boater, I have watched this site lie in shambles for to many years. The development would allow residents to have greater access to the waterfront and offer a diversity of home choices for the community, while cleaning up a site that has been in desperate need of attention for many years.

Regards

Al Saunders

977 Beaumont Drive, North Vancouver

April 5, 2014

To: District of North Vancouver

RE: Redevelopment of 4 industrial lots located at 3829 and 3919 Dollarton Hwy North Vancouver

My name is Justin Kemp of 895 Strathaven Drive, North Vancouver, I have lived in the Deep Cove area for over 40 years. I have watched this area change and grow over the years, all for the better. I frequent Cates Park with my wife and children and love the waterfront setting as this is something I enjoyed and grew up with. We often go out on our boat, launching from Cates Park and cruise the waters from Granite Falls to Horseshoe Bay admiring many beautiful and natural wonders along the way and also notice many eye sores along the way such as McBarge floating and McKenzie Barge and Marine Ways property along with several others. I fully understand that industry and business brings revenue to the municipality however, seeing that to the West of the property being discussed for rezoning you have several multimillion dollar waterfront homes and to the East you have the gorgeous setting of Cates Park. Smack dab in the middle of these two you have something that resembles an old metal recycling yard – not really something that belongs in the current setting. In my eyes to have more waterfront living assessable to families who can then enjoy in the many attributes this area has to offer, not to mention the proposed public walkway that current residents will then be able to benefit from is definitely an asset to this growing community.

Sincerely

Justin Kemp

-----Original Message-----

From: Rick Williams [<mailto:williamsrick34@gmail.com>]

Sent: Sunday, April 06, 2014 9:04 AM

To: DNVCouncil

Subject: Noble Cove

I have lived in the District for over 10 years and have spent time in Cates Park. I support the redevelopment of the old shipyard as I feel that it would clean up the area and provide multifamily housing which is always needed in the District. Not only would it be more visually appealing, but having a public walkway on the waterfront connecting to Cates Park would be a real benefit. For these reasons, I would urge Council to support this rezoning. Thanks for your consideration.

Rick Williams
4179 Prospect Road

From: Greg Noble [<mailto:novaczek@hotmail.com>]

Sent: Monday, April 07, 2014 8:12 AM

To: DNVCouncil

Subject: Polygon Development

Dear Madam/Sir:

I have lived and worked in the District Of North Vancouver for 60 years. I have recently become informed about an interesting proposal to rezone the old Matsumoto Shipyards from industrial to Residential. I am in favour of this.

There are many reasons why I think this project should proceed. The main one for me is the area will be thoroughly cleaned up and tuned into a much more appealing looking area and living space. There will be more public access to the water and I understand there will be a connection to Cates Park. This is huge! In a time when waterfront land is both expensive and unavailable to the public, the fact that the public will have greater access to it, because of Polygon's development makes this project all the more worth while. Of course other obvious advantages to this development is more affordable waterfront dwellings, especially for empty nesters downsizing and wanting to move to eye appealing buildings with little or no yard maintenance. And, more tax revenue for the District.

I respectfully ask the District council to please carefully consider Polygon's development and ultimately give your consent to proceed with this amazing and worthwhile project.

Best Regards:

Greg Noble

From: Ian Bolton [<mailto:ian.bolton@firedynamics.ca>]

Sent: Friday, April 04, 2014 2:29 PM

To: DNV Input

Subject: PUBLIC HEARING-3829 and 3919 Dollarton Highway Redevelopment of four industrial

To DNV staff,

Due to upcoming travel, I will not be able to attend the April 8th, 2014 Public Hearing regarding this Dollarton Redevelopment. Please accept this email as an attempt to share my concerns and thoughts with you as a long time DNV home owner and tax payer.

For over 7 years now, I have lived in the Mt.Seymour area. The changes which I have noticed in the last 3 years are incredible. Traffic and noise seem to quickly be replacing the once peaceful and tranquil feeling of this area. The number of new developments that have popped up in recent years is astonishing. And it doesn't seem to be slowing down.

I strongly feel this rapid development of North Vancouver is slowly destroying our way of life. We choose to live here because of the unique and special community feeling our district holds, please do not ruin this. We will NEVER get it back.

Regards, Ian Bolton

3421 Mt Seymour Parkway
North Vancouver, BC
V7H 1G4

Jeff Henderson
3761 Dollarton Highway
North Vancouver, BC
V7G 1A1
(604) 970-1617

April 3, 2014

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

To Whom it May Concern:

RE: 3829-3919 Dollarton Highway (Noble Cove)

I am writing to express my support for the proposed rezoning of 3829 and 3919 Dollarton Highway. I have lived on Dollarton Highway for 5 years, and currently reside with my wife Stacey and 2 children.

As a neighbor to the ship yards we believe the Deep Cove area is in need of this project. My wife and I fully support and recognize the need to clean up our fisheries and oceans.

Noble Cove is a beautiful development and we look forward to possibly moving there.

Please feel free to contact me should you require anything further,

Sincerely,



Jeff Henderson



Save Our Shores
1846 Draycott Road
North Vancouver, BC V6J 1W7
Phone/Fax (604) 985-7272



April 3, 2014

Mayor and Council
355 West Queens Road
North Vancouver
British Columbia
V7N 4N5

Dear Mayor and Council,

Re: Proposed Polygon Noble Cove Development

The Save Our Shores Society attended a visual presentation by Polygon at the Dollarton Shipyard and Mackenzie Barge Sites, of the intended environmental remediation, to rehabilitate the natural foreshore and Roche Point Creek.

The Save Our Shores Society would like to have it on record that they endorse the verbal proposal they have received from Polygon, of their intentions to clean up the site, restore and enhance Roche Point Creek, which includes riparian plantings and an estuarine marsh planting, plus a waterfront walkway, which will link up with an existing walkway just west of the site and continue on to Cates Park.

The clean up will be a great environmental improvement for the community and the walkway by the sea provides a pleasant, safe, destination walk to Cates Park.

Yours truly,

Maureen Bragg

President, Save Our Shores Society

David Roskell
1712 Larkhall Crescent
North Vancouver, B.C.
V7H 2Z3

Date: April 7, 2014

Dear Major and Councilors,

I have been living in North Vancouver all my life (51 Years) and in the Deep Cove area for 17 years. I am writing to confirm I am in support of redeveloping Noble Cove, North Vancouver from Industrial to Residential.

I am a frequent user of Cates Park and the waterfront launch at that location. I frequently see people including children using the waterfront and fishing for crabs close to the heavy industrial site. And I do my best to caution people of the likely contamination close to the heavy industrial use at Noble Cove.

I feel a clean-up of the Noble Creek area is long overdue. And replacing this use with a low environment impact residential use will clearly be a sensible choice to the District and not cause an over-burden on District tax payers.

I hope one day I can stay in the district and down-size to a beautiful waterfront location such as this.

Yours sincerely,

David Roskell

From: Lynne Bjarnason [<mailto:thetwinshipper@gmail.com>]

Sent: Monday, April 07, 2014 12:22 PM

To: DNVCouncil; Richard Walton, Mayor; Mike Little; Doug MacKay-Dunn; Lisa Muri; Robin Hicks; Alan Nixon; Doug Allan

Cc: Lynne and Brad Bjarnason

Subject: 3829 & 3919 Dollarton Hwy Redevelopment Public Hearing set for Tuesday, April 8th

Hello,

My name is Lynne Bjarnason and I am writing on behalf of my family in regards to the proposed redevelopment of the properties at 3829 and 3919 Dollarton Highway in North Vancouver.

Before I get into my letter, I would like to say I'm concerned about there being strife among neighbours in regards to this project. Those for it, against it and even those that don't care either way. I am worried that by writing this letter that some of my neighbours may become displeased, but my hope is we can all accept and respect each other's feelings, views and opinions on this development - no matter where it ends up.

My family home is at 3878 Dollarton Hwy, where we have resided for the past 23 years. We are directly across the street from the present shipyards and proposed re-development. We are behind 2 houses so we are not right on Dollarton Hwy itself, but have a fabulous and prized view of the shipyards and waters beyond.

I personally have been raised in North Vancouver almost my whole life, moving over from Vancouver as a toddler - I've been on the North Shore for 48 years. My husband has been here since a teen, approximately 40 years. Our 3 children were all born at Lions Gate Hospital and our home here on Dollarton is the only one they have ever known.

Our family supports the redevelopment of the four industrial lots across the street from our home.

We do, however, have a few concerns, namely where the driveway will be positioned into the new development. We are worried that it will be difficult for us and our neighbours to gain easy access to our properties if the driveway is directly across the street from our present driveway. This is only my families opinion, we do not want to be seen as writing for any of our neighbours thoughts. We have suggested roundabouts at a number of public meetings, to help slow traffic and perhaps make entrances and exits easier for all, but we don't see anything like that on the drawings presented. We are very concerned that we may not have easy access to our driveway and home if there is any kind of "structure" placed to divide the road - making for no access in one direction - be it driving East or West. At the very least, don't have the main access to the new site directly across the street from anyone's driveway. If we all still have full easy access to our driveways both going East and West on Dollarton, then this is not an issue for my family.

Naturally, I'm guessing like all the neighbours, we're worried about the loss of our GREAT view. If you stop by our home you can come see what we're so lucky to have - and paid to get! We have had view surveys done and we feel comfortable that although our view will

change a bit, there will be little lost and overall, more gained with the development. We appreciated getting the survey done and having it brought to us and explained. They showed the various different angles and how our view would be affected (as we presently have a full 180deg view of the ocean.) My family agrees the small change in the view will be a huge improvement from the mess we are presently trying to ignore - to see beyond to the waterway.

We do realize there are going to be real changes if this development goes through, there will be a significant time of mess and noise and delays during construction - but there will be pretty much the same situation if houses were to be built on the site. And if houses are a guaranteed option if the development doesn't go through as planned, we are thrilled with that proposal. We just don't see how that will be possible, assuming the costs of cleaning the site.

We agree that there will be more traffic locally - more cars, more parking required, but that is the reality of the day. I don't know how many new cars and how much traffic increased with our neighbours up at Raven Woods, we were horrified when that development started but that traffic and those people have been nicely "absorbed" into the community. And that, as we all know, is a HUGE development!

I don't know the plans for parking for this development, with the exception of the small extra strips as shown on the drawing, but it looks about the same as is presently out there. Parking has always been an issue for us here - especially since they took a strip away from us on Sparrow Lane, and it would be nice to have it clarified by the developers that there will be ample parking for the site - on site, as there is virtually none available on Dollarton itself.

I started with our major concerns, and I am sorry if this letter is getting lengthy, but since we are unable to attend the meeting this Tuesday (I am a volunteer leader for a local group and we have an important meeting the same night, with my family coming to support me and the youth) that I can't change up, hence, we're trying to get our support of the redevelopment to you via e-mail.

I also find it unfortunate in so many things in life, that it's more often the people with complaints, concerns, disagreements that usually step up to voice their opinions, with those of us that are fine with things opting to say nothing. Then finding out later that things have panned out, solely on a few unhappy peoples voices. We all know there are 2 sides to a situation and I think it's important to hear as much as we can, equally from both sides. A lesson I've learned from 15 ongoing years as a local volunteer leader and the countless (and continuing) years at both Sherwood Park Elementary and Seycove Secondary schools as a parent volunteer and PAC representative.

Back to the positives. We are so excited for the prospect of our neighbour shipyards to be gone! We are beyond worried if they stay - we will most likely put our house up for sale if this is the case, and we know our property value will not be great if the shipyards are to stay, as opposed to how we foresee the value to increase (based on a number of friends in the real estate business) once the development is complete. Not that we have plans to go anywhere for a long long time if the shipyards go! We have always pictures our home just like our parents, where we grew up and now go back to visit with the grandkids!

We have heard from a number of very valid sources that if the shipyard stay, they will continue business, not as usual, but more likely ramping up as more and more work has been coming to BC shipyards and with the larger companies funnelling more and more work to the smaller yards such as our friends across the street. We've had years of being woken up in the middle of the night not just from the noise of the work, but from the flashes we assume are from the welding. We've put up with years of cleaning the dirt that floats up from the pressure washing or sandblasting that is done and have had to do a couple of vehicle paint jobs because of paint overspray catching the wind. And please, I know everyone must be able to agree with the stench that wafts up sometimes for over a week at a time a number of times a year when we can only assume a fish barge is being cleaned - every year a number of times a year! I know when this is heard people ask, why stay? But it's getting into a neighbourhood you love with great school, exceptional neighbours, parks, community and the hopes that the shipyard would be gone one day - we've been waiting 20 years now!

We look forward to crossing the street and having the extended walking trails from Cates Park through the new development. I walk our big dog every day through the park and really look forward to a longer walk that I can gain access to right across the street!

We truly hope (and this has been expressed to me by many, many families) that there might be a small community "corner" type store / coffee shop to bring families together on the site. This would truly add to the sense of community for everyone.

We are beyond grateful if the area get's cleaned up as we're under the assumption it is presently a huge environmental mess. And not doubt the developer will be spending significant dollars to clean up the site and revive the natural surroundings. My whole family is looking forward to enjoying more of our local waterfront and I have hopes to bring my local Scouting group down for extended nature walks.

We also are expecting the developers to play by the rules and keep to the heights they have proposed so our neighbours do not loose one of the reasons they moved here. Their views.

We are blessed to live where we live. Our family home is our dream home. Part of the dream is the people around us, the community and the view! We truly believe the redevelopment of 3829 and 3919 Dollarton is going to make our community better, ultimately bring the people together once it's all done and to be selfish, keep our and our neighbours views reasonable well intact.

Thanks for reading all of this, we appreciate the time both the developer, the District and all the families involved have put into this proposal. We hope it becomes a reality.

Sincerely,
Brad and Lynne Bjarnason and family
thetwinshipper@gmail.com
(604) 929-1703

From: Brad Taylor [<mailto:BTaylor@leavitt.ca>]
Sent: Monday, April 07, 2014 2:51 PM
To: DNVCouncil
Subject: Noble Cove Development Project

To Mayor in Council,

I am a local resident/owner across the street/adjacent to the current Shipyards/MacKenzie Barge on Dollarton Hwy. My house address is 3760 Dollarton Hwy.

I would just like to email you in support of the project proposal. I will be attending the public council hearing on Tuesday (apr.8) in support of the project getting the green light.

I am excited by the prospects of having the shipyard's eye-sore removed and replaced with an excellent development that will renew the shoreline and community. This is exciting news for the community as well as the local residents (neighbours) I have spoken to.

It would be a mistake not to push this forward... the area needs a facelift and the community needs residential housing of this kind.

Many Thanks,

Brad Taylor | Sales Manager – Western Canada
Dedicated to Safety Excellence – *"Alert Today, Alive Tomorrow"*



24389 Fraser Hwy | Langley, BC V2Z 2L3

Direct: (604) 607-5144 | **Cell:** (604) 379-3844

Toll Free: (866) LEAVITT | **Fax:** (604) 607-4455

From: Sarah Driscoll [<mailto:Sarah.Driscoll@ledcor.com>]

Sent: Monday, April 07, 2014 4:19 PM

To: DNVCouncil

Subject: Noble Cove Development

My name is Sarah Driscoll and I live at 4384 Highland Blvd, North Vancouver. I have lived at this address for 6 years and previously worked for the North Vancouver Recreation Commission from 1994-2001. I am a lifelong North Shore resident.

I wanted to send a quick email expressing my support for the Noble Cove project and the rezoning of the waterfront in this project from industrial to residential, for a couple of reasons:

- 1) As I understand it, significant dollars will be spent on clean-up of the site, Roche Point Creek and the foreshore.
- 2) I understand there will be a public waterfront walkway built linking SF homes on the west to Cates Park on the east. Currently in North Vancouver, I feel there is lack of public waterfront walkways and any effort that is made to clean up some of the industrial sites and give more access for residents to enjoy the DNV's waterfront is welcome.

Regards,
Sarah Driscoll

Sarah Driscoll, CA

Financial Controller

Ledcor Industries Inc., Accounting

1200 - 1067 West Cordova St., Vancouver, BC V6C 1C7

p 604-699-2853 | **f** 604-681-9700 | **c** 604-619-0173

www.ledcor.com

FORWARD. TOGETHER.

From: Dustin Noble [REDACTED]
Sent: Monday, April 07, 2014 5:12 PM
To: DNVCouncil
Subject: Noble Cove (Dollarton Shipyard and Mackenzie Barge Sites) development proposal

Dear Mayor and Council:

I am writing to express my support for the Noble Cove redevelopment project. It is my understanding that the current site is quite polluted and will require significant funds to rehabilitate the area. I believe that rezoning the area to accommodate residential units—thus placing the burden on private interests to bear the costs of the environmental cleanup—constitutes good value for District inhabitants and taxpayers alike.

In terms of the actual proposal, expanding the tax base—in the form of more residents—always makes sense from an economic perspective while ensuring access to a clean and revitalized waterfront makes sense socially. I see this proposal as a well-rounded win for the District of North Vancouver and urge all of you to support it as well.

Sincerely,

Dustin Noble

[REDACTED]

Lifelong District resident

Noble Cove

(Dollarton Shipyard and Mackenzie Barge Sites)

March 2014

Development Location - 3829-3919 Dollarton Highway



Project Statistics

Proposal	95 Multi-family residential units
Apartments	80 apartments located in 3 buildings (2 Bedroom or 2 Bedroom + Den homes)
Townhomes	15 waterfront townhomes (3 Bedroom plus Den/Recreation homes)
Density	0.85 Floor Space Ratio (FSR)
Parking	190 spaces total including 24 visitor stalls
Amenities	Residential storage lockers, bicycle storage lockers, kayak storage and a fireplace lounge in each apartment building
Apartment Height	4-storey
Townhome Height	2 and 3 storeys
Environmental Sustainability	Extensive environmental remediation of the site, foreshore and Roche Point Creek
Developer	Polygon Development 270 Ltd.

For more information please contact Rebecca Wright, Community Relations, at 604-871-4471

Noble Cove

(Dollarton Shipyard and Mackenzie Barge Sites)

March 2014

Overview

Polygon Development 270 Ltd. proposes to amend the Official Community Plan and rezone these industrial properties to residential use. The development proposal is for 95 multi-family residential units at a density of 0.85 FSR. The development will consist of 80 homes in three wood-frame buildings and 15 attached townhomes along the foreshore. All homes will be oriented to the waterfront. Roche Point Creek runs through the site and the proposal provides a 15 metre wide riparian setback on each side of the Creek.

The development proposal also includes substantial environmental remediation to rehabilitate the natural foreshore and Roche Point Creek which have been compromised by the existing industrial use. A public walkway intended to link Cates Park to the existing public walkway to the west of the property is proposed.

To minimize impact on the existing traffic, a single access point to the site is proposed at a location which provides good site lines in both directions. A west bound left turn-in bay and parking bays along the south side of Dollarton Highway are also being proposed. The 190 parking spaces for the development will be contained in underground parkades and private garages and an additional five surface parking stalls will be provided.

On January 6th, the development proposal received First Reading from the District of North Vancouver (DNV). We believe that the future development will ultimately improve the neighbourhood through the remediation and clean-up of the industrial lands and the construction of a new attractive low-rise development. We are keen to proceed. We would very much value your support as we move forward to a Public Hearing with the DNV Council on April 8th.



From: Ross Elliott [<mailto:elliottltd@shaw.ca>]

Sent: Monday, April 07, 2014 6:55 PM

To: DNVCouncil

Subject: Rezoning Suppot

Please find attached a letter of support for the rezoning at 3829 and 3919 Dollarton Highway
Thanks

Ross Elliott
742 Baycrest Drice
North Vancouver BC V7G 1N8
O: 604-980-0067
C: 604-760-8981

April 8, 2014

To: District of North Vancouver

From: Ross Elliott,
742 Baycrest Drive
North Vancouver, V7G1N8

Re: 3829 & 3919 Dollarton Highway Redevelopment

I have resided in the District for over 30 years. My current residence is very close to this redevelopment site. I drive past the site twice a day. In the evenings or weekends a family routine is to walk into Cates Park and do what we call the Loop. One community benefit of this project would be an extension of the trail system and a further benefit is the trail will be waterfront.

The site currently is an eyesore. It is in a state of disrepair and home to unknown contamination that has existed far too long. The liabilities attached to this site are only to get worse if it is not addressed sooner than later. The waterfront is not useable in its current condition. I understand there is significant clean up to be done, the foreshore will once again be useable and it will be nice to see some marine life come back to this area.

This Redevelopment will not only look great from along the road, it will look impressive from the water.

Many of my neighbours are looking to downsize. The question everyone asks is, where do I move to? I believe this project is going to provide some nice options for those looking to stay in the area but make the downsize move.

I am totally in support of the District rezoning this site from Industrial to Residential.

David & Teresa Reid
3954 Sparrow Lane
North Vancouver, BC V7G 2M8

April 7, 2014

Doug Allan, MCIP
Community Planner
North Vancouver District
355 West Queens Road
North Vancouver, BC
V7N 4N5

Delivered by E-mail

Dear Mr. Allan:

**Re: APRIL 8, 2014 PUBLIC HEARING
3829 AND 3919 DOLLARTON HIGHWAY
REDEVELOPMENT OF FOUR INDUSTRIAL LOTS**

As long-term residents of Sparrow Lane we thank you for the opportunity to once again express our strong objections to the proposed ninety-five unit mixed apartment/townhouse development of the shipyard lands referenced above.

1. We specifically object to the inclusion of apartment buildings on a site that can more suitably accommodate approximately twenty-five (25) single family homes. The associated noise and vehicular traffic will be negative to the neighbourhood and will result in reduced peaceful enjoyment for existing neighbouring properties.

We can only assume that the inclusion of apartment buildings as part of the development proposal is simply an attempt by the owners/developers to maximize their profits. Council members should therefore take a higher moral ground and require a more balanced and scaled back proposal that would not include apartment buildings.

2. This proposal requires the permanent removal of waterfront industrial land from the District of North Vancouver and this is a decision that should be made only after careful consideration of the loss of potential long-term economic benefits that are typically associated with such lands.

Waterfront industrial activity provides good paying direct, indirect and induced employment supported by an extensive supply chain of associated businesses throughout the region that add more long-term value to the community than that which is being proposed by this development.

Thank you once again for the opportunity to provide our input.

Yours truly,



David and Teresa Reid

From: Patti Morrison [<mailto:pattimorrison0@gmail.com>]
Sent: Tuesday, April 08, 2014 8:34 AM
To: DNVCouncil
Subject: Attn: DNV Council - Polygon Public Hearing April 8 2014

8 April, 2014

Dear Mayor and Council,

I'm submitting this letter to express my strong support for the proposed development of 3829 and 3919 Dollarton Highway by Polygon Homes.

I lived in the District of North Vancouver for over 30 years until I recently downsized to Upper Lonsdale. I currently live in a Polygon home at Anderson Walk at 22nd and Lonsdale. I work professionally as an Image Consultant, and in the past I have had the pleasure of working with Polygon to design the uniforms for their sales team. I believe Polygon is a trustworthy developer with a long history of building quality communities on the North Shore.

When I learned of the proposed plans for Noble Cove, I was excited to hear about the prospect of waterfront apartments and townhomes plus public access to the waterfront walkway connecting to Cates Park. I only wish a development like the one Polygon is proposing for the Dollarton Shipyards would have been available when I moved, as it would have given me an opportunity to stay in Deep Cove.

I encourage you to vote in favour of this project. I believe the proposed development is in the best interest of the local community as it will have a positive impact on the neighbourhood and improve the environmental landscape.

Thank you.

Sincerely,

Patti Morrison
428 – 119 West 22nd Street
North Vancouver, BC
V7M 0B4

From: Barry Fenton [<mailto:barryfenton@shaw.ca>]

Sent: Tuesday, April 08, 2014 9:24 AM

To: DNVCouncil

Subject: Noble Cove Project - Dollarton Shipyard and Mackenzie Barge Site - Barry Fenton in support - April 8, 2014

Dear Mayor and Council Members,

I am writing this short email in support of this project.

My name is Barry Fenton and I have been a resident of the Seymour area for the past 25 years. My family lives at 2733 Byron Road, North Vancouver V7H 1L9.

I have read the background material relating to this rezoning from industrial to residential use and provide my support for the following reasons:

- 1) The development of multi-family condos and townhouses will allow many long term residents to remain in the Seymour area and sell their larger homes.
- 2) The public walkway will be enjoyed by many North Van residents.
- 3) The site remediation will clean up a polluted industrial site and improve both the Roche Point Creek and the shoreline.

In summary I am in support of the Noble Creek proposal and look forward to enjoying the future public walkway.

Best regards,
Barry

Barry Fenton
barryfenton@shaw.ca
604-340-8710

This email is intended for the addressee only and is confidential. If this message has been misdirected please respect our privacy by deleting the message without copying or forwarding it and contact this writer. Thank you.

From: Peter Campbell [<mailto:jpcmail@shaw.ca>]

Sent: Tuesday, April 08, 2014 11:31 AM

To: DNV Input

Cc: Doug Allan

Subject: Public Hearing April 8, 2104 - Polygon 3829 and 3919 Dollarton Hwy Redevelopment

District of North Vancouver

Mayor & Council - input@dnv.org

Doug Allan, Community Planner - dallan@dnv.org

Re: Public Hearing April 8, 2014 - Polygon Development 270 Ltd. - Redevelopment of 4 legal lots at 3829/3919 Dollarton Highway.

As a long time resident of the Roche Point area immediately to the north of the proposed development, I offer the following comments on select key issues associated with the Polygon development plan:

1) View

- a. I agree that view issues are a key concern for the majority of residents in the Roche Point area immediately above and to the north of Dollarton Highway, myself included. It appears from the Landscape and Cross Sectional Plans provided in the information package that these concerns have been taken into account, however I would expect the Planning Department to be diligent in ensuring this remain to be the case.
- b. Selective removal of the over mature deciduous trees to the immediate east of the subject property may serve to compensate some Roche Point residents for any negative view impacts associated with the development.

2) Parking

- a. Adequate parking for both residents and visitors of the proposed Noble Cove development should be a key consideration. As proposed, this is a confined area development with little or no opportunity for "off-site" parking. A lack of adequate parking within the development plan would require either "on the street" parking in adjacent residential areas, such as Roche Point, or in Cates Park, neither of which are desirable outcomes. I am certain the Parks Department would quickly enforce no overnight parking in Cates Park and overflow parking from residents and/or visitors of the Noble Cove area would certainly not be welcome in the Roche Point residential area.
- b. The development proposal is for 95 single family units of 2 – 4 bedrooms each. The current parking proposal calls for a total of 195 parking spaces, including 5 designate visitor spaces. This is an increase from the 169 spaces including 7 visitor spots in the original design which is an improvement. However, this development really needs to be fully self-sustaining in terms of accommodating its parking needs, including visitors. I note the provision for "two on-street parking pockets" in the development plan, which presumably refers to the south side of Dollarton Highway. However, the provision for parallel parking along Dollarton Highway is really not a very good idea from a traffic safety perspective. This is an area of fairly heavy rapid traffic volume, a bus route and has become very popular as a biking route, both for regular commuters and recreational cycling groups. Parallel parking with car door openings and driver exiting would be dangerous for all concerned.
- c. As a result, I believe the Planning Department should consider requiring at a minimum additional off-street visitor spaces equivalent to perhaps 20% of the number of proposed units (eg.18), for a total of 208 spaces.

3) Traffic

- a. It is encouraging that the single access point has adequate sight lines so as not to require traffic controls on Dollarton Highway. Near the bottom of two rather steep inclines, this would not be a good location for traffic signals. A considerable number of drivers seem to feel the need to pass slower moving traffic along the straight stretch adjacent to the

proposed development between Roche Point Drive to the east and the Raven Wood development area to the west. I believe it would be in the interests of safety for the Traffic Department to clearly mark this area as "No Passing". Traffic abutments (similar to what was installed at Dollarton & Ellis) just to the east of Roche Point Drive to keep westbound traffic in their lane in order to avoid a head on collision with east bound traffic in the left hand turn lane onto Roche Point Drive would also be welcome from a safety perspective.

Thank you for the opportunity to comment.

J. Peter Campbell
3965 Blantyre Place,
North Vancouver, BC V7G 2G5
604-929-4442



TSLEIL-WAUTUTH NATION

People of the Inlet



Mr. Doug Allan
District of North Vancouver
355 West Queens Road
North Vancouver, BC
V7N 4N5

Our ref: 10-156

March 26, 2014

Dear Mr. Allan,

Re: Proposed Polygon residential development, 3829-3919 Dollarton Hwy

I am writing this letter to provide you with an update on the status of the Tsleil-Waututh Nation's review of the proposed Polygon residential project at 3829-3919 Dollarton Highway ("the Project"). Tsleil-Waututh remains in communication with the District of North Vancouver and the proponent regarding this proposed development.

We continue to undergo a project review process in accordance with the Tsleil-Waututh Nation Stewardship Policy (published 2009), and therefore we have not yet issued a formal response to this project.

We acknowledge the differing jurisdictions that are regulating this Project; however, Tsleil-Waututh views this Project in a holistic manner. Tsleil-Waututh's approval of the residential development component of this Project is dependant upon the remediation and restoration of the foreshore.

From our perspective, the application remains incomplete because of missing data, including

- a) A comprehensive study of marine sediment transport in the vicinity of the project and delineation of the nearshore for areas of sediment deposition and erosion, and
- b) A comprehensive remediation plan as well as habitat restoration plan.

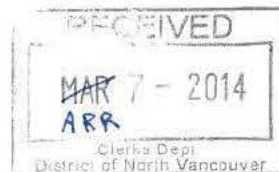
We look forward to continuing our discussions with you regarding Polygon's proposed Project. Should you have any questions or require further information about our process, feel free to contact me at 604-924-4184 or ehanson@twnation.ca

Sincerely,

Erin Hanson
Consultation and Accommodation Coordinator
Treaty, Lands, and Resources department



Prudential
Sussex Realty



From: **Wolf KLEIN** (wolfkleinrealestate@hotmail.com)
Sent: April-07-14 3:06:18 PM
To: dnvCouncil@dnv.org (dnvcouncil@dnv.org)

Dear Mayor Walton and Council Members, for the District of North Vancouver,

From Wolf Klein
Maureen Klein

Address: 4002 Cummins Place
North Vancouver V7G 2G6

My wife and I are strongly in favour of the proposed redevelopment at Noble Cove and the rezoning it would require. She was born in the neighbourhood has been a resident of the Dollarton dating back to 1951, I moved to North Vancouver in 1957 and into the Seymour Area in 1963. We currently live within 2 blocks of the development since 1985.

This is a property that I would be interested in living in myself if the opportunity were available and be able to stay in the neighbourhood.

The site needs to be cleaned up and remediated at some serious expense. Instead of save or shores we need to CLEAN UP OUR SHORES. This would potentially save the tax payers considerable expense in future.

As a 41 year Realtor I welcome new and quality development, to improve our community. We have for too long been left behind the rest of North Vancouver in future thinking and planning. I remember the days when there was no Bus service no Sewer and very little shopping at hand. This development is a step towards a renewed interest in Seymour in general, and long overdue.

I am also concerned if this development does not get approved the Shipyard will continue to operate and expand with regard to Seaspan contracts. I remember the day when there were several hundred employees at the Shipyard and all day and night operations. This created noise, congestion and pollution for the local neighbourhood and waterfront. Any increased traffic to this development will hardly be noticed in my opinion and a small price to pay.

The District of North Vancouver should not entertain buying this site for public use. Cates Park is doing a great job as a Public Recreation Area. No further tax dollars need to go there.

I have no financial interest in the Development but I do have a personal interest in my neighbourhood. Thank you for reading my letter.

Sincerely,

Wolf Klein
Prudential Sussex Realty

2996 Lonsdale Avenue, North Vancouver, BC V7N 3J4 Tel (604) 984-9711 Fax (604) 984-3350

This communication is not intended to cause or induce breach of an existing agency agreement

Janice Thompson & David Sadler
277 Roche Point Drive
North Vancouver, BC V7G 2G4

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

Re: Public Hearing **Bylaws 8024 & 8025**

April 8, 2014

Dear Mayor & Council:

As District property owners, my wife & I are unequivocally against allowing medium / high density development on the McKenzie Barge / Matsumoto industrial properties. Prior to the Seymour Local Plan, there were 3 similar re-development proposals which were all strongly opposed by the community and consequently defeated by the Councils of the day.

Later the Seymour Local Plan specifically addressed the issue and in no way envisioned apartment buildings in excess of 50 feet to be built on this site. Water views will be obliterated except for one small corridor because of an existing creek. The steep grade of the Dollarton is not conducive to heavy traffic especially during daily commutes.

Local residents are supportive of re-development but not medium / high density. Previously the western half of the Matsumoto property was sub-divided into housing lots to which there was no community opposition.

Frequently, the argument is made, that the properties in question are polluted and re-development to high density is the only way that they can afford to be cleaned up. We question the morality of such an argument, rewarding land-owners who are not responsible custodians of their property.

We do not support medium/high density development on this site.

We urge Council to vote against Bylaws 8024 & 8025.

Sincerely

Janice Thompson

Dave Sadler

From: Rob Dickison [REDACTED]

Sent: Tuesday, April 08, 2014 4:28 PM

To: DNVCouncil

Subject: NO, to proposal for 95 new units at the old McKenzie Barge/Noble Towing site on Dollarton

To whom this may concern;

It is with great dismay that I find myself, a Seymour Height/Blueridge resident, hearing once again of further development on the North Shore, let alone east of the first Narrows. It appears there is a race to deplete the standard of living on the North Shore and cause further congestion and angst. All this for what I consider greed, not for the human good. Please take a step back and look at the big picture. Traffic issues alone as I understand it, have not been addressed well in advance of even what is existing in terms of development approvals slated, let alone additional approvals for further development. So before any more thought of development, please consult the public to the fullest degree and ensure you have done your due diligence to ensure you are doing 1) the right thing for our future/children's future and 2) that all aspects of the process are met fully. Once again, please talk to and ensure all those whom elected you, have been notified properly and have had the chance to learn and vote accordingly!

So I vote NO, to approving this development!

Regards,

Concerned North Van District resident

Shannon Berardo

From: DNV Input
Sent: Tuesday, April 08, 2014 4:29 PM
To: Shannon Berardo
Subject: FW: View Analysis of Waring Residence
Attachments: Apt 3 - Lot 6 North and South Elevation.pdf; View Comparison 04Apr2014.pdf

For PH package.

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

From: Tim Waring [mailto:tim@timwaring.net]
Sent: Tuesday, April 08, 2014 4:17 PM
To: Doug Allan; DNV Input
Subject: FW: View Analysis of Waring Residence

Hi Doug

As just discussed, please find the elevation drawings of the proposed building #3 alongside our home on 3771 Dollarton Hwy (as provided by Polygon) – apologies as I thought that these attachments were on my email of yesterday. Our response to Cynthia Melosky of Polygon is below.

Regards

Tim Waring
3771 Dollarton Hwy (immediately adjacent to the west side of the Dollarton Shipyard and the only direct residential neighbour to the proposed development)

Hi Cynthia

Thank you very much for this information which is most helpful in understanding the proposed development. I must say that I did not envision that building #3 would sit so high as viewed from our home, nor so close.

The view comparison provided appears to be south east. Is it possible to provide the view comparison from our main floor deck looking a) directly east and b) north east?

Comments/Concerns

1) While we appreciate that the shipyard building will be removed with this development proposal, one of our concerns is the height and how close building #3 will be to our home. We believe that the shipyard building is a further distance away from our home than the proposed building #3 will be (ie. 25' from our property line). As it is now, we enjoy getting the morning sun coming in the east side of our home (kitchen and dining table) and onto the deck – it is not clear how much the height of building #3 will affect this and whether it may possibly cast a shadow over our home in the morning (is this something that the architect can possibly assist with giving a better understanding to?).

Additionally, while it is noted that there are no windows from principal living rooms of building #3, the privacy of our home and yard may be compromised due to the height of building #3.

While understanding the significant amount of time that has been spent on this proposal we would ask if there is anyway of tiering/stepping building #3 in from the west to the east at the 3rd and 4th floors so there is a more subtle adjustment to our property and that would continue to allow the early morning sun into our home? We believe this is in line with a suggestion from the Advisory Design Panel (refer to page 3 of the excerpt from the of the June 13, 2013 meeting of the ADP) to provide a setback at the fourth levels of each of the apartment buildings.

2) In general we would like a better understanding, and possibly input, as to what type and where trees are planted in the green space between the east side of our home and the west side of the property development.

3) We understand and support that public access to the waterfront trail will be by a path along the east side of the Roche Point Creek riparian area and then through the development. For privacy considerations we would not support this being amended to or an additional trail being added along the west side of the development adjacent to the east side of our home.

4) While we are sure this is a concern for many and may be brought up at the Public Hearing (and we are sure the DNV and Polygon have significant experience in this area) we would like to mention it here:

as there is considerable ground water in the immediate area, especially during the Spring melt of the snow cap on the local mountains, we would like to ensure that this is taken into consideration when engineering the drainage and water removal such that the proposed development doesn't inadvertently reroute/detour the ground water to neighbouring properties.

Therefore, while we do support the overall project, we are hoping with further dialogue we can become more comfortable with how the proposed development and related amendments will affect our home and living.

It would be a challenge to support building #3's proposed height on the west side if it is going to affect our daily living and home's ambiance which we took so much time in creating.

Doug Allan, Community Planner of DNV, has been copied on this as we would like to bring our comments/concerns to the District's attention. However, as they are mostly local to our home we felt it more appropriate to submit them in writing.

Sincerely

Tim and Jody Waring

From: <Melosky>, Cynthia Melosky <cmelosky@polyhomes.com>

Date: Monday, 7 April, 2014 4:57 PM

To: Tim & Jody Waring <tim@timwaring.net>

Cc: "Wright, Rebecca" <rwright@polyhomes.com>, "Luke, Shawnessy" <sluke@polyhomes.com>

Subject: View Analysis of Waring Residence

Tim:

Attached please find a PDF of the north and south partial elevations of Apartment #3 and your home and a PDF of the view comparison model which indicates "before and after" views looking south east from your home across the Noble Towing property towards the water.

North and South Elevations:

The elevations indicate more than 30' between the two buildings and a further distance of more than 70' from your home to Townhome Building #8. The height of the 4 storey frame building does not tower over your home as the grades and the setbacks mitigate the height. Note that the architect is indicating some trees within the landscape along the property line. These trees will be located to offer privacy to the windows from your principal rooms located on the easterly elevation of your home.

As I noted during our phone conversation last week, there are no windows from principal living rooms (living, dining or family rooms) located on the west side of Apartment #3, instead there are secondary windows in the master bedroom and bath and a window into the third bedroom.

View Comparison Model:

The existing warehouse building really is an eyesore and it is nice being able to present to you how well your views to the east will improve.

We are happy to report that a great many letters of support have been received by the District in favour of this RZ proposal so we are very hopeful that tomorrow night's Public Hearing will have a positive outcome and we will be on our way to final approvals ...

Best regards
Cynthia

Cynthia Melosky

Vice President Development, Polygon Development 270 Ltd.

email:cmelosky@polyhomes.com
tel: 604.871.4276 fax: 604.871.4120

From: Luis Bondoc [<mailto:luis@rharchitects.ca>]
Sent: April-07-14 4:25 PM
To: Melosky, Cynthia
Cc: Keith Hemphill
Subject: Lot 6 North and South Elevations

Hi Cynthia,
Revised Lot 6 North and South Elevations per your comments.

Regards,

Luis Bondoc, Associate, B. Arch



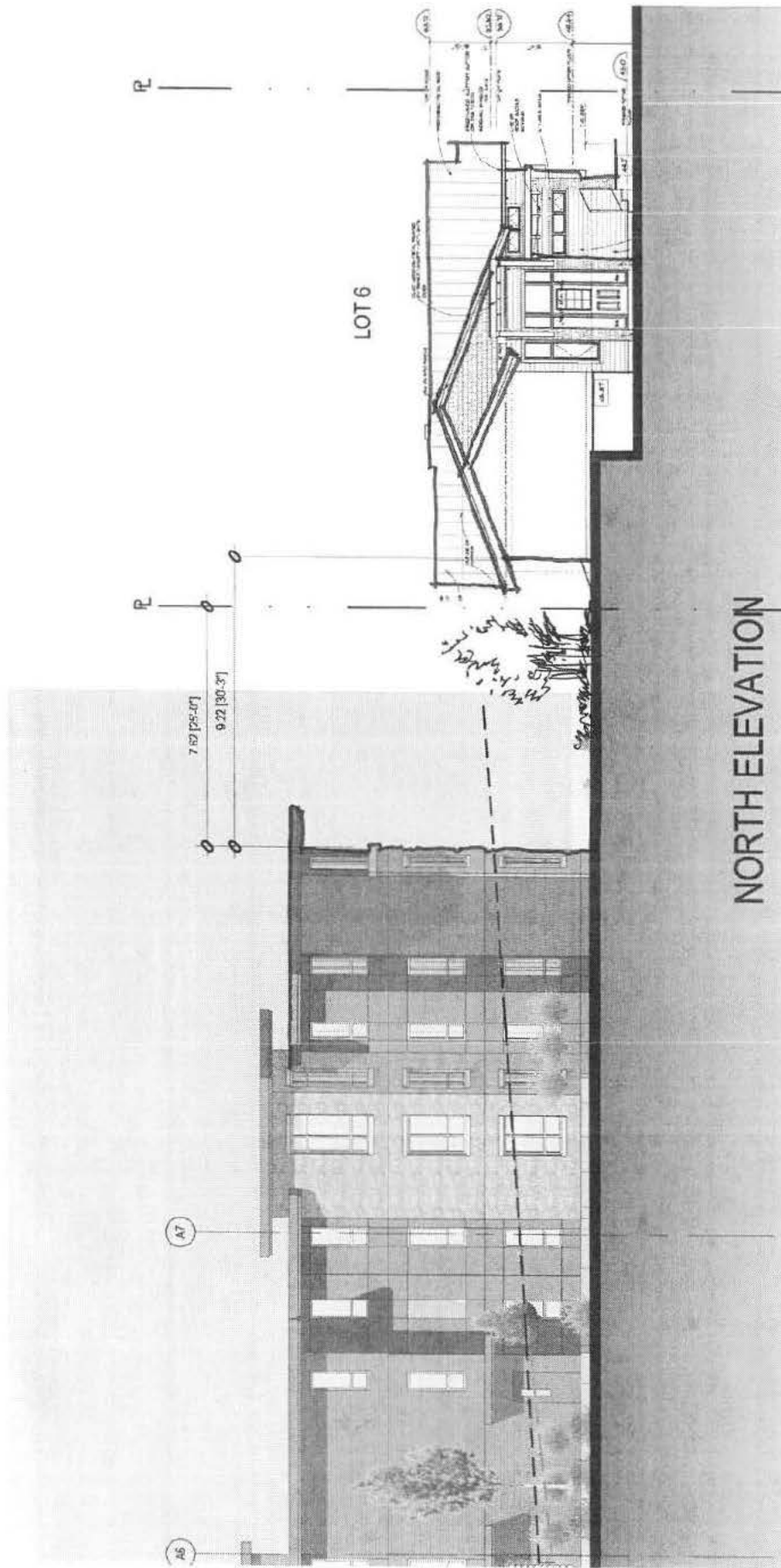
Rositch Hemphill Architects
Unit 10, 120 Powell Street, Vancouver, BC, Canada, V6A 1G1
P 604-669-6002 www.rharchitects.ca

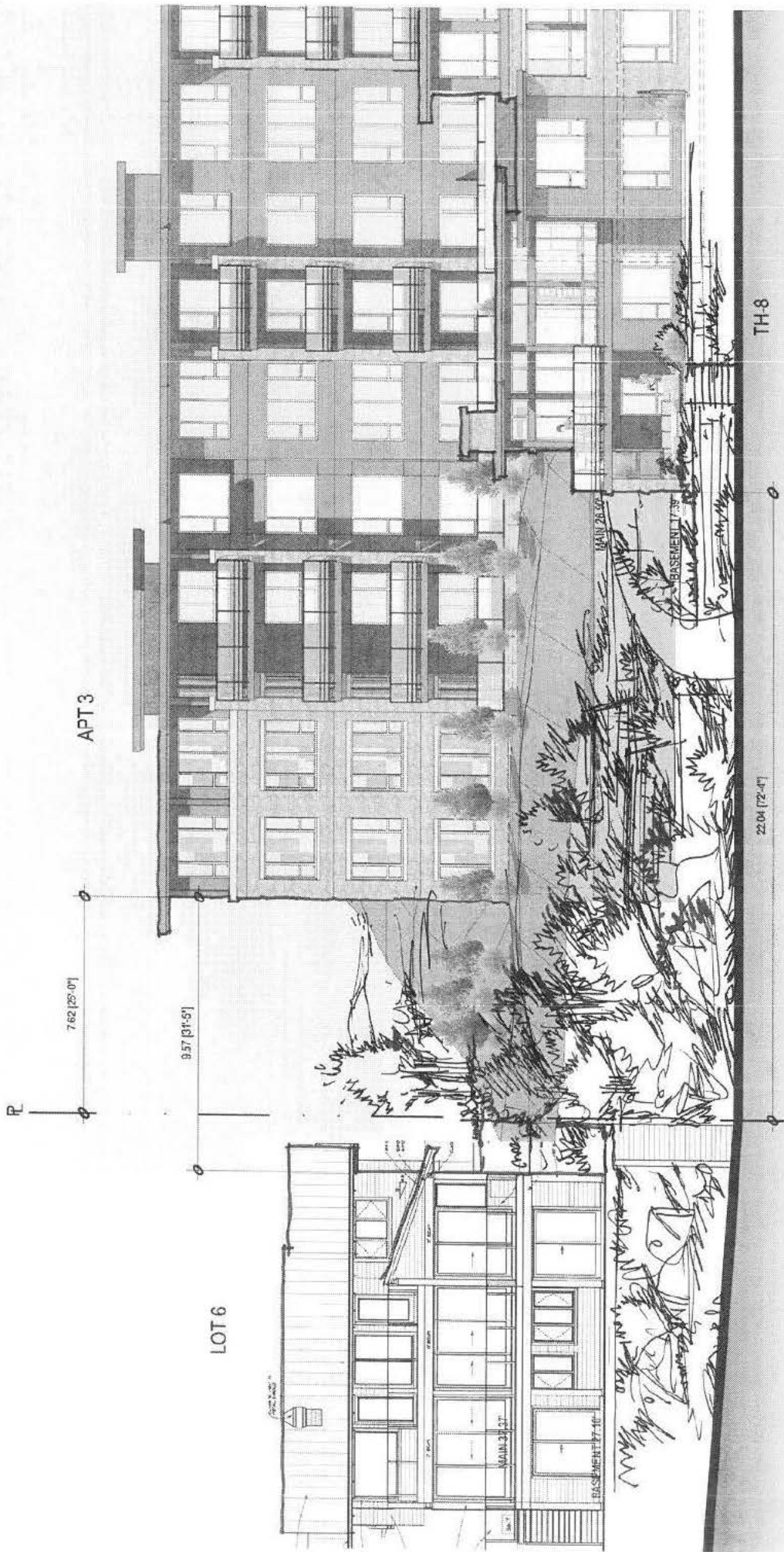
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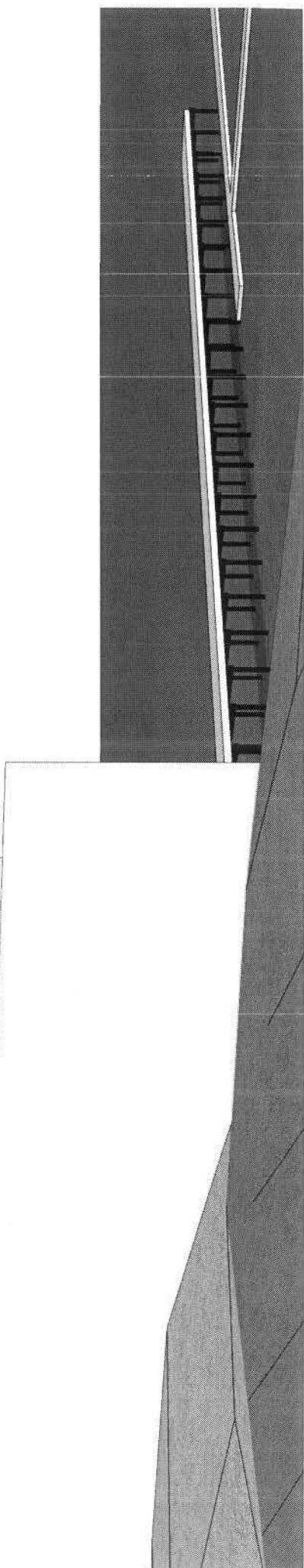
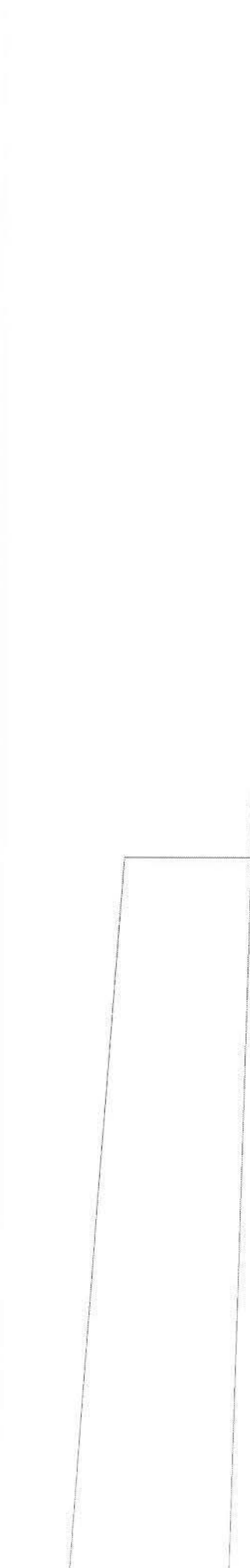
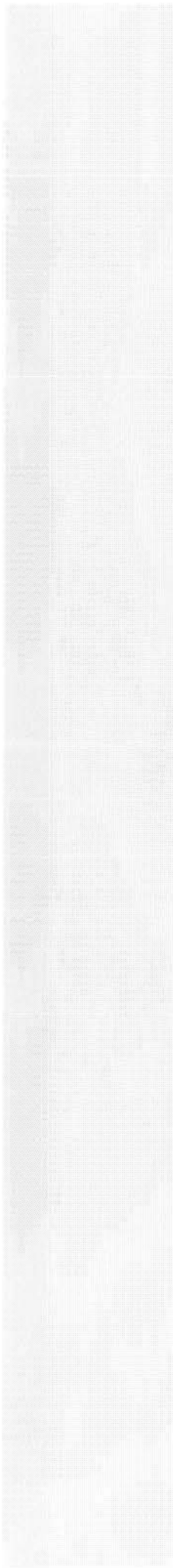
polyhomes.com
900 - 1333 West Broadway,
Vancouver, BC V6H 4C2

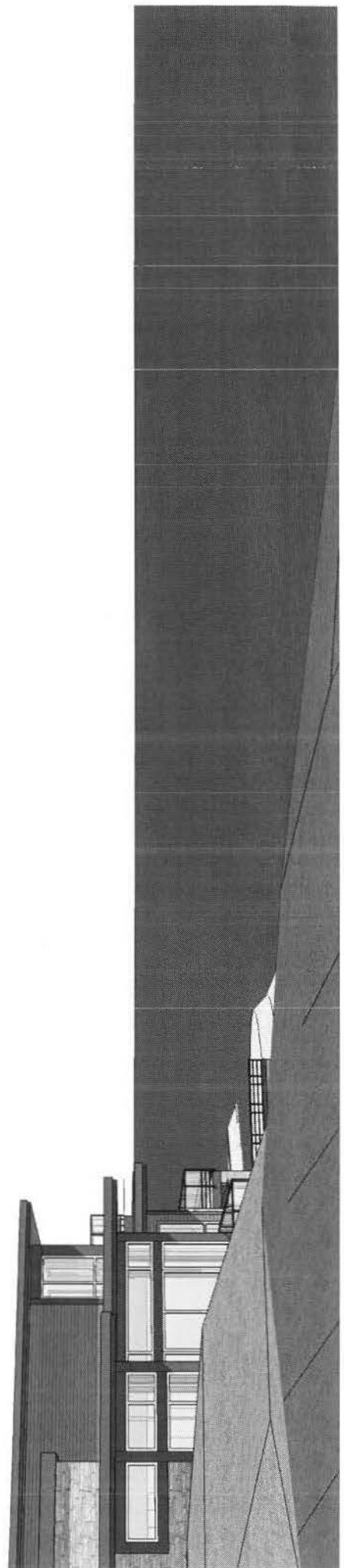
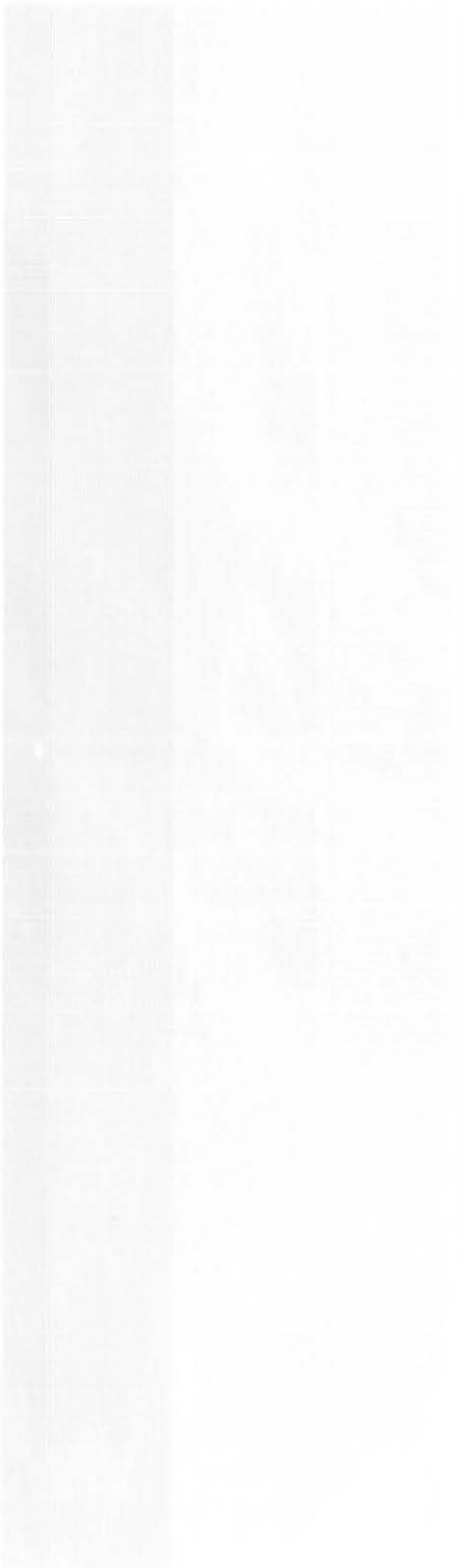
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SOUTH ELEVATION





3920 Dollarton Hwy.
North Vancouver, BC
V7G 1A2

8 April 2014

Doug Allen
Planning, Properties & Permits Division
District of North Vancouver
355 West Queens Road
North Vancouver, V7N 4N5

**Re: Preliminary Application for a Mixed Apartment/Townhouse Project at
3829/3919 Dollarton Hwy (Polygon Development 270 Ltd.)**

I have several concerns regarding the development proposal as described above.

1. PROCESS

Although this project will greatly affect the residents in the immediate area of Dollarton Hwy, there is surprising little information in either your letter or Polygon's proposal. We are invited to respond, yet there is even less information regarding this development in your letter than there was at the poster display held by Polygon a few months ago. We cannot respond to issues of which we are unaware. Furthermore, two weeks in the middle of summer when many people are away on holiday is inadequate response time. We ourselves returned only two days ago and have nearly missed the deadline. It is not clear how seriously the Department is seeking resident responses.

If the Planning Department is to give meaningful feedback to Polygon so that they may adjust their plans to reduce its negative impact on residents, then those of us affected must be provided full disclosure of information. We do not feel that this has been the case.

We have searched the web sites of both the District and of Polygon and although this proposed development is a major undertaking for both, there is nothing on the web sites of either Polygon or the District. Furthermore, we have visited the Planning Department at the District and were surprised to find that little more information was available there.

At the poster display put on by Polygon a few months ago, there were a number of attractive illustrations and diagrammes but little concrete information. When asked about how their development would affect our views, Polygon responded that they had not finished their view assessments. We expected more from the Planning Dept letter as this is some months later, yet it fails to include pertinent information such as view-impact information for the most affected residents. View information is provided for houses in the higher areas which will be effected the least by the development. However, there is little useful information for those of us who may have our views significantly affected by the development.

2. VIEW IMPACT

We are deeply concerned that the impact of this development on our view will negatively affect both our quality of life and our economic investment.

First, we have enjoyed a spectacular view on this property for forty years. This has always been the single most treasured aspect of our home. The view extends from almost the top of Burnaby Mountain in the east to the so called "Crystal Palace" oil refinery in the west. We see a section of shore in our foreground and most of Burrard Inlet over the top of McKenzie Barge's offices on Dollarton Hwy. We can see the trains going by on the far side of the inlet, as well as the freighters, tugs, and pleasure boats as they travel the water. We watch the sail boat races on Sundays in the summer and have a ring side seat for the Christmas Carol Ships at Christmas. We will be very distraught if this treasured aspect of living on the inlet is reduced to a peek-a-boo sliver of roofs between a congested concentration of apartment buildings and townhouses.

Second, our view represents a significant economic investment that we rely upon for our old age. As is the case with all the properties along Dollarton in this area, the value of our land will go down if we lose our water view. It would be unfair to expect long-time tax paying residents who have contributed to the development of the District over time to forfeit this crucial aspect of our property value to enhance the financial gains of Polygon Development 270 Ltd. Polygon's economic welfare does not trump that of district residents.

We have tried to get concrete information regarding view impact from Polygon without success. We have many questions. For example, in the artist's conception of the developed site, a row of trees is planted between the apartment buildings and the highway. Are these Japanese Maples or are they Douglas Firs; in a few years will we be looking at a solid wall of trees? And, they tell us the height of the building from the road, but the road is on a hill; at what point on the hill is this measurement taken? Presently the roof of the McKenzie building is narrow and it orients east-west. But the apartment buildings will have flat roofs that project out toward the water; how much of the water view will this orientation blot out? At the meeting Polygon said they would take photographs from our houses and show us the impact the development would have on our views. Some time later they did come and take photos. However, we never heard from them again, and this information is not contained either in your letter or in the file provided to the District Planning Department. This would seem to show bad faith and hints that perhaps Polygon is deliberately leaving this information out of their proposal because, despite their assurances, our views, in fact, will be severely reduced.

3. CHARACTER OF THE AREA

Polygon's proposal is an improvement over previous proposals to develop this site. Their remediation of the foreshore and the rehabilitation of the salmon spawning creek are excellent. It is very good to see they will continue the walking path along the shore from Cates Park. However, we are still concerned that with such a congested and high development at the waterfront that the woodsy and rural character of this area will be eroded. We are sure that there are many people in the District who do not want to see our waterfront blighted by obtrusive development. The mistakes of West Vancouver will be repeated here if planners and counsellors are not the gate-keepers of our limited accessible waterfront. We are concerned that the density and height of this development

may set the precedent for further development of the District's waterfront by private concerns.

The Tseil Tulth First Nation band has already developed a huge area of their land with condominiums just up the road from the shipyard site. They clear-cut the forest and built hundreds of units, a massive development which can be seen from the second narrows' bridge. But regardless of the seemingly endless number of apartments and townhouses they are willing to build on the mountainside, they still have been careful to preserve the integrity of their community and forest along the waterfront.

We realize something will have to be done with the shipyard property and that the District is not in an economic position to buy the land and extend Cates Park (the most suitable use of the site). However, the height and density of the development will be important factors in minimally affecting the natural beauty and environmental integrity of the area with its forests as well as the animals and birds that call them home.

According to the drawings we have seen, trees are planned along Dollarton Hwy in front of the development in an attempt to soften the harsh impact of the apartment blocks and townhouses. If these trees are higher than the new building, residents along the highway will have their views lost twice over, once through the buildings and then again through high trees. Trees are a good idea along there because windows from the apartments will look directly into the houses and previously private patios across the street. However, a spreading, screen-like row of trees would help ameliorate this.

Traffic --- we are very concerned about the parking issues in our neighbourhood. In the summer Cates Park is so full that people have picnics in the most unlikely places because there simply is no room, especially if there is a family reunion, party, or other special event on a day. People even park in the McKenzie Barge parking lot and in the nearby neighbourhoods because there is no room. Even on a regular day in the year there are so many cars parked along Sparrow Lane in Roche Point that the District has had to put up no parking signs on one side just so the garbage and recycling trucks can get through. This will be the parking of first choice for overflow from the new Polygon development and this is unacceptable.

Part of the reasoning (for applying for a reduction in parking places) of Polygon and the architect is that the new condos and town houses will be marketed to 'empty-nesters'. They have said that these people will have likely only one car. There is no research to substantiate this claim; it is merely an ageist assumption. However, anyone who knows any retired person at all knows that their lives are full of socializing and activities. As a senior myself, I know dozens of people who can't figure out how they ever had time to work, they are so busy. This ageist, antiquated assumption by Polygon and the architect is out of touch with the contemporary healthy, active 'empty nesters'. Only the nest is empty; their lives are not. And as they have worked their lifetimes and sold their houses, they definitely can afford and require two cars. It is unrealistic to think otherwise. Another aspect of the car problem is that there are no amenities to this site within walking distance for anyone carrying groceries, visiting a doctor, getting to a drugstore, going to a movie, going out for dinner, etc. Almost everyone that lives on that site will have to drive to get their groceries, engage in leisure activities, and do routine errands.

Furthermore, given the remoteness of the site from amenities and the affluence of the targeted buyer, it is entirely likely that every adult living in every apartment will have a

car. This is only considering residents and does not address visitors, workers, housecleaners, homemakers, and other people who will need parking.

Given all this, Polygon needs to seriously up their allowance for parking on that sight. I hope the Planning Department will demand they do so. And they need to do it without increasing their height which is already too high.

CONCLUSION

We strongly urge the Planning Department to consider the concerns of the most affected residents in the lower portions of Dollarton Highway in front of this development site. We dread the development of an inappropriate, congested apartment and townhouse complex that deteriorates our quality of life, reduces our property values, and changes and urbanizes the rural character of the area. We feel that the tallest buildings need to come down a floor or at least be stepped down a floor for half their length. But we need more detailed information to make any realistic suggestions or to accurately describe our concerns. We hope more information will be forthcoming.

Sincerely,

Toby Smith

From: Beverly McLeod [mailto:beverly_m@telus.net]

Sent: Tuesday, April 08, 2014 7:15 PM

To: DNV Input

Subject: Re: 3829 and 3919 Dollarton Highway redevelopment of four industrial lots

Dear Municipal Clerk

After brief perusal of http://www.dnv.org/upload/documents/Public_Hearings/140408PH_AGN.pdf

Comments re: change to the official community plan "Any future re-development of the McKenzie Barge/Noble Towing site west of Cates Park should be treated as a comprehensive development focusing on the arts, culture, economic and tourism opportunities for the site ... " for the proposed redevelopment of four industrial lots at 3829 and 3919 Dollarton Highway:

- The Tsleil Waututh 40 km/hr zone on Dollarton Highway is between the proposed apartment/town house development and the second Narrows bridge.
- The proposed ninety-five unit apartment (2-bedroom)/townhome (3-bedroom) project would mean a roughly 400 person (my guesstimate) increase in people with Dollarton Highway as their first transportation route.
- Bylaw 8025: 4B77-17 parking spaces shall be provided on the basis of 2 spaces/unit;
- Our family has chosen Deep Cove as its home because of its undeveloped nature. Keeping Dollarton Road to a single lane in each direction is important in maintaining the undeveloped charm of the area.

If this apartment/townhouse project would require that Dollarton Highway be widened from its current one-lane each way we (my husband and I) oppose this development.

Thank-you for the opportunity to give input.

B McLeod

From: Berry, Patricia
Sent: Tuesday, April 08, 2014 4:11 PM
To: 'doug_allan@dnv.org'
Cc: frank_berry@telus.net
Subject: Public Hearing - 3829 and 3919 Dollarton Highway

Mr. Allan:

I live at 330 Roche Point Drive in North Vancouver and would like to give my feedback on the above proposed development. The proposed plan which is under consideration for Council this evening has the following concerns:

1. The development proposes 95 mixed unit apartment and townhouses. It appears that parking spaces will be provided on the basis of 2 spaces / unit INCLUSIVE of designated visitor and parking for persons with disabilities. I do not think this is enough spaces. There should be at least 2 spaces / unit EXCLUSIVE of designated visitor parking and parking for those with disabilities. Considering that these units may sell for close to a million dollars, those spending this amount of money I would think would expect at least 2 spaces for every unit. Otherwise, overflow may spill onto Sparrow Lane and Roche Point Drive. As residents we see the overflow from Cates Park, frequently in the summer months. As well, in the winter, due to the steepness of the roads into the development, there may be increased traffic choosing to park on Sparrow Lane when there is ice and snow, making the entrance to the development hazardous.
2. Should be more than 16 Class 2 bicycle parking spaces for the apartment units. This is not enough if one considers that there should be at least 2 bicycle spots per unit making 190 spots. People buy homes in the North Shore area for the recreational opportunities and I would expect with only 16 planned bicycle spaces, this is severely limited. Consider families with 4 bicycles (2 parents and 2 children).
3. With this development comes increased traffic flow on Dollarton Highway. For safety, there should be a turning lane travelling east to west at the entrance to the development. Traffic comes up over a rise from Cates Park, often at increased speed, making the entrance to this development a potential hazard.
4. The roofline at the top of the fifth floor level of 24.56 meters (80 feet), will impact the view of the property on Sparrow Lane immediately above the development, thus impacting their property values. In addition, the planned planting of trees at the street level will impact their view as well and may even have an impact in future years for those living on Blantyre Place just above the development.

I hope you will take into consideration the above concerns in your approval for this development.

Thank you,

Patricia Berry
330 Roche Point Drive

North Vancouver, B.C.
V7G2M2

604-929-1034

Subject: McKenzie Barge

Date: Tuesday, April 8, 2014 at 6:09:21 PM Pacific Daylight Time

From: Eric Godot Andersen

My name is Eric Andersen and I live at 2589 Derbyshire Way, and tonight I speak on behalf of the Seymour Local Plan Monitoring Committee.

We respectfully suggest THAT Council take into account the specific comments of the SLP MC listed in the Discussion Sections below, which are referenced to the Seymour Local Plan, before proceeding with further consideration of the development proposal. The SLP MC specifically urges Council to **reject** the Polygon proposal as presented.

1. Recreational Access to the Waterfront

In the SLP, Policy 3.2.3 (pg 5) is to "Promote environmental objectives by managing recreational access to and use of Seymour's trails, wilderness areas and **waterfront**." (emphasis added)

As well, Objective 7.6 of the SLP (pg 37) is "Increase public access to the Waterfront." Under that objective, Implementation 7.6.1.7 says, "Any future re-development of the McKenzie Barge/Noble Towing site will provide for waterfront access, views between Dollarton Highway and the waterfront and linkages to Cates Park and other neighbourhood destinations (see also 9.2.5).".

Policy 9.2.5 (pg 51) very specifically stipulates that the SLP "supports the future re-development of Cates Landing from waterfront industrial use to a viable alternative consistent with the themes and directions of the Plan, such as outdoor recreation, tourism, arts and future...".

The Polygon proposal, although it provides a path to the waterfront, misses the opportunity to provide real public access to the waterfront; rather, the developers' representatives at last year's public meeting stated they would discourage the public from leaving fairly high-level paths to approach the actual waterfront.

We do acknowledge that several of the implementation steps set out under Policy 3.2.3 have been undertaken – although without the desired result of improving real public access.

2. Re-development of the McKenzie Barge Site

Policy 6.3.5 of the SLP (pg 26) is "Any future re-development of the McKenzie Barge/Noble Towing site west of Cates Park should be treated as a comprehensive development focusing on the arts, culture, economic and tourism opportunities for the site. Such future comprehensive development **could include 25 or fewer residential units**, to be incorporated into the conceptual phasing strategy detailed in Section 4.0" (emphasis added)

It should be clear that the intention of the SLP was that re-development of the subject site might include *some* housing as an incidental part of the project; however, the Polygon proposal has housing as its sole objective, and **does not include any** of the arts, culture, economic and tourism opportunities which were intended. Moreover, when challenged on this point at a public meeting last year, the Polygon representative made it clear Polygon had no intention of including those other opportunities because "they do not fit the Polygon economic model", and that she felt confident District Council would accept that view.

It has been suggested to Polygon that the development might include at least a community coffee shop (as has been hugely successful at Parkgate) and some community amenity space

(for meetings, art displays and the like); but those suggestions have been flatly rejected by Polygon.

3. Possible Alternative use for the Site

In the SLP under Policy 7.3.2 (pg 34) Implementation 7.3.2.10 says, "Investigate the demand for and possible future location of a new public marina outside of the Deep Cove area; e.g., the McKenzie Barge site." We have seen no evidence of such investigation – development of a public marina or a similar endeavour might also tie in very well with Objectives 4.6 and 4.7 (pg 13) of the SLP for increased recreational and tourism opportunities and increased economic and employment opportunities in Seymour. Such development could provide an ongoing opportunity for the whole community rather than a one-shot opportunity for a developer.

Economic Development

Aside from Maplewood and Deep Cove, there are very few areas east of the Seymour River available for economic development. The McKenzie Barge site is one of those few areas, as recognized by the discussion in Section 9.0 of the SLP, beginning on pg 49. On pg 49 there is the statement, "Currently, Seymour has approximately 202,052 square feet of commercial (retail, service) space and minimal industrial activity on the McKenzie Barge-Noble Towing site on Dollarton Highway (approximately 4.2 net acres). ***The Plan anticipates that any future commercial needs can be met on this site with redevelopment from industrial to mixed commercial use, with a strong public component and minimal residential use.***" (emphasis added)

The SLP goes on in the following paragraph to say, "***The Plan*** encourages current waterfront and wilderness recreation and tourism activities such as rentals, lessons and services and also ***supports a comprehensive tourism strategy***, which balances opportunities with local area impacts." (emphasis added)

Plan Map Designations

In the SLP, Section 12.0 (pp 57-59) there are several land use designations, including COMMERCIAL which is applied to "existing and proposed sites suitable for a range of local or community level retail, office, service or a mix of these uses. A separate designation for the McKenzie Barge/Noble Towing site – *Future Mixed Use* – indicates its suitability for a mix of such uses with a ***minimal*** residential component." (emphasis added)

Non-SLP Issues

Aside from issues specifically related to the SLP, members of the Monitoring Committee have commented on the following issues:

- There is an apparent lack of enough above-ground parking in the development – although perhaps adequate to serve day visitors, it does not allow for the inevitable presence of service vehicles for such as contractors working for residents, nor for longer-term parking by out-of-town guests of residents.
- In view of the aging population in Seymour, it would appear that only 10% of the total units are Level 3 Adaptable, which is considered rather paltry for the suggested project.

Conclusion

As agreed by Council the SLP is to be used as a reference policy document "to help inform land use decisions". It is on that basis that the Monitoring Committee now respectfully brings to the attention of Council some specific policies and objectives with respect to land use as set out in the SLP.

We would particularly like to emphasize the point that the McKenzie Barge site is the last remaining site in Seymour with the real potential for mixed use (which does not preclude *some* residential development). We believe it would be very short-sighted to succumb to the lure of immediate totally residential development and thus lose the ability to provide long-term economic and employment opportunities in Seymour for all time.

There is no doubt that the present location is an eye-sore and badly needs to be cleaned up. However, making the BEST use of the land is Council's responsibility, not just to allow developers what may suit them best.

In light of the stated policies and objectives set out in the SLP and of the very obvious and determined inability or unwillingness of Polygon to abide by those policies and objectives in their proposal to develop the McKenzie Barge property, we do hereby urge Council to reject the Polygon proposal as presented.

Not only does the Polygon proposal ignore the guidance provided by the SLP, it apparently does not even provide an adequate amount of above-ground parking to serve the needs of residents and their guests. The Polygon proposal is totally self-serving and must be rejected

Eric Gadot Andersen

2589 Derbyshire Way
North Vancouver, B.C.
V7H 1P9
Phone: 604 929 6849
Fax: 604 929 6803



Before printing this e-mail, please assess if it is really needed

Vince Pollock

From: Vince Pollock <vp muralis@shaw.ca>
Sent: Friday, August 09, 2013 1:06 PM
To: 'Hohenwarter, Brandon'
Cc: 'Melosky, Cynthia'; 'Doug Allan'
Subject: RE: Noble Cove View Study - 3870 Dollarton Highway
Attachments: 2549_001.pdf

Hi Brandon,

Something seems incorrect with your view study ... perhaps the scale is incorrect. The new proposed four story building is lower than the existing two story building. Could you please provide the following information:

- 1) The geodetic elevation of the street lamp, new building proposed on the left, and the new building in front of 3870 Pollock Residence.
- 2) The geodetic elevation of the roof and mechanical of the proposed new buildings.

For your convenience I have attached the view study with the requested elevation points.

Best regards,

Vince Pollock
3870 Dollarton Hwy

From: Hohenwarter, Brandon [mailto:bhohenwarter@polyhomes.com]
Sent: Thursday, July 25, 2013 2:10 PM
To: vp muralis@shaw.ca
Cc: Melosky, Cynthia
Subject: Noble Cove View Study - 3870 Dollarton Highway

Hi Vince,

As previously discussed, please find attached the view analysis for your home which is comprised of 3 composite pictures (pictures spliced together in order to create a panoramic view) as follows:

1. Original Composite Photo
2. Photograph modeled in the "Sketch-Up" computer program with the buildings across Dollarton Highway exactly replicated
3. Proposed new development superimposed on composite photo

I would also like to note that the overhead electrical wires and the timber electrical poles down along the waterfront would all be removed. It is also likely that the large deciduous tree to the right in the view study will be removed as part of the servicing work along Dollarton Highway.

If you have any questions please let me know.

Thank you,

Brandon Hohenwarter

Development Manager Assistant, Polygon Development 270 Ltd.

email:

bhohenwarter@polyhomes.com

tel: 604.871.4468 fax: 604.871.4120



3870 Pollack Residence - Existing photo



3870 Pollack Residence - Existing photo with proposed development

Vince Pollock

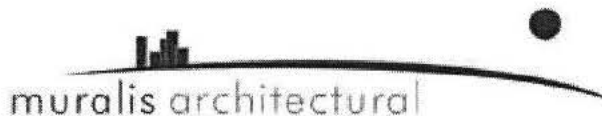
From: Vince Pollock <vpmuralis@shaw.ca>
Sent: Friday, September 06, 2013 11:10 AM
To: 'Keith Hemphill'
Cc: 'Hohenwarter, Brandon (bhohenwarter@polyhomes.com)'; 'Cynthia Melosky, Polygon'; 'Doug Allan'
Subject: RE: View study.

Hi Keith,

Thank you for the prompt reply. Looking at the sections provided you can see the discrepancy. If you take a look at section D-D, Apt 1 is shown to be about 1/2 a story higher than Apt 2 but when you look at the 3D modeling Apt 1 is over 2 stories higher. It looks to me that Apt 2 should be shown in the 3D modeling somewhere just below the head of the street light according to the sections.

Regards,

Vince Pollock
3870 Dollarton Hwy



vincent pollock- operations

muralis architectural products ltd.

300 - 2030 marine dr., north vancouver bc canada v7p 1v7
tel- 604 980 6414 fax- 604 960 0287 mobile- 604 340 7831
www.muralisarchitectural.com

From: Keith Hemphill [mailto:keith@rharchitects.ca]
Sent: Friday, August 09, 2013 5:15 PM
To: vpmuralis@shaw.ca
Cc: Hohenwarter, Brandon (bhohenwarter@polyhomes.com); Cynthia Melosky, Polygon
Subject: View study.

Hi Vince;

This is difficult. We certainly don't have geodetic elevations of the streetlights. We do have the roof tops of the existing buildings which are shown on the attached sections.

The heights are not easy to judge in perspective, which is why we do this with the 3D modeling. What is not evident in the view is that the buildings are not positioned on the site, nor are they oriented in the same direction. The building in front of your house is angled almost 45deg from parallel to Dollarton.

I don't think there is an error with the scale.

I hope this helps.

Thanks..

Keith.

Keith S. Hemphill, Architect AIBC, MAAA, MRAIC



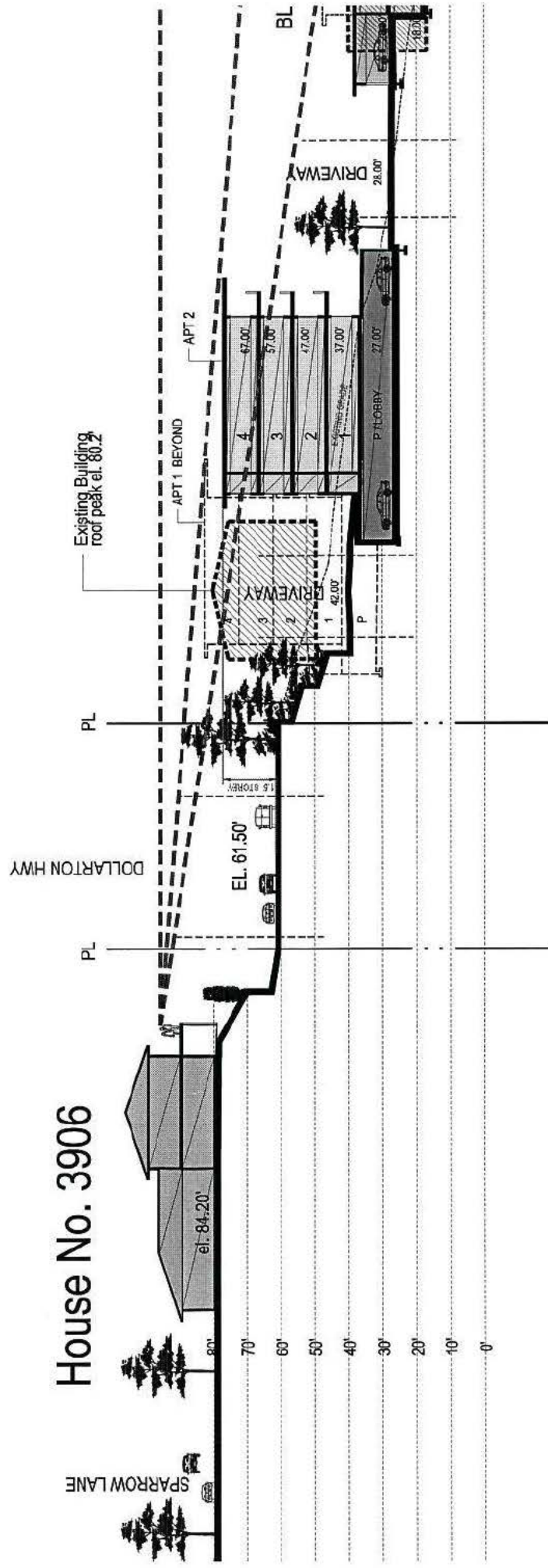
Rositch Hemphill Architects

Unit 10, 120 Powell Street, Vancouver, BC, Canada, V6A 1G1

P 604-669-6002 C 778-994-8580 www.rharchitects.ca

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House No. 3906



AMH NOIR

House No 3870

ANE

NO TO THE PUBLIC HEARING

3829 and 3919 Dollarton Highway Redevelopment of four industrial lots

Dear Home Owners

This coming Tuesday we have a public hearing about the future of the old Dollarton shipyard.

Please join us at the public hearing and express your concerns and say NO to the redevelopment of the old shipyard.

This project is a bad idea because of the following reasons:

1. As you may know the current zoning allows for 25 families with some recreational use.
2. Dollarton highway cannot support 95 families in one spot.
3. Each family is going to have at least two cars. These cars are going to create a huge traffic and increase the noise along the Dollarton Hwy.
4. There will not be enough parkings for the families and the visitors.
5. We came to this neck of the woods to have privacy; with 95 families in one place we cannot guarantee the privacy anymore.
6. The projection shown in the developer drawing is the best possible angle chosen to show the least effect on your view. However we know this development is going to kill a big part of our view for a lot of houses in the neighborhood.
7. One thing we have learnt in the past few years is that we cannot trust the developers original plan, once the project starts there will be changes and deviations from the original plan which can affect us even worse.
8. Not to mention two years of construction, noise, and problems with road being closed on and off.
9. Consequently the value of our properties will decrease
10. And the last but not the least destroying the nature is always is undesirable

Please be present and or email the Mayer and the consul and let them know your concerns.

- Richard Walton: waltonr@dnv.org
- Mike Little: littlem@dnv.org
- Doug MacKay-Dunn: MacKayDD@dnv.org
- Lisa Muri: muril@dnv.org
- Roger Bassam: bassamr@dnv.org
- Robin Hicks: hicksr@dnv.org
- Alan Nixon: nixona@dnv.org

PUBLIC HEARING

3829 and 3919 Dollarton Highway Redevelopment of four industrial lots

What: A Public Hearing about redevelopment of four industrial lots located at 3829 and 3919 Dollarton Highway. The proposed development will consist of a ninety-five unit mixed apartment/townhouse project.

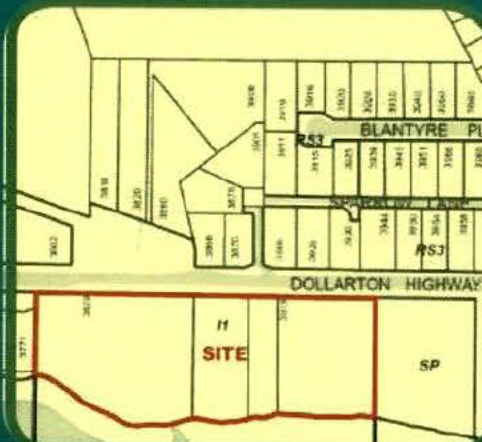
When: 7 pm, Tuesday, April 8, 2014

Where: Council Chambers, North Vancouver District Hall,
355 W. Queens Road

Proposed*



Site Map



** Provided by applicant for illustrative purposes only. The actual development, if approved, may differ.*

What changes? This proposal requires amendments to the Official Community Plan and Zoning Bylaws.

When can I speak? We welcome your input **Tuesday, April 8, 2014 at 7 pm**. You can speak in person by signing up at the Hearing or you can provide a written submission to the Municipal Clerk at input@dnv.org or by mail before the conclusion of the Hearing.

Need more info? All relevant background materials and copies of the two bylaws are available for review at the Municipal Clerk's Office, Monday to Friday 8 am to 4:30 pm or online at dnv.org/public_hearing.

Questions? Doug Allan, Community Planner, at dallan@dnv.org or 604-990-2357.

Submitted at the April 8, 2014
Public Hearing

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

Anne Addie
2866 Dollarton Hwy
North Vancouver, V7H1A8

April 8, 2014

Dear Mayor and Council:

Re: PUBLIC HEARING of Polygon Developments' request for Noble Cove OCP Amendment & Rezoning Application of McKenzie Barge and Noble Industrial properties on Dollarton Hwy.

I love the water and waterfront, I also love watching the tugs and ships, not that I welcome the thought of a tanker per day, the odds aren't with us on that. But I love to see the water and walk the beach and I think most of us who were born here or moved to the area appreciate what we have and hate to lose it.

McKenzie Barge is one of the few remaining spots you can view the water on what once was known as a **scenic drive**, and is now also a bike route and popular walk. If this proposal is allowed the buildings and **suggested trees** will **block all view for people walking, biking or driving along Dollarton**.

I also live on Dollarton and often have to wait 3 - 4 minutes to get out of my driveway and adding a car per minute as suggested by the traffic study is going to make that even worse.

This is the 3rd residential proposal involving these waterfront industrial properties. None have been what the public was willing to accept though each try resulted in the OCP being revised and compromised. Most of you weren't here to listen to the previous arguments but not much has changed over the last few years other than **more development and more population** with the resulting increase in traffic and infrastructure problems. The same old same old, only bigger.

Sadly **we don't have more waterfront parks or green space** for all these people to escape to.

Since the contamination of the site isn't as bad as we were led to believe by a previous developer, it would be more affordable for the District to reclaim and add to Cates Park and use for the community. There were a number of suggestions such as a public marina, kayak launch, even tennis courts and reusing some of the buildings as meeting rooms.

After the first Ramrod proposal when the majority wanted the District to make it park, the OCP was revised to future PRO zoning. After the 2nd proposal it was revised to a "Commercial Residential Mixed Use Level 1" (CRMU1) zoning, a compromise, but still recognizing the need for public and community use.

While a waterfront walk is nice it offers no waterfront access and I didn't see the kayak shed and launch that had been mentioned at the public meeting. The developer infers that it's Port Metro Vancouver that won't allow public access to the foreshore but the letter from the Port (attached

to the public hearing document), says" a key component of the project involves the development of a public amenity and recreational area along the foreshore" and " This portion of the overall development would have to be **carefully designed to allow public access and activity** and ensure the protection of riparian and habitat values". Maybe that's changed or perhaps the developer has a reason they don't want the public using it.

The need for public and community use is what this developer is dismissing and ignoring and they are asking the Mayor and Council to do the same thing; **to show utter contempt for the wishes of the voting public and the citizens who have spent countless volunteer hours working on the OCP and SLP.**

This waterfront has so much potential. It just needs the right combination of vision and imagination, and this residential development isn't it. There is no need to settle for something we'll all regret. Once it's gone it's gone.

Please do not allow this development as proposed. You can do better.

Thank you for listening.

Anne Addie

April 1, 2014
Mayor and Council
District of North Vancouver
355 West Queens Road
North Vancouver, B.C.

Re Noble Cove
Dollarton Area

I would like to lend my support to the proposed redevelopment of the property on Dollarton Highway, known as Noble Cove.

I have lived in the Blueridge, Deep Cove and Indian River areas in the District of North Vancouver, since 1967. It is a wonderful place to live and work, and to raise your family in. I would passionately support the redevelopment of this site from industrial to residential. This community is made up of families who live the outdoor life, and enjoy the spirit of open, clean spaces. As the current zoning on this property is industrial, it is not in keeping with being able to enjoy the outdoor environment for the residents of North Vancouver. The current industrial site is not pleasing to the District of North Vancouver residents. You can imagine how much better it would look, if you could see homes and flowers and trees, and more open water and the site was cleaned. This would be a major benefit to all of us including the wildlife who cross the Burrard Inlet on their way to and from the North Shore.

I have reviewed the plans for development of the property in question, and it would allow more residents to stay in the neighbourhood that they have come to love. They could downsize and sell their existing homes and move into this development. This would allow more families with kids to move into these existing residents homes, to support the schools in the neighbourhoods, east of the Seymour River. People who move into this development would still have the support of their friends and be able to continue to thrive in the same community. The proposed walkway linking Cates Park to this development would benefit people in the community. More people would have access to the waterfront.

In addition, more individuals would utilize the services provided by the merchants in the Dollarton Village Shopping Centre as well as the Parkgate shopping centre merchants. As a resident I have taken the bus to my work downtown for the past 6 years. I have also commuted with individuals to lessen my carbon foot print.

Thank you for your favorable consideration of this application.

Elaine Noble
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