

March 24, 2014

John Neumann
[REDACTED]

Dear Mayor and council,

My name is John Neumann, and I live at [REDACTED]. I speak to you tonight as a citizen with a disability who has lived in Lynn Valley for the past 18 years and I've been a resident of the North Van for 58. I am here in support of the Lynn Valley Centre Development application which is better for all the reasons outlined in the staff report. It is more in line with the OCP which I supported.

The existing Lynn Valley Mall is run down and could be more of a draw if it were made more attractive. The Lynn Valley area needs to be Revitalized. I'm very impressed with Bosa Developments latest design proposed for the mall and old library site. Lynn Valley is a great community and the location of the project itself is great, especially as it's close to transit, shopping and other community amenities. The architecture and character of the building fits in well with the revitalization of the Lynn Valley Mall.

The proposed new homes will incorporate design features and a level of accessibility that will allow people with a range of abilities to live comfortably and securely in their own community. I actually have not spoken to anybody that does not like it! It maintains a Whistler like mountain village feel to it and there are 2 strategically placed 12 story towers interspersed with lowrise apartments and townhouses.

There are 6 units specifically designed for people with disabilities. I'm hoping North Shore Disability Resource Centre might own and operate these much needed units. Mark Sager has been working with NSDRC on this proposal. This is how I envision the future of Lynn Valley Town Centre.

The previous five-story option would've felt too dense, smothering, blocking out light. The badly needed community amenities would be less with this option. There would be a lack of badly needed open space for our aging population. The Lynn Valley Centre Development proposed by Bosa Developments is the only option you should consider. The financial impact alone should be enough for counselors to vote in favour of referring this rezoning application option.

I will reiterate staffs Community Amenity Strategy.

The provision of community amenities in Lynn Valley is a critical aspect of making the Town Centre a livable and vibrant place for the entire community. Community amenities include:

- Affordable and non-market rental housing
- Interconnected public gathering places including open space and plazas
- Parks, greenways, trails, playgrounds and community gardens
- Multi-purpose community space and day care space
- Community art and cultural facilities
- Hastings Creek watershed environmental enhancements
- Restoration of heritage features
- Enhanced public recreation facilities and services

Please, vote in favour of moving this plan forward to a Public Hearing.

Sincerely,

John Neumann

Submitted @
Reg. Council
March 24, 2014

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Jane Robinson			much needed	
Elizabeth			VERY MUCH NEEDED	
P. Knoll			needed	
Amir Ali			needed	
Brent McLaren			Looks good	
Jova LM				
Fawza Ershad			it's about time	
Sheila Belsy			looking forward to it	
Sarah LeMange			looks great	
Jim HUBBARD			APPROVES!	
J. Noble			approve	
Tom Rowlett			I HOPE IT GOES THROUGH, IT LOOKS GREAT	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Jocanne Hewitt			NICE !!	
SPONASCH			LIKE IT -	
NANCY WONG			Better than an empty building	
Aaron Gutzke				
KANS VUURTS			BEAUTIFUL	
Tim Kulbert			NICE	
Mathieu Sway			would be much better	
Choi Lan			Awesome job	
MARKYN CHAI			Anything is AN I'm pholen or #.	
Mahmoud chamon			I like the look.	
Karol Traviss			Good idea	
MAURBEN HODSON			EXCELLENT PLAN	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Cheryl Laskas			Looks great! Well done.	
KEVIN SCHINDLER				
CHRIS DAVID				
D BRASSINGTON			D.ca	
J. RAMSEY			AW.CA	
M. Pampo			Good thinking for put	
B JACOBSEN				
L Gibson				
T GEM				
R. Hough				
Christophe			ca	
Clare Husk			mi	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Glynis Buckley			Looks Great.	
By Murdoch			Now is the Time	
Anice McCormick			GET ON WITH IT	
Goro McCormick			great Plan	
Charles Wurtz			" "	
Peter Gonzalez			" "	
Brandonyou			"awesome"	
Jar dan Pouse			can you do it	
Mark Hustwit			Looks Good	
Cathie Ratz			can't wait!	
Dominique Ruck			Great Job!	
W JACOBSEN			Good Idea	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
JUDY LOUIE				
CLARE HUSIC			Just what we need!	
BOB ASCOMI			Great improvement	
Brenda Hall			Looks good	
Neil Cody			Well designed	
MARG CODY			LOOKS GOOD	
Ben Gordon			want climbing wall	
Noah Connely				
Mi Li Loo			Looks good	
LORNE STACINNE			LOADING ZONE Kids activities	
RICK CORBETT			Looks Great!	
MIRIANA CUREVICH				

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Valerie Brennan			looks great!	
Kathleen Ross			excellent mixed use	
Mike Benke			on looks great!	
Jon Samuel			Great upgrades + use	
Steve Ronsz				
Peter Brown			on	
MARGARET FARRELL			Seems to be good	
Jim Bensley			Looks good	
Melisa Pace			Love it -	
Rick Williams			"	
Lisa Murrell				

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
STEVEN SUGRIM			Development much needed in this area	
JACQUENNE BARKWILL			looks like a great improvement	
PENINA MARLING			great!!	
Jim Moore			LOOKS GREAT	
MICHAEL COLLINS			NEEDS	
Tami Copland			Revitalization is necessary	
Sharon Beer			looks lovely!! Maybe we'll have back	
Alan Beer			to LYNN Nice Valley	
Lauren McCutch			a yay	
Emily Hendricks			looks pretty	
Maria Rodriguez			looks nice and commercial	
Dagmar Jensen			or food design	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
R. STRACKON			SUPER	
A. SKICPAK			"	
Tim Green			Start diggin next week!	
Karim Kamal				
D.S. Couling			looks good.	
ANDREAS FORST			LETS DO THIS	
Betty Morrow			looks good	
Chris Youl			Attractive proposal	
SIBYL MARIANO			looks nice	
Annalisa Toporowski			Awesome!!	
Annalisa Toporowski				
K. MUIV			shaw.ca	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
M J FARRELL			GOOD PROPOSAL	
Jen Park				
Maureen Bruce			Looks great	
Duzie Bruce				
Helly Siegman			Looks good to me	
Dan Couture				
Lynn Weiss			Looks good!	
Samantha Thomas			Sounds good!	
Margaret Ballantine			Looks good, needs	
Andreas Joxles			Looks great	
Kerrie Placard			Very nice	
M. Lee			VERY NICE	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Riem Prakash	will give mail comments/look			
RICHARD DICKSON				
CESAR JAIME				
MONA LAMARCHE			Look forward to seeing it real!	
Najma Kassu				
DAN LEMTIEUX				
Ed. Judy Klopman			improve road structure	
Paul			Very. need conception the area	
Ellen Wilson			Deal down existing mall & plan around	
Cindy FAUCETT			Born + raised here! ABOUT TIME!	
ROD ROY			GET IT DONE!	
Annette Malece				

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
JOHN BARKER	[REDACTED]	[REDACTED]		[REDACTED]
Abdul Rahmoatian	[REDACTED]	[REDACTED]		[REDACTED]
DAVID STEPHENSON	[REDACTED]	[REDACTED]	Looks Good	[REDACTED]
CHRIS MEYER	[REDACTED]	[REDACTED]	net ok	[REDACTED]
Jane Johnston	[REDACTED]	[REDACTED]	looks good.	[REDACTED]
Murray Bulger	[REDACTED]	[REDACTED]		[REDACTED]
GREG LUCEPO	[REDACTED]	[REDACTED]	LOOKS GREAT	[REDACTED]
Brent Hehn	[REDACTED]	[REDACTED]	✓✓	[REDACTED]
Roselyn Baker	[REDACTED]	[REDACTED]	about time!	[REDACTED]
James Polin	[REDACTED]	[REDACTED]	Looks Good	[REDACTED]
Vivian HARRIS	[REDACTED]	[REDACTED]	excellent	[REDACTED]
KATHY PEYLE	[REDACTED]	[REDACTED]	Looks good	[REDACTED]

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
WALTER WELTHT			Looks great	
Jenny Amberson				
JEANNIE CLARKE				
Isabelle Black			amazing	
DONNA PINKAWSKI			Great Plan	
RICHARD CARLSON			Looks Great	
Patti Searcy			Look fantastic	
Peter Dwyer			fantastic	
Marianne			Looks great	
S. YOWER				
K. DEFAVERI				
Stimmer			looks great	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Shirley Stockdill			Highly in favour	
mk ms Lucy TROSKA 2			d FINE	
A Frohes			Fantastic	
K Bednard			Looks nice!	
J. Bednard			Nice plans. Penked off as is	
Jessica Mather			I like it a lot.	
Tom Kim			more ^{space} parking lot	
Fred Wytrowski			much needed.	
KELLY GARLAND			IN FAVOUR	
CATHY DALLIMORE			IN FAVOUR	
TOBY IONES			OK.	
VANHOE HENDON				

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Ron Chopman			looks great / 240k	
Karen Nesm			looks fa @shaw.ca	
Wayne Gooch			Nice	
Jenny Scarpinski			Brings a good vibe to community.	
J. Rothman			Looks good!	
Melanie Lee			om	
Sadru Jazir			Good ^{IDER} factor	
Matthew Robinson			Excellent Plan	
1318'			only 2-12 storey Apt.	
Parvika Myres			Very well done kept the feel of the mountain HOPE FOR RESE OR CENTE	
L. H. Kershner			Looks good	
N. A. Resn			Plans	
Dorothy Harrison			Fair review good.	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
MARILYN MCKELLAR			Support this fully	
Robin Smith			A Very supporter!	
RS. Carpenter				
Sandra Bridgman			8-12 stores is ok looks lovely	
Andrew Bridgman				
Lisa Wang			tmail.com	
Gina Sugawara				
Jordan Birk			looks great.	
John Tolka				
Chris Green			I support if the massing and richness of the building as shown is desired.	
Michel Lapierre			look great	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Ursula Eiger			good idea	
P. M. M. M.			GOOD	
Blair Fisher			GOOD	
Barbara Shear			Very Good	
Frank Schold			good	
SANDY RALLIE			VERY GOOD	
PAT OVERGARD				
SheBeke Houston			good.	
NORINE McCAFFREY			Great!	
DAVID McCAFFREY			Great	
STEWART SWETE			Great.	
MARILYN SWETE			Good.	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
BELLEMAN'S			Great!	
Rybaehut			Great	
SEAN EDERER			looks awesome!	
Cathy Smith			Looks great!	
Joy Groen			Sounds good	
E. SALTER			GOOD.	
DAVE VICKERS			make BETTER I LIKE IT!	
EDITH TUMANENG			GOOD PLAN	
Truman			GOOD	
Marcell Selang				
R. M. Strilive				
MARNA LEREN			Some the Better!!	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Doug Cottrell	[REDACTED]	[REDACTED]		[REDACTED]
Rasheeda Quek			Good luck! Good	
Will Pratt			" "	
DENGKE FAN			NICE!!	
NORA LINHART			GREAT IDEA!	
Felix Lopez			Let's do it!	
Rhonda Hauke			go for it!	
Chris Ryan			Full Support!	
CARRIE ROBB				
Jackie Cook			Looks Good.	
Erika Pellegrini			looks good	
Alan Norman			about time!	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Jolt Shannon				
RICK TURNER				
Blair Paveson				
EVA ONG				
Edna Padua				
E Sabryga				
B Thompson				
Gisela Amar				
Michael Landre				
Andrew McD				
DONG SOUNSON				
J. Lavigne				

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Ahmad				
Jean Hardy				
Jan Hunt			Good Idea	
Mary Hunt			Great	
Gerry Buiar				
David Apps				
Norma Bilu			Looks Good	
F. Finke			Give More	
David Lee			Can we speed up a bit	
DIANE DUPUIS			much needed development	
Sylvia McDonald			Support	
PAUL CRISPS				

71

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
CAROL CAMPBELL			NET NICE DESIGN	
GEORGE DREW			OK. BUT PREFER HIGH RISES	
Cameron Lake				
Thomas Wojtkowiak			✓	
Clay Knowlton				
Herbert			LOOKS GOOD	
Requissac			OK	
Wendy Grant				
Mehrdad Mousavi			looks Very Good.	
Jordan pose				
NANO KI SHIMAMURA				
MARCO CAMPBELL			LOOKS good Biking ON	

72

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Anita Cole			great design!	
Erin Smith			Good idea + design - community space	
Kelsey Beazer			seniors w/ ne .com Well improved	
Kathlyn Moore			.com Thanks for listening	
Scott Ruin			GREAT	
Angela Kelmer				
S. James			looks good,	
Nicole Cutura			looks great	
Bert + Alderson				
Savannah Ryane			Hurry pls. Roll up streets @ 8PM	
Jeff Davis			GREAT	
E A Breaugh			New stores. Don't wait too long! Seniors need it badly. Miss Fellis.	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
<i>[Signature]</i>				
Matt Hansen				
Cowen Spurr			DO IT!!	
Jeremy Hudson				
Daune Craigie				
Michelle Khore				
Sam Lanni				
Craig Boyle			DO IT! Lynn Valley needs it.	
A Hayes			Keep the Rock/	
Don Curll			COOL	
Summer Sealay			Yee!	
FRIDRY SETC				

74

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Irma Bolo				
Michelle Norman				
MIKE HATT				
Gabby Dyke				
Jim Ralsh			Very Nice project	
Lauren Ralph			lovely	
Yoonwon Lee			can Excellent	
Dave Mead			YES!	
Shelley Will			great lets get started	
Patricia Poter			Definitely a Go ahead	
ARMANDO SOSTA			ITS on go	
ELANA CHIESA				

275

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Jmgohman			would like less floors	
Glenn Hubick			Agree with Concept	
MARIA DOMENICI			looks good.	
Laura Domenici			am great concept	
DAVID FAWLEY			w favour in concept	
Shelley Scanes			♡	
Glenn Weston			looks good!	
LAURENCE PUTNAM			Love Bosa!	
Frankie Bailey				
S CATHCART			& looks good	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
S WASHBURN			seems OK	
J Twynan			Needs ^{restaurants} coffee shops	
K Mayson			need family restaurants	
Bruce Billett			looks good	
IKMARRINCOO			big improvement YOU DID WELL	
J Bayeroff				
W. SEGERS				
Mairi Royce			Look for change somewhere for kids to move to affordable/downsize	
Lestie Purvis			great!	
KAREN CHORE			It's time!	
Clare Marwick				
JOHN DAVIDSON			WELL DONE!	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
KATIE HARRIS				
Jandy Lanner				
Breton Chelton				
Dyanne Sharp				
Luz Mackay				
Thomas Ball				
Kat Bowles				
Clare Smith				
Kirsten Craven				
Sandy Friesen				
Freda Pagnant			I like the design	
A. Anderson				

78

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Andrew Rogals			MUCH NEEDED	
M. Whelan			Needed	
P. Deane			com.	
PETER SMYTH			" "	
Corry Ewens			the sooner the better!	
JANINA SAJSTER			Yes!	
M. WILLIAMS			net	
Priscilla Wylis			mail.com <u>much needed</u>	
Danniella Hwaedde			Please!	
Sumit Modi			" "	
Pat Jordan			Sounds good!	
R. Cando			. yes.	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Sarah Gillett			Exciting!	
B. Brawn			Looks awesome	
Chris Bjornson			Looks fantastic!	
B.T. Cousins			" "	
Peter Ineson				
Jens Mzhen				
Sen Tofo			Looks great	
Tracy Bradle			com GREAT!	
Xicalli Belos Math			Yay	
Alex Hawth			Like it	
m & Ken			Like it!	
Rudi Pinkowski			glad to see some 12 story buildings	

80

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
MARK BERNAL			AMERICA FOUR YEAR	
Viktoria Binkuj				
Andrei Pop				
Maaron Antice			NICE Project tmail.com	
Sabrina Lupis				
Nancy DOWEN			will be great	
M. VAN SICKLE			LOOK'S GREAT THANKS	
Felix Varsickle			Awesome Great	
GLEN GRAY			I LIKE IT	
Paul Greston				
Jakub Smuszkienka			looking forward to it	
Vladimir Lakitan			like it com	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Doreen Scattery			at last!	
Karli Davier			Love the design!	
Tim Phillips			Looks good	
Marcom Sienowicz			Great!	
BOB PURVIS				
Kevin Jessi			Love it	
Tanya Marlow			Excellent ^{Design} Concept	
Diak Harris			I think it's a great idea	
Jacob bandossi			Great idea	
Daniel Peak			Love it	
Tim Tany			I believe this is a good compromise for most! I like	
J. Beestey			Better than what's here now!	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
MIN GET SO			it's about time to expand the community	
David Dawey			Lynn Valley Club	
Kirsten Engel			Good development of	
JIM FOSTER			great job	
ED KLEPAK			Looks interesting.	
ED KLEPAK			Looks OK	
TEP HOGOZINSKI			Looks Good	
G NIELSEN			VERY NICE	
S FRANCE			GOOD!	
P. Bruins			reels great	
S Wang Foong			Good - hope it's a GO!	
Christopher Lambert			" "	
Heather Williams				

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
De Primeau				
M. Knight				
John McBre				
IVETA MENTIDU			LOVE IT!	
DEREK ANDRE			Great plan	
M. Morawitz			very good Plan	
Susan BELL			good new plan	
BRENDAN CASSIDY			STRONGLY SUPPORT	
Peter Chisholm			great look	
Ted Nemes			Looks Great	
Chris			Love	
Teff Ogden			Looks Good	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Wesley STANFIELD			Good idea - should have higher towers	
Alex STORE			Love it!	
John Harris			Good	
J. Sim			Good	
MIKELITTLE			EXCELLENT PROPOSAL	
Karenne Harthe			Looks attractive & welcoming	
F. Von Linden				
M. WITZSCHE				
Harriet			Its about time	
Robin Rauhala			Love it!	
L Cairns			looks great	
Elizabeth Bowker			say yes to high rises	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
ROBERTA CARPENTER			All for it	
JOHN CARPANTI			" " "	
MIKE VARGA			" " "	
BETTY DESMARS			" " "	
STEPHEN WONG			" "	
Sharon Carabetta			" " "	
Roy Langley				
Alice Allen				
Maya Napier			All for it!	
Nick Burhoe				
Alexandra Study			Yes please	
Judy Stanfield			great looking project.	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Rick DeMunari			ll.com	
Courine Burns			Sean was very helpful will be great to have more	
Doug Carabatta				
STEPHEN WINTERS			more looking design	
Kylla Johst				
Yasmeen Ashtia				
Judy Hudson			long time coming	
Anton Ili-Hietanen			com	
GEORGE PATRICKSON			TIME FOR A CHANGE	
ERIC CHIN -			LOOKS GREAT HOPE IT GETS APPROVED	
Rick FINEK				
J. Adair			good	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Dean Gnerf			Good!	
Corry Ewens			Looks great! ^{It's} time!	
Heather Mann			PROGRESS.	
Colin Page			...can GUEST NEED	
Steve Mitchel			is REFRESH GOOD	
DAVE HOLSING			...ON IT WORKS!	
Jessamyn HASTON			Good	
DALE JENKINS			Seems O.K.	
BRIAN WAWZONER			ACCEPTABLE - ^{MALL} NEEDS REVITALIZ	
PAUL FENNEL			Great	
Suzan Fairfield			nice update. et. will be great	
THOMAS MEYER			GOOD KEEP ON GOING	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Dorothy N.	[Redacted]	[Redacted]		[Redacted]
Teresa H				
LA Lawrence				
L. TOLTANICH				
Eugene Flood				
ANDRE RESCHMAYR				
ALI Shahpour				
Jordan McNeal				
Glenn MAGARRK				
Emel WESTERN			Time to update	
ALICIA de JARAMILLO				
HELEN				

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
JAMES LARZO	[REDACTED]	[REDACTED]		[REDACTED]
Stuart Gibbs	[REDACTED]	[REDACTED]		[REDACTED]
Judi "	[REDACTED]	[REDACTED]		[REDACTED]
Sony Lander	[REDACTED]	[REDACTED]	u.ca	[REDACTED]
Meraw Schiffer	[REDACTED]	[REDACTED]	NEEDS BIOSWALES IN PARKING LOTS & WHEREVER POSSIBLE ON PROPERTIES WHERE	[REDACTED]
Annemarie Locke	[REDACTED]	[REDACTED]	ea Love it!	[REDACTED]
Sue McNeal	[REDACTED]	[REDACTED]	ul.com	[REDACTED]
Sarah Hargrave	[REDACTED]	[REDACTED]	looks good	[REDACTED]
Duncan Fraser	[REDACTED]	[REDACTED]	looks great!	[REDACTED]
Dennis MESSIER	[REDACTED]	[REDACTED]	Excellent	[REDACTED]
DIANE MESSIER	[REDACTED]	[REDACTED]	"	[REDACTED]
DAVID ANDERSON	[REDACTED]	[REDACTED]	GOOD	[REDACTED]

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

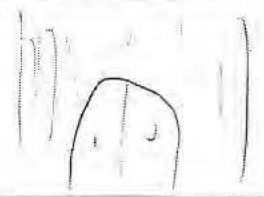
Name	Address	Email	Comment	Signature
Eva Kosela			Very nice	
LINDA FEIL			Looks GREAT	
Liz Whalley				
Shirley McKell			I'm ok with this	
M. Fennix			!!! Good!	
E. Pouse			very nice	
M. Smith			very nice	
M. Pasareta			very nice	
James Milne			Needs to happen	
SIMON STUBBS			DO IT quick	
RON GUSNEY			Looks good.	
Rob HALL.			About time	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
L. Bastien				
D. Eweas				
P. Kosela				
Shelley Feist			LOVE IT! mail.com	
L. Young				
Adam Brodeur			Sounds like a solid plan	
Cathy McLennan			Yes please!	
Ralph McLennan				
D. Foot				
K. Koskela			Great plan!	
JORDAN POUSE			cool yb	
Ted Acro			Good!	

150



Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
PETER SILVAN			. GREAT PROPOSAL	
BRUNO AGOSTI			SUPPORT	
Pat Mayer			Support	
April Mild			Support	
^{chicago} Christiane			SUPPORT	
Steve Murray			Great!	
Sarah Lilled			! Fantastic!	
Antonio Maravilla			great look.	
NICK BROWER			SUPPORT	
Patricia Brower			Support	
POUEKAS A. CRAVIA			SUPPORT	
JAT GERMSEKID			Support -	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Judith Harder	[REDACTED]	[REDACTED]	Wonderful	[REDACTED]
Bill McWilliam	[REDACTED]	[REDACTED]	Good - More Development	[REDACTED]
MIKAEL LITTLE	[REDACTED]	[REDACTED]	MALL NEEDS REDEVELOPMENT	[REDACTED]
SUE WALMSLEY	[REDACTED]	[REDACTED]	GREAT!!	[REDACTED]
JEN WALMSLEY	[REDACTED]	[REDACTED]	BEAUTIFUL BLDGS	[REDACTED]
RONALD YEN	[REDACTED]	[REDACTED]	BLENDS WITH NEIGH	[REDACTED]
LINDSAY STORRY	[REDACTED]	[REDACTED]	Much needed improvement!	[REDACTED]
Barb Cook	[REDACTED]	[REDACTED]		[REDACTED]
Bonnie Rose	[REDACTED]	[REDACTED]		[REDACTED]
Michael Smith	[REDACTED]	[REDACTED]	Looks Great!	[REDACTED]
Quinn Sledge	[REDACTED]	[REDACTED]	Will help Lynn Valley	[REDACTED]
Howard Moody	[REDACTED]	[REDACTED]	Very Interested Looks Great	[REDACTED]

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Tiffany Prokop			I think it would be a good thing	
Alisha Burke			mail.com	
Karen Amits			want a gym shower please.	
Dave Richardson				
Vicki Gates			ce	
Isabelo Evangelista			Looks really great	
Tim Lay			om looks good	
non mayengel wendy			so for it	
DONALD GULAK				
Ande Dyzinski				
Betty Sue Deryn			NEED A HAIR MINOR DEPT. STORE	
Mark Patrick Menchias			Looks good	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
DAWN MOORE			great except for limited access roads re density	
SHERYL BEACH			Free parking GOOD IDEA!	
Carol Saari			Looks good	
LARISSA COX				
Margaret Bednarek				
Margaret Prokop			Looks great, would love to see it develop	
Pat Prokop			Looks very good	
CHRIS BYRON			FANTASTIC!!	
Nicole Bynon			Looks great!	
Gary Kyrie			Centre needs a revamp like this	
Roger Eastwood			let's get on with it!!	
Jean Eastwood				

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
JOLENE VENTURA			LOOKS GREAT!	
Brandon Connelly			No complaints unlike the old people	
Wm S. Blackler			Good looking	
JoAnne Ward			Great face lift	
Bill Douglas			looks good	
Roland Brakop			nice	
Brenda Devine			Looks amazing!	
Lyn Collier			lets go for it!!	
MATT DUNGEY			EMAIL - COM	
WILMA DUNGEY			CA	
HEATHER LANE			shaw.ca	
Methorst.			Let's go	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Craig P. Dondue				
Ron McMillin				
Anita Barr				
Craig Spence			Great Development	
Don Thomson			Like it	
Melody Lawrence			Like it	
ANDREAS GONDA			Like it a lot!	
PETE MACKENZIE			LIKE IT	
John Baker			Good Plan	
CROSS			like it	
L ANTONIAZZI			LOOK'S GREAT	
J Antoniazzi			Nice !!	

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
D MEYER			beautiful	
Robert Jones				
Bill) and			When ARE YOU STARTING?	
S DITTBENDER			GREAT PLAN.	
P Bauer				
IAN GRAY				
Sarah Dennis				
Jean			PLEASE GET 'ER DONE	
MARIAS EINHORN			PILOTA LOOKS GOOD	
DON WATSON			Nice!	
Gary Campbell			Great Place!	
TONY MILANO				

99

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
GAYLE Eddie			eddie.com LOOKS GOOD	
Jim Lang			how.co	
Patricia Verdica			I believe the community needs a more vibrant friendly/warm shopping + European	
DAVID BENNEW			LET'S GET STARTED	
Tim Boddington			LET'S START SOONER than Later	
Michael Sillies				
Nathan Underby				
XXXXXXXXXXXX				
Marly Sas				
Madhat Khomris				
C. SCARFF			LOOKS GOOD.	

Hazen Colbert [REDACTED]

I take no position in support or not of the development application for Lynn Valley Mall. I offer alternative wording to the bylaws.

The Lynn Valley framework provides for a maximum height of 12 storeys. The bylaw for this project sets maximum height at 150 feet. Using the standard conversion of 10.83 feet per storey, the tallest buildings on the site are the equivalent of 14 storeys. I suggest the bylaw limit height to 12 storeys or 130 feet whatever is lower.

The provision for parking spaces is 1.35 spaces per unit. At the Branches strata, less than 50 metres from the mall, we are presently using 1.5 spaces per unit. If there was no street parking we would be using 1.7 spaces. I suggest setting the parking bylaw at 1.7 parking spaces.

The Phased Development Agreement is NOT between the Applicant and the District. It is between 666479BC Ltd and the District. The numbered company is an operating subsidiary of the Applicant. By using an operating subsidiary the applicant might avail itself to corporate dissolution procedures to avoid its commitments. To ensure the Applicant is bound to the agreement the applicant should either be the signatory or guarantor of the subsidiary.

The term of the Phased Development Agreement is 10 years, the maximum allowed under the Local Government Act. That maximum is intended to be used only in the case of *greenfield*, subdivision developments to ensure the provision of infrastructure such as sewage. The term should be limited to 4 years in order to allow the District planning flexibility.

This development will require Airspace parcel agreements. The bylaws allow the agreements to be signed solely by the mayor and municipal clerk by passing Council. At Branches we are governed by an airspace parcel agreement with associated easements signed solely by the Mayor and Clerk. Our agreement is now the subject of litigation because it was poorly written, not adequately disclosed, not properly registered on title and other reasons. Airspace parcel agreements should not be signed solely by the Mayor and Clerk. They require community review and Council discussion.

The purchase of the old library site is not, as presented, a community amenity contribution. It is an asset sale. There may be an extra-ordinary gain on the sale. In that case, the gain is perhaps the community amenity contribution, but not the entire sale price. There is a requirement, even under the most liberal of public sector accounting rules, to record and present the sale accurately.

First reading of the bylaws should be held in abeyance until a more complete package is available for public and Council review.

From: Hazen Colbert [REDACTED]
Sent: Tuesday, March 25, 2014 9:30 AM
To: DNV Council
Subject: Airspace Parcel Agreements - Associated Easements

Your Worship & Council,

During public input re the Lynn Valley Mall I requested greater disclosure of air space parcel agreements which will form an important part of the re-development of the mall.

It is my understanding that bylaws are passed allowing the mayor and clerk to solely sign these agreements on behalf of the DNV. As such they will not be found in the published documents that form public disclosure during the development application stage. Indeed my home at Branches Strata is covered by such an agreement signed by the Mayor and Clerk. These agreements typically require DNV signature in order for them to be filed with land titles. There is nothing patently wrong with only the mayor and clerk signing as the bylaw certainly allows them to sign.

I am lobbying for greater disclosure and community discussion of air space parcel agreements which, as the article below points out, are not well understood and cause great confusion in developments. The unique nature of each agreement means they cannot adequately be covered by "*boiler plate language*."

I take the position that the best time to discuss them is during the public input and consultation phase of development.

<http://www.timescolonist.com/condo-smarts-air-space-parcel-agreement-takes-legal-expertise-1.635395>

Hazen S. Colbert

From: Hazen Colbert [REDACTED]
Sent: Monday, March 24, 2014 8:59 PM
To: DNVCouncil
Cc: Brian Bydwell; Michael Hartford
Subject: Lynn Valley Mall Redevelopment

Your Worship, Council & Staff,

During public input tonight I referred to the purchase of the old Lynn Valley Library site as a *community amenity contribution*. In fact, the purchase of the site is presented as a *community benefit*.

I regret the error.

Due to time limitations I skipped the last sentence of my written submission regarding the library site which reads, "*There is a requirement, even under the most liberal of public sector accounting rules, to record and present the sale accurately.*" I include this request because I am unable to determine if the Heritage Fund (or any of its predecessors) was ever repaid for its (their) contribution to the Lynn Valley Museum & Archives, and Lynn Valley Library & Town Center in 2006-2007.

Regards,

Hazen S. Colbert

The contents of this email represent solely the opinion/position of the writer as a private individual and is intended solely for the people who received it.

El contenido de este correo electrónico representan únicamente la opinión / posición del escritor como un particular y se dirige exclusivamente a las personas que la recibieron.

Le contenu de ce courriel représentent uniquement l'opinion / la position de l'auteur en tant que personne privée et est destiné uniquement aux personnes qui ont reçu il.

这封电子邮件的内容代表作家的纯粹的意见/位置作为个人，目的只是为了谁接受它的人。

From: Alex Schwarz [REDACTED]
Sent: Friday, March 28, 2014 3:15 PM
To: [REDACTED]; DNVCouncil
Subject: Lynn Valley update - the hypocrisy of the council

Hi Everybody and council,

This is just the tops of the chart of what our council is doing to the North Shore and the council.

Please read this front page article of the NS News;
<http://www.nsnews.com/news/council-halts-seymour-projects-1.931636>

They have a congestion issue in all of the North Shore but only admit to it on Seymour Parkway. If we actually had councilors that would be going across the second narrows bridge coming down Mountain Highway we would have a moratorium too. We need a moratorium in all of the North Shore unless the traffic situation from and to the Lower Mainland gets better.

They are still adding and are planning to add a lot of units to Lynn Valley and not to mention the 500 units that BOSA wants to build as a first stage of a huge project that will turn Lynn Valley into Coal Harbor!

Please e-mail the council and let them know how you feel about their performance!

All the best;

Alex Schwarz
Lynn Valley Resident

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

From: Forrest, Keith [REDACTED]
Sent: Friday, March 28, 2014 1:30 PM
To: DNVCouncil
Subject: annoyed

I am more than annoyed after reading the front page of the North Shore News "Council halts Seymour projects".

Where was the District Council when Lynn Valley residents were jumping up and down about the development of the Lynn Valley Mall property?

Doug MacKay-Dunn's wife complained about a traffic jam on the way to and from Seymour (please read the aforementioned North Shore News article). Has she ever driven around Lynn Valley or other communities within North Vancouver? We all encounter the same problems, including traffic jams as well as many other inadequate infrastructure. Poor access in and out of Lynn Valley as well as already over subscribed services (pools, youth sports and schools) were voiced by Lynn Valley residents regarding the development of the Lynn Valley Mall property, not too mention most residents appear to be very happy with Lynn Valley just the way it is - for the most part all ignored by the same council that halts Seymour projects.

If I am missing something, please explain.

Keith Forrest
[REDACTED]

From: wayne lloyd [REDACTED]
Sent: Friday, March 28, 2014 5:18 PM
To: DNVCouncil
Subject: Development in Lynn Valley

Dear Mayor and Council,

Based upon the article below from the North Shore News I am somewhat confused as to why many are considering a huge expansion into Lynn Valley yet are limiting expansion into the Seymour area? The article below talks about your concerns over traffic jams and gridlock yet this too happens on Mountain Highway, Lynn Valley Road and the Cut so I am concerned, of course, over any future development into my Lynn Valley neighborhood.

I agree with Coun. Lisa Muri below mentioned when she talks about the sprawl up the mountainside of our fair city. Please have a second and third look at any proposals that come to Lynn Valley as I do not want to become another Metrotown. I believe we are overloaded already and would dearly like for our community to remain as single family residential. I have seen the various proposals and still say it's too much especially with the excess of cars that it's going to bring. Transit is not going to help as the North Shore has always been and will continue to be the poor cousin when it comes to the plans for adequate transit. The Transit Authority loves our tax dollars but never delivers on any of its promises. Never has and never will! Don't get me started on developers. They too promise great things yet don't deliver. With them it's all about their balance ledger.

I realize that you all have a tough job as there will always be those, like me, who would like it to remain relatively the same as it always has been especially those of us and our families that have made the North Shore our home since the 1940's. I don't mind development but please do consider going slowly, keeping it small, personal and of good taste.

Thank you, Wayne Lloyd

[REDACTED]

Developers beware: the Seymour area is largely off limits until 2016, following a unanimous vote by District of North Vancouver council Monday.

Exceptions have been granted for the north side of the 3500 block of Mount Seymour

Parkway, three single family subdivisions, and the McKenzie Barge properties. A trio of four-storey apartments proposed for the industrial site passed first reading earlier this year.

All other development will be considered premature until March 2016.

Recalling a summer spent in gridlock, Coun. Doug MacKay-Dunn said he was happy to stymie development in Seymour.

"Just the other day, my wife - she who must be obeyed - was telling me that she ran into a traffic jam on the way out of Seymour and she ran into a traffic jam on the way back in to Seymour and she asked me: "What are you doing about it, Doug?" he said.

Coun. Roger Bassam also noted traffic problems, emphasizing the need to alleviate the "nightmare" faced by commuters trying to get to Blueridge while a traffic jam clogs the Ironworkers Memorial Second Narrows Crossing.

While the council resolution is not a moratorium on development, it does render a new project's chances "practically nil," said Coun. Alan Nixon.

"You put in an application for redevelopment or rezoning at your own risk," he said. "I'm not eager to see too much more development happen at Seymour until infrastructure and the transportation network can tolerate it."

As long as the pace of development outpaces transportation improvements, growth will limit access to bridges, hospitals and schools, said Eric Andersen, who was speaking on behalf of the Seymour Local Plan Monitoring Committee.

Seymour has seen 222 new units in the past 11 years. However, if developments on Tsleil Waututh land and other nearby projects are included in the tabulation, that number swells to 851 units in 11 years.

It is entirely appropriate for council to "apply the brakes" until infrastructure has a chance to catch up, according to Andersen.

The district needs to focus on sustainable development as opposed to "continuing to sprawl up our mountainside," said Coun. Lisa Muri.

With myriad developments in various phases of completion, residents need a respite from what can be a very stressful process, according to Muri.

"The days of continuing to battle development applications needed to come to an end," she said. "We're just very cognizant of piling too many projects on at once."

© North Shore News

- See more at: <http://www.nsnews.com/news/council-halts-seymour-projects-1.931636#sthash.BTrx1mzb.dpuf>

From: sinclair [REDACTED]
Sent: Saturday, March 29, 2014 3:48 PM
To: DNVCouncil
Subject: Density is good! Are we ready?

Dear Council,

Please, for considerations sake, think about the Lynn Valley towers and the motivations of all the party's involved. What would you say should the central motivation be? what is it for each party involved?

I believe in transportation as being the key for a livable Lynn Valley with a good density. Our 25 year plan is all about walkability but there is no transit plan to allow for the density of people you are shooting for! The congestion on Mountain Highway and as well on Lynn Valley Road, is undeniable. Transit must come first. Build it and they will come. Developers want to make a lot of money on developing so they should be willing to give us help with our public transit system.

I was a planning student and an environmental studies student, as well as a sociology student and I know that density is good. Walkability is good! I personally believe the idea of growth is a big motivation for store owners, developers and for council members. We want to have a stronger economy, the construction will create money, the people moving in will pay taxes and will buy things at the local stores. Obviously this is a microcosm of our whole economic system being built on growth, a sort of infinite inflating growth, and its stratifying us into rich and poor and its causing us to think about the very near future and not necessarily the not so distant future. We all feel economic pressure, and even very wealthy people often feel the desire to try and make more money.

I know that density is good, vibrancy is good. Walkability is good! But we must have the proper transportation system in place. The infrastructure is not there, there is huge parking lots taking up space- massive amounts of space and we are looking at congestion. Increasing congestion coming in and out by car from Lynn Valley up and down Mountain Highway. We cannot let the car dominate Lynn Valley in my opinion! The car is the downfall of modern planning. It could be rail or street car or something that all types of people can really "get on board with". The public transit system is the key in my opinion because the congestion by car will be too much. Maybe this will force people out of their cars?? How will we create a public transit system that can satisfy the unique needs of our community? The bus system is good, don't get me wrong, but, as it is it will not alleviate the apparent future density.

Lynn Valley has a really nice mix of people and a nice vibe. I wish us all the best in the future and especially hope for the protection of our beautiful forests. I know that density into the core is much better than cutting down trees! I grew up in Lynn Valley from the time I was 2 until 26 and am now living in lower Lonsdale area and am 26. Thank you for reading my letter.

Sinclair Brown

From: stephen robinson [REDACTED]
Sent: Saturday, March 29, 2014 8:24 PM
To: DNVCouncil
Cc: [REDACTED]
Subject: Lynn Valley

Dear Council

With all of the buildings you have decided to erect in Lynn Valley, why are we not hearing anything about the traffic congestion this will cause?

Obviously none of you have had to deal with the problem of getting to and from Lynn Valley.

Our family has lived in Lynn Valley since 1967, by choice, we all still live here. It was a great family area, but that is disappearing rapidly.

Traffic is awful, Mall has nothing to offer except groceries and liquor, restaurants and entertainment (except for Brown's) is non-existent.

All of this boils down to money and to heck with our scenery and beautiful neighbourhoods. Very disappointing.

Sincerely

Ann Robinson.
[REDACTED]

From: Terence Winkless [REDACTED]
Sent: Saturday, March 29, 2014 9:07 AM
To: DNVCouncil
Subject: Seymour, Lynn Valley

I want to commend the council for putting a moratorium on building on the North Shore, particularly the Seymour area, in part because of the gridlock that will result. :

Please see that the same will be true about Lynn Valley if towers are built. Yes, the mall needs some freshening, but nobody needs Metrotown in Lynn Valley.

Thank you.

Regards...

From: Arla Sargent [REDACTED]
Sent: Saturday, March 29, 2014 8:53 PM
To: DNVCouncil
Subject: Fwd: Lynn Valley update - the hypocrisy of the council

Mayor and Councillors,
Help Ernie Crist where -ever you are! So WHO is now looking after Lynn Valley interests in the same manner that Muri and McKay- Dunn are looking after the Seymour area?
Arla Sargent
Lynn Valley Resident

From: Anna Coffin [REDACTED]
Sent: Sunday, March 30, 2014 11:17 AM
To: DNVCouncil
Subject: Lynn Valley Traffic Problems/Moratorium

Dear Council,

The traffic problems on the North Shore are not only near Seymour. The bridge traffic is also terrible from Lynn Valley. With the Seylynn development and Lynn Valley Centre development coming in, bridge traffic for Lynn Valley residents can only get worse.

Attempting to get to Michael's or Canadian Tire while the bridge backs up is next to impossible for Lynn Valley residents.

Great job with the Seymour moratorium on development but please expand your moratorium to include Lynn Valley.

Please respond.

Thanking you in advance.

Sincerely,

Steve Coffin
[REDACTED]

From: Wayne Theobald [REDACTED]
Sent: Sunday, March 30, 2014 10:41 AM
To: DNVCouncil
Subject: Bosa Lynn Valley Project

Dear District of North Vancouver Council,

I'm a Lynn Valley resident that is very concerned regarding the proposal for development at Lynn Valley. To our family we live in one of the most beautiful areas in the world and we should be very carefully not just to rush into changing the area in ways that we can never undo.

It is already overcrowded with issues with parking and traffic is becoming increasingly more challenging. Adding a high rise is going to add just to many people and cars to an area that just can't handle it.

Lets be honest here and greed is the main factor and corporate gain is in the forefront and not what is best for Lynn Valley. For the sake of preserving Lynn Valley and with the District having the power to control this could we please have a compromised expansion in a sustainable fashion to preserve our beautiful corner of the world before it is changed forever.

Please District council look out for what is best for the people of Lynn Valley and not what is best for Bosa or other profit minded corporate developers.

Thanks,

Wayne

Mark Cavers

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

From: Mark Cavers [REDACTED]
Sent: Sunday, April 06, 2014 7:38 PM
To: DNV Input
Subject: Lynn valley redevelopment

I'm emailing to give full support for this project. This is what this area desperately needs!! I feel the density and height is more than appropriate and fits in very well with the area. Also, It will be a huge benefit to the community to see this mall renovated

Thanks,
Mark Cavers

Sent from my iPad

Louise Simkin

From: PAULINE DIONNE [REDACTED]
Sent: Wednesday, April 09, 2014 9:17 PM
To: DNV Input
Subject: Re: Redevelopment of a portion of Lynn Valley Shopping Center @ 1175 Lynn Valley Rd, [REDACTED]

Hello, thank you for the opportunity to voice an opinion.

I am glad to hear about the moratorium on development to the Mt Seymour Parkway area, and I would appreciate this area to follow suit.

North Vancouver currently has some of the worst traffic congestion in the lower mainland. I seriously doubt that more development is going to help this situation. Until there is a plan to redevelop the interchanges at the Lynn Creek bridge on the # 1, including the Fern St overpass and lower Mountain Hwy.. and expand the width of Lynn Valley Rd/Grand Blvd under the #1 overpass we are only making things worse. The density proposed does not fit the infrastructure currently in place. In fact, current density does not fit current infrastructure.

I would have a look at the many new developments along Lonsdale Ave. as an example of developers getting ahead of regional planning. Do you think that Lions Gate hospital can serve this populous? Why are developers given permits, before traffic solutions have been constructed? The Seylynn "Village" is a shining example of development before infrastructure.

How many people at your meeting on April 15th have had difficulty travelling anywhere on the North Shore between the hours of 730- 930 am and worse still 3-7 pm? (ask for a show of hands) Why are we not holding developers feet to the fire before granting permits to overdevelop our neighborhoods? They are profiting, and we are allowing our neighborhoods to be devalued and our time wasted.

The city of North Vancouver has approved carriage or lane way housing. I am still wondering why we have not adopted a similar policy here in the district. If we are seeking density and affordable housing, why are we allowing so much in such a small area with very little relief in sight for ever growing traffic congestion.

I would very much appreciate knowing how these comments will be responded to.
With sincerity and frustration, Pauline Dionne

Louise Simkin

From: Karen L A Wlock [REDACTED]
Sent: Wednesday, April 09, 2014 10:55 PM
To: Michael Hartford; DNVCouncil
Subject: 1372 residential units - Traffic impact study required

Categories: Marked To Be Saved

Dear Michael Hartford, Mayor and Councillors,

Living in Lynn Valley and working at the BC Cancer Agency in Vancouver, I am challenged by the commute to and from work. Getting on and off the North Shore has become extremely challenging, especially during the rush hours.

A traffic impact study has been performed for the Lynn Valley town centre. What is required before further densification of the area, is a traffic impact study regarding traveling on and off of the North Shore. Mountain Highway consists of ONE southbound lane and additional traffic, which will occur with increased densification of the area, will cause increased traffic congestion.

At present, 108 residential units are under construction at the corner of Mountain Highway and 27th Street. This intersection is a very busy intersection and will become busier when this project is completed.

The April 9, 2014 edition of the North Shore News reports a complex of 75 units to be built at the present site of the Lynn Valley United Church on Mountain Highway, north of Lynn Valley Road.

Proposed redevelopment of the Lynn Valley Shopping Centre includes an additional 399 units to be built in the Lynn Valley town centre.

In the Seylynn area, there are three towers of 24, 28, and 32 storeys, which I understand will include 720 strata units and 70 affordable rental units, being constructed.

108 + 75 + 399 + 790 = 1372 residential units

Is there no forethought being made to the impact that this densification will produce for individuals traveling southbound to Vancouver and the rest of the Lower Mainland? These developments will not only affect those individuals living in Lynn Valley, but will affect all citizens of the North Shore.

A traffic impact study for Lynn Valley and the entire District of North Vancouver must be undertaken.

Please think carefully about the future of our community.

Sincerely,
Karen Wlock
[REDACTED]



Louise Simkin

From: Margaret Rankin [REDACTED]
Sent: Wednesday, April 09, 2014 11:40 AM
To: DNV Input
Subject: LYNN VALLEY CENTRE DEVELOPMENT

Please advise what concrete steps are being taken by the municipality to resolve the traffic expansion that is going to effect not only Lynn Valley, but Highway 1 and the two existing bridges.

Why has there been no discussions respecting a third crossing while increasing the population on the North Shore to such an extent.

It would appear that there is a deliberate deterrent to efficient north shore access considering the current traffic volume - let alone what the effect of the current developments is going to be.

What are we doing to our community?

--
Margaret Rankin
Notary Public



A TRADITION OF TRUST

Louise Simkin

From: Karen L A Wlock [REDACTED]
Sent: Thursday, April 10, 2014 12:01 AM
To: DNV Input
Subject: Input for Public hearing Apr 15/14 - 1372 residential units - Traffic impact study required

Municipal Clerk,

RE: E-mail sent to Michael Hartford, Mayor and Councillors (following this e-mail)

Please make my concern about the lack of a traffic impact study known at the public hearing regarding the proposed redevelopment of the Lynn Valley Shopping Centre scheduled for 6PM on Tues, April 15, 2014. I have calculated a total of 1372 units (including the 399 units for the Lynn Valley Shopping Centre) to be built in Lynn Valley and the Seylynn area. My concern is the lack of forethought being given to traffic congestion, noise pollution and air pollution, which will result with increased densification of my community. Traffic congestion is already a big concern for the residents of Lynn Valley and all of the citizens of the North Shore. Recently, many citizens have expressed their concerns about this issue in the North Shore News.

The time of this public hearing is of concern to me. How are individuals supposed to attend a public hearing that begins at 6PM on a work day? I have attended public meetings at the council chambers and have heard comments about the lack of young people at these meetings. Please consider young families, in which both parents work; how are these individuals to attend a meeting at this time of day?

Please acknowledge the receipt of this e-mail and acknowledge that this concern will be addressed at the public hearing on April 15, 2014. A notice I received by mail indicates that input may be made by way of a written submission to input@dnv.org.

Sincerely,

[REDACTED]

From: [REDACTED]
To: mhartford@dnv.org; dnvcouncil@dnv.org
Subject: 1372 residential units - Traffic impact study required
Date: Thu, 10 Apr 2014 05:54:31 +0000

Dear Michael Hartford, Mayor and Councillors,

Living in Lynn Valley and working at the BC Cancer Agency in Vancouver, I am challenged by the commute to and from work. Getting on and off the North Shore has become extremely challenging, especially during the rush hours.

A traffic impact study has been performed for the Lynn Valley town centre. What is required before further densification of the area, is a traffic impact study regarding traveling on and off of the North Shore. Mountain Highway consists of ONE southbound lane and additional traffic, which will occur with increased densification of the area, will cause increased traffic congestion.

At present, 108 residential units are under construction at the corner of Mountain Highway and 27th Street. This intersection is a very busy intersection and will become busier when this project is completed.

The April 9, 2014 edition of the North Shore News reports a complex of 75 units to be built at the present site of the Lynn Valley United Church on Mountain Highway, north of Lynn Valley Road.

Proposed redevelopment of the Lynn Valley Shopping Centre includes an additional 399 units to be built in the Lynn Valley town centre.

In the Seyllynn area, there are three towers of 24, 28, and 32 storeys, which I understand will include 720 strata units and 70 affordable rental units, being constructed.

108 + 75 + 399 + 790 = 1372 residential units

Is there no forethought being made to the impact that this densification will produce for individuals traveling southbound to Vancouver and the rest of the Lower Mainland? These developments will not only affect those individuals living in Lynn Valley, but will affect all citizens of the North Shore.

A traffic impact study for Lynn Valley and the entire District of North Vancouver must be undertaken.

Please think carefully about the future of our community.

Sincerely,
Karen Wlock



Louise Simkin

From: Alex Schwarz [REDACTED]
Sent: Thursday, April 10, 2014 8:07 AM
To: DNVCouncil
Subject: 1372 residential units - Traffic impact study required
Categories: Marked To Be Saved

Hello all,

The public hearing regarding the redevelopment of the Lynn Valley Shopping Centre is scheduled for 6PM on Tues, April 15 at the council chambers. The proposal includes the construction of two 12 storey buildings, and one each of 8, 7, and 6 storey buildings, for a total of 399 residential units. If you have concerns regarding this proposed development, I urge you to send your comments to the community planner, Michael Hartford, the mayor and councillors (e-mail addresses included below in an e-mail I have sent), and the municipal clerk (input@dnv.org) before the hearing.

I fear that the addition of 1372 residential units (see e-mail below wrt the calculation of this number of units) to our community will produce gridlock on our roads, in addition to noise and air pollution. The developers are in business to make money and do not consider the adverse effects of increased densification on our community.

Please feel free to pass this e-mail on to concerned family, friends and neighbors. I do hope that some of you will be able to attend the public hearing next week.

Sincerely,
Karen Wlock

From: [REDACTED]
To: mhartford@dnv.org; dnvcouncil@dnv.org
Subject: 1372 residential units - Traffic impact study required
Date: Thu, 10 Apr 2014 05:54:31 +0000

Dear Michael Hartford, Mayor and Councillors,

Living in Lynn Valley and working at the BC Cancer Agency in Vancouver, I am challenged by the commute to and from work. Getting on and off the North Shore has become extremely challenging, especially during the rush hours.

A traffic impact study has been performed for the Lynn Valley town centre. What is required before further densification of the area, is a traffic impact study regarding traveling on and off of the North Shore. Mountain Highway consists of ONE southbound lane and additional traffic, which will occur with increased densification of the area, will cause increased traffic congestion.

At present, 108 residential units are under construction at the corner of Mountain Highway and 27th Street. This intersection is a very busy intersection and will become busier when this project is completed.

The April 9, 2014 edition of the North Shore News reports a complex of 75 units to be built at the present site of the Lynn Valley United Church on Mountain Highway, north of Lynn Valley Road.

Proposed redevelopment of the Lynn Valley Shopping Centre includes an additional 399 units to be built in the Lynn Valley town centre.

In the Seylunn area, there are three towers of 24, 28, and 32 storeys, which I understand will include 720 strata units and 70 affordable rental units, being constructed.

108 + 75 + 399 + 790 = 1372 residential units

Is there no forethought being made to the impact that this densification will produce for individuals traveling southbound to Vancouver and the rest of the Lower Mainland? These developments will not only affect those individuals living in Lynn Valley, but will affect all citizens of the North Shore.

A traffic impact study for Lynn Valley and the entire District of North Vancouver must be undertaken.

Please think carefully about the future of our community.

Sincerely,
Karen Wlock

Louise Simkin

From: David Harbinson [REDACTED]
Sent: Thursday, April 10, 2014 9:20 AM
To: DNVCouncil
Subject: Fwd: 1372 residential units - Traffic impact study required

I agree entirely with the comments of Ms Wlock, I believe the increase in traffic will have serious implications for Lynn Valley. I have read that action has been taken in Seymour for that very reason. I think that the impact in Lynn Valley could be even worse. Please think again re densification, make sure the infrastructure is in place.

Regards
David Harbinson
Sent from my iPad

Begin forwarded message:

From: "Alex Schwarz" [REDACTED]
Date: 10 April, 2014 9:00:52 AM PDT
To: "Lisa Muri" <muril@dnv.org>
Subject: 1372 residential units - Traffic impact study required
Reply-To: [REDACTED]

Hello all,

The public hearing regarding the redevelopment of the Lynn Valley Shopping Centre is scheduled for 6PM on Tues, April 15 at the council chambers. The proposal includes the construction of two 12 storey buildings, and one each of 8, 7, and 6 storey buildings, for a total of 399 residential units. If you have concerns regarding this proposed development, I urge you to send your comments to the community planner, Michael Hartford, the mayor and councillors (e-mail addresses included below in an e-mail I have sent), and the municipal clerk (input@dnv.org) before the hearing.

I fear that the addition of 1372 residential units (see e-mail below wrt the calculation of this number of units) to our community will produce gridlock on our roads, in addition to noise and air pollution. The developers are in business to make money and do not consider the adverse effects of increased densification on our community.

Please feel free to pass this e-mail on to concerned family, friends and neighbors. I do hope that some of you will be able to attend the public hearing next week.

Sincerely,
Karen Wlock

From: [REDACTED]
To: mhartford@dnv.org; dnvcouncil@dnv.org
Subject: 1372 residential units - Traffic impact study required
Date: Thu, 10 Apr 2014 05:54:31 +0000

Dear Michael Hartford, Mayor and Councillors,

Living in Lynn Valley and working at the BC Cancer Agency in Vancouver, I am challenged by the commute to and from work. Getting on and off the North Shore has become extremely challenging, especially during the rush hours.

A traffic impact study has been performed for the Lynn Valley town centre. What is required before further densification of the area, is a traffic impact study regarding traveling on and off of the North Shore. Mountain Highway consists of ONE southbound lane and additional traffic, which will occur with increased densification of the area, will cause increased traffic congestion.

At present, 108 residential units are under construction at the corner of Mountain Highway and 27th Street. This intersection is a very busy intersection and will become busier when this project is completed.

The April 9, 2014 edition of the North Shore News reports a complex of 75 units to be built at the present site of the Lynn Valley United Church on Mountain Highway, north of Lynn Valley Road.

Proposed redevelopment of the Lynn Valley Shopping Centre includes an additional 399 units to be built in the Lynn Valley town centre.

In the Seyllyn area, there are three towers of 24, 28, and 32 storeys, which I understand will include 720 strata units and 70 affordable rental units, being constructed.

108 + 75 + 399 + 790 = 1372 residential units

Is there no forethought being made to the impact that this densification will produce for individuals traveling southbound to Vancouver and the rest of the Lower Mainland? These developments will not only affect those individuals living in Lynn Valley, but will affect all citizens of the North Shore.

A traffic impact study for Lynn Valley and the entire District of North Vancouver must be undertaken.

Please think carefully about the future of our community.

Sincerely,
Karen Wlock



Louise Simkin

From: Craik, David [REDACTED]
Sent: Thursday, April 10, 2014 10:49 AM
To: DNV Input
Subject: Lynn Valley development

To whom it may concern:

As a life-long resident of Lynn Valley, the development proposed in Lynn Valley for 1372 will greatly impact my standard of living. Traffic is already of concern, and the development is doing little to address this. If building up

I cannot fathom the thinking process of council and planners. I understand increasing tax revenue is a necessary evil, as is planned growth. But you each have an individual responsibility to your professions to shape this community for the better and leave a legacy you can be proud of. This is not the way, this development will destroy the community. I know it's not in fashion to admit, but don't put this in my backyard. Lynn Valley is unique, densify if you must,

I love Lynn Valley; I put myself through 3 university degrees so that I could get a good job and buy a home two blocks from where I grew up. Even if you have no sentimental ties to this community, please have the empathy and intelligence to recognize that many others do.

Thank you for your time.

David Craik
[REDACTED]

Louise Simkin

From: Karen L A Wlock [REDACTED]
Sent: Thursday, April 10, 2014 12:32 PM
To: Michael Hartford, DNV Council
Subject: public hearing April 15, 2014

Dear Michael Hartford, Mayor and Councillors,

RE: Public Hearing scheduled for 6 PM on April 15, 2014

The time of this public hearing is of concern to me. How are individuals supposed to attend a public hearing that begins at 6PM on a work day? I have attended public meetings at the council chambers and have heard comments about the lack of young people at these meetings. Please consider young families, in which both parents work; how are these individuals to attend a meeting at this time of day?

I understand that 12 storey buildings may be considered for "strategic locations", but 5-8 storey buildings are preferable for residential developments in Lynn Valley. Please inform me as to what is considered a "strategic location".

I believe that the construction of two 12 storey buildings in the Lynn Valley town centre is inappropriate. Developments such as the one proposed for the Lynn Valley Shopping Centre are appropriate for centres serviced by rapid transit. Rapid transit is not coming to the North Shore. No transportation plan exists to accommodate this proposed development. No traffic impact study for traveling on and off of the North Shore has been conducted to establish the impact on traffic congestion, noise pollution and air pollution that this development will produce.

I implore the planning department of the DNV, the mayor and councilors to give serious consideration to the approval of further development in Lynn Valley and elsewhere in the district. A transportation plan must be in place and a traffic impact study must be performed. The future liveability of our community must be given considerable thought.

Sincerely,
Karen Wlock

[REDACTED]

Louise Simkin

From: Lee Gavel [REDACTED]
Sent: Thursday, April 10, 2014 1:43 PM
To: DNV Input
Subject: Lynn Valley Shopping Centre Redevelopment

I am in support of this redevelopment project! I would suggest that particular attention and an increase in size be put to the public open spaces at the NW and SW corners as this project proceeds past rezoning.

Louise Simkin

From: Ronald Kraal [REDACTED]
Sent: Thursday, April 10, 2014 5:27 PM
To: Michael Hartford; DNVCouncil
Subject: Karen Wlocks letter to council concerning Lynn Valley densification Thursd. 10th April 2014.

Dear Mr. Hartford, Mayor and councillors,

I wholeheartedly agree with Karen Wlocks letter to council about the densification of Lynn Valley. Everywhere one looks there's yet another multi-unit building being constructed. It's not a matter of our neighbourhood changing, it's a matter of tearing down the neighbourhood and creating a TOTALLY different one, with of course all of the incredible consequences Karen described in her letter. I sincerely hope The Mayor and council will take Karen's letter into consideration,

Sincerely,

Tina Kraal,



Louise Simkin

From: Michael Landrey [REDACTED]
Sent: Thursday, April 10, 2014 5:55 PM
To: DNVCouncil
Subject: Lynn Valley Centre Development Proposal

Dear Mr. Mayor and Council,

My wife Barb and I unfortunately will be away and unable to attend the public hearing regarding the proposed development at the Lynn Valley town centre.

We are in total agreement with the proposed high rise development and encourage the council to accept the plans as filed.

Sincerely,

Michael and Barb Landrey

[REDACTED]

Louise Simkin

From: Jerry & Karin Grootveld [REDACTED]
Sent: Thursday, April 10, 2014 7:27 PM
To: DNV Input
Subject: Lynn Valley Development plan

Dear Mayor and Councillors,

As an elected body, by the residents of the District of North Vancouver, I urge you to consider the concerns of Lynn Valley and neighbouring residents. We will be severely impacted by the unsolicited development proposal for Lynn Valley.

The construction of two 12 storey buildings, and one each of 8, 7, and 6 storey buildings, for a total of 399 residential units are not in line with current development. The 12 storey model of Whistler has been taken out of context and misrepresented, as there is no 12 storey development in the Whistler town centre. The 12 storey development exist outside the Whistler town centre.

Please note that Lynn Valley streets are already congested during rush hour, with cars lined up on Lynn Valley Road from Fromme Street to Highway 1.

Mountain highway south of 24th Street sees congestion as well.

High density development is not sustainable. I trust council will properly represent the people of Lynn Valley ahead of developers.

Note that once the damage has been done, it cannot be reversed.

Regards,

Jerry Grootveld



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

From: [REDACTED]
To: [DNV Input](#)
Subject: Redevelopment of the Lynn Valley Shopping Centre
Date: Friday, April 11, 2014 3:24:52 PM

The mayor, Councillors, and Michael Hartford,

I am not able to attend the redevelopment of the Lynn Valley Shopping Centre meeting scheduled for 6PM on Tues, April 15 at the council chambers, but I want you to understand that I do NOT want this to go ahead.

Here are a few of my thoughts regarding the DNV OCP:

The North Shore densification plans (OCP) are increasing High Rises thus population numbers. I have lived on the North Shore over 60 years and have seen a lot of densification and change. Unfortunately there has been a very high price to pay for this change - especially as seen over the last 20-30 years.

Single home lots have been made into two, basements suites added, duplexes made into 4plexes, condos and High Rises have proliferated (and much more are under construction/planned) to the extent that infrastructure has been overwhelmed. Spending on infrastructure has not changed in equal measure and so has fallen behind. Please explain how more High Rises will improve infrastructure because so far it's not helping?

Transportation of people is becoming slower every year, gridlock is more common on all major roadways/bridges. Parking lots/street parking spaces are full. Our bike lanes are a joke - they don't go where they are most needed and/or end abruptly. "a better transportation network" is apparently a part of the plan (walk, bike or bus) but not much is being done to improve things. Please let me know what will be done to improve the traffic congestion we have now?

The Lions Gate hospital, our only hospital, is the same size as when it was built in 1959. The North Shore population has increased much since then. Please let me know what will be done to improve the Lions Gate hospital?

Streets, parks, beaches are more crowded. It's even becoming difficult to find a quiet place for a walk in the woods. Because of population growth, livability for current residents on the North Shore being downgraded. How will more density improve this fact?

According to the District OCP, taller buildings will allow more open space. What open space has been "allowed" since taller buildings have been added to central Lonsdale or to West Vancouver? The open space the OCP provides is very small on a per resident basis. Just think how many people will be living in the proposed High Rises that will be sharing these small "open spaces". These "open spaces" will NOT be places to have a family BBQ, play with your dog off leash, fly a kite, plant a backyard vegetable garden or have a nap on a blanket in the sun. Will these spaces even get sun or will they be in the shadow of a High Rise? How will these spaces benefit existing residents of Lynn Valley?

Housing affordability for young families, employment. Housing is currently affordable. 5 homes were recently sold to young families with multiple children on the street I live on. Other Lynn Valley residents have told me similar numbers of young families are moving onto their streets. People have been moving away from the North Shore for many years because they can get more home for their money further away from the North Shore. Are there plans to sell these High Rise suites for less than similar suites in Surrey or Langley? This project is going to increase the cost for those living here, and people purchasing condo's will be getting much less for the money spent.

Housing for ageing population. Seniors prefer to live in their current family homes for as long as possible (age-in-place), even if that requires help/care while in their home. Do you have information that suggests seniors do not like to age-in-place. How will this project help seniors?

Strengthen community ties. I understand High Rises tend to do the opposite. Please describe how you believe High Rises will strengthen community ties?

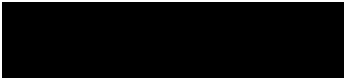
I am disappointed and disgusted that the DNV would present Lynn Valley residents a deceptive plan that will put our relatively tranquil lifestyle in serious jeopardy. More people and traffic will ruin the amazing character we have currently. People who like the idea of living in a High Rise can do so, not only in downtown Vancouver, or Burnaby's Metrotown, but also on the North Shore's West Vancouver, or North Vancouver's Lonsdale or Seylynn "Village". Population growth without infrastructure growth is not sustainable. And lets not forget, the Seylynn "Village" is not a village but is a group of high rises!

Please don't suggest the problems (aforementioned) are problems for other levels of government. The DNV is responsible for densification and the OCP. This is your responsibility and we gave you the power to look after our interests. Allowing any option that changes the current OCP just for the sake of extreme high density does not make sense!

Mayor Richard Walton please remember your words "Our deep respect for our natural environment" and your " promise not to compromise neighbourhood character". I sincerely hope we can trust that you will live up to your promise. I believe HIGH RISES are NOT a part of our natural environment and will compromise neighbourhood character! Do you believe otherwise?

Gerry Yates

Chamberlain Drive, North Vancouver



I fear that the addition of 1372 residential units (see e-mail below wrt the calculation of this number of units) to our community will produce gridlock on our roads, in addition to noise and air pollution. The developers are in business to make money and do not consider the adverse effects of increased densification on our community.

From: [REDACTED]
To: [DNV Input](#)
Subject: 1175 Lynn Valley Rd redevelopment
Date: Saturday, April 12, 2014 5:40:10 PM

I am writing to express my strong objection to the redevelopment of the Lynn Valley Shopping Centre. As a long time resident of Lynn Valley and customer at Lynn Valley Shopping Centre, I find it completely irresponsible of the DNV to allow uncontrolled expansion of more and more residences. Traffic is already a problem as it is.

I trust council will listen to the majority of residents

Sincerely
Walter Hajen

From: [REDACTED]
To: [DNVCouncil](#)
Subject: Bosa development
Date: Friday, April 11, 2014 7:23:54 PM

Dear Council members,

Today, at my door, was a flyer encouraging me to oppose the proposed Lynn Valley development. This flyer did not indicate who produced it. The notice was entirely one sided in its opposition.

I had to take umbrage with a comment that the District was in a conflict of interest in selling the library property as part of the development because, "the higher the towers, the more revenue for the district." This is not a conflict. Rather, it is the type of trade off that we elect you to consider. The authors of the note clearly see a separation between themselves and the District. I see you as one and the same and trust you to make a decision that serves the best interest of your taxpayers.

I do not know enough about the development to speak in favour of it nor in opposition to it. However, I am aware of a few things:

- The Bosa family run one of the most community minded, ethical development companies in Greater Vancouver
- Our jurisdiction requires higher density. My children and my parents need more options than are currently available to them.
- Healthy communities have a mix of single family, townhouse, and apartment dwellings.

I am concerned about traffic patterns and trust you will explore this in your deliberations. However, I refuse to unequivocally speak against development because I don't want it in my back yard. This is NIMBYism at its worst.

I trust that you will evaluate the proposal on its merits and place faith in the planning staff who will have carefully evaluated the proposal.

I live in Lynn Valley and would drive past this development every day on my way to work. Will it be great for me? I don't know... but I know we must consider seriously proposals from reputable, patient developers in the interest of providing housing options to people who would love to live in the community in which they grew up.

I wish you wisdom in your deliberations and, I hope that you will not be overly influenced by individuals or groups who will not identify themselves.

Kind regards,

Mike Watson



From: [REDACTED]
To: [DNV Input](#)
Subject: Bosa proposal - yay!
Date: Sunday, April 13, 2014 4:27:37 PM

Attn: North Vancouver District Mayor and Council

Your Worship and Council Members,

I have written you once before on the subject, but hope you will indulge me in a final vote of support for the Bosa proposal. I think both Bosa and NVD Council are to be commended for their extraordinary efforts made to consult (and re-consult) with community members about the mall redevelopment. Further hats off to Bosa for the extensive redesign the company created in response to neighbourhood feedback.

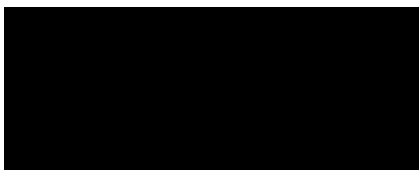
To refuse permission for rezoning at this stage would be to make a mockery of these significant efforts, and the whole community consultation process. The naysayers who remain entrenched in their views are, of course, entitled to their desire to "keep things as they are," but stasis in life is not possible. Things WILL change - the question is, will we consciously create a community that meets the future in a creative, visionary way, or will we ignore issues of housing, tax base, sprawl, environment, transport, etc, and let things unfurl and/or decay in a chaotic manner driven by fractured, short-term agendas?

I was at the Bosa public information night and, as you already know, the vast majority of speakers there were passionately in favour of the redevelopment proposal. Those who were more negative in their views did not seem to have issues with the Bosa design per se (in fact, most praised it) but expressed concerns with the traffic. If you have confidence in the District's expert transportation study and the transport enhancements offered by the developer, it would seem that these concerns, however vociferously expressed, should not be allowed to derail the process.

On behalf of my family, thank you for your commitment to the neighbourhood planning process in Lynn Valley.

Yours truly,

Peggy Trendell-Jensen



From: [REDACTED]
To: [DNVCouncil](#)
Subject: Fwd: Important Notice re: North Vancouver density and traffic
Date: Saturday, April 12, 2014 9:41:08 AM

Last week!

Arla Sargent

PS- do any of you members have to leave the N.Shore on a daily basis?

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

Subject: Important Notice re: North Vancouver density and traffic

Date: Fri, 11 Apr 2014 20:05:47 -0700

From: Glenn MacKenzie [REDACTED]

To: undisclosed-recipient

Lynn Valley Traffic Plan 2014



Do you like traffic gridlock? Can't get from Lynn Valley to Mount Seymour or Burnaby? It is only going to get worse. Development at Lynn Valley Mall will bring over 1,000 more cars into our neighborhood every day. Will those new cars make traffic worse? Yes, say the planners, but driving time is only going to increase a few seconds every day, and there is lots of room on Mountain Highway for those cars to park. If traffic and transportation are important to you, please attend the Public Hearing for the redevelopment of Lynn Valley Mall:

TUESDAY APRIL 15TH 7:00 PM
DISTRICT HALL
355 QUEENS ROAD

And send an e-mail to the council telling them you want traffic improved now - dnvcouncil@dnv.org

From: [REDACTED]
To: [DNVCouncil](#)
Subject: High Rises in Lynn Valley
Date: Sunday, April 13, 2014 11:43:20 AM

No! No! No! to High Rises in Lynn Valley. Council, please wake up. Your proposals are destroying this area.

Traffic congestion is already a problem. It will soon become one big Parking Lot with no room to move!

Both City and District need to get together and stop this madness of building more high rises.

Yes, people need a place to live but cannot afford North Shore prices!

So No, No, No to the High Rises especially in Lynn Valley. Thank you.

J Lamb - resident



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

From: [REDACTED]
To: [DNVCouncil](#)
Subject: Improve our traffic
Date: Friday, April 11, 2014 10:15:41 PM

Hello,

The traffic situation is bad enough getting out of Lynn Valley in the mornings if you head down Mountain Hwy between 7:30 and 9:30 every weekday morning. Why are we allowing the density in this beautiful area to increase? Why are we not upgrading the infrastructure first before we allow this to happen? Our existing sewer system is ancient and needs to be replaced, why is it not getting upsized and upgraded?

Please ask yourself the above questions instead of greedy and just wanting a greater amount of tax dollars!

Thanks,
Troy
Lynn Valley Resident

From: [REDACTED]
To: [DNVCouncil](#)
Subject: Logistics - Public Hearing April 15th
Date: Sunday, April 13, 2014 12:11:01 PM

Your Worship & Council,

Given the earlier than normal start time, and the possibility of several hundred people attending the public hearing on Tuesday, many driving because they are coming directly from work, I respectfully enquire about having transportation marshals at the intersections of Queens & Lonsdale, 29th & Lonsdale, and at the entrance to District Hall off Queens.

I think it is wise to be prudent with respect to public safety.

Regards,

Hazen S. Colbert

The contents of this email represent solely the opinion/position of the writer as a private individual and is intended solely for the people who received it.

El contenido de este correo electrónico representan únicamente la opinión / posición del escritor como un particular y se dirige exclusivamente a las personas que la recibieron.

Le contenu de ce courriel représentent uniquement l'opinion / la position de l'auteur en tant que personne privée et est destiné uniquement aux personnes qui ont reçu il.

这封电子邮件的内容代表作家的纯粹的意见/位置作为个人,目的只是为了谁接受它的人。

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Centre Redevelopment - Public Meeting - April 15, 2014
Date: Friday, April 11, 2014 9:33:17 PM

I would like to submit my comments regarding the proposed redevelopment and rezoning of Lynn Valley Centre.

1. Traffic

There are only two arterial routes** into Lynn Valley - Lynn Valley Road and Mountain Highway. Having lived close to Mountain Highway for thirty years, I know that whenever there is a problem on Second Narrows Bridge, the traffic backs up to Kirkstone Blvd. and sometimes even further north. Whenever there is a problem on Hwy 1 southbound, traffic backs up onto Lynn Valley Road - our community can be in gridlock quite easily when there is a problem on the bridge. The addition of several hundred new homes (condos) will seriously impact the already heavily used LV Road and Mtn. Hwy. The developer's proposed addition of a new lane at Hwy. 1 interchange may provide modest improvements to traffic at the interchange site but it does not solve the main problem of traffic use in/out of Lynn Valley.

2. Public Transit

The developer's representative and the District believe that this development will encourage walking and use of public transit, but how will all the **"new"** condo residents *use public transportation when it is already at full capacity during both morning and afternoon rush hour?* We are always told that Translink will review passenger loads and take appropriate action. **This is absolutely foolhardy** and an abdication of the District's responsibility to plan for growth - if you stand on Mountain Highway at Kirkstone Blvd during morning rush hour you will see full buses passing by bus stops (Bus route #210). Adding in several hundred new condos will only make a bad situation worse. The situation is the same in afternoon rush hours - I have often been passed when waiting for bus route #210 in downtown Vancouver. How can DNV and developers encourage increased development and public transit loads when buses are already at capacity during rush hour?

3. Existing Lynn Valley Shopping Centre - Parking

I am at the mall several days of the week; the parking lots in the existing Lynn Valley Centre are often *close to capacity most days of the week in the afternoon (except for some of the stalls around the old Zellers)*. How will the District, the shopping centre, and the property developers plan for sufficient parking in a newly revitalized mall with significantly less surface parking?

4. Market value of proposed new condos

What is the ballpark price of the proposed condos? The developer is unable to provide a ballpark estimate, even though we are asked to believe that these condos will be an affordable price that long term Valley residents can "downsize" to, and that our children will be able to purchase for their young families. It is difficult to believe that a major property developer such as Bosa does not have a clear plan of the number of units, the approximate size of units, and/or the cost per square foot to build a unit. If Bosa is prepared to go through the rezoning process, it must know the potential value of the proposed condos and ballpark selling price. Once Bosa receives final rezoning approval, they will no doubt immediately start pre-sales and have all the prices and spec. sheet prepared. If DNV is asking LV residents to accept this level of densification, DNV and the developer have the responsibility to provide ballpark estimates of the proposed condos. Will we truly be able to afford to downsize? will our children be able to move back to North Vancouver and buy a condo? If these developments are being held up as the alternative to expensive LV single family homes, then tell us the prices.

5. Approval of additional condominiums at Lynn Valley United Church / Moratorium on redevelopment on Mount Seymour Parkway

Previous meetings for the Centre's redevelopment did not include information on rezoning application

for Lynn Valley United Church. The District has now approved an additional 75 units one block north of the Centre, and with less than the recommended number of parking stalls (94 approved but recommended minimum allocation is 124 stalls) (see North Shore News, <http://www.nsnews.com/news/lynn-valley-united-redevelopment-gets-council-s-blessing-1.947415>). The District needs to give the same consideration to Lynn Valley residents that it has given to Seymour area (see North Shore News, <http://www.nsnews.com/news/council-halts-seymour-projects-1.931636>). Our neighbourhood will soon be dealing with a massive new development at bottom of Mountain Highway PLUS 100+ units under construction at Mountain Highway & 27th Street, PLUS the newly approved 75 units at United Church. Our neighbourhood cannot deal with sudden additional surge in traffic, population, demands on the infrastructure.

DNV needs to reconsider the proposed LV Centre redevelopment and rezoning and listen to the people who live and work in Lynn Valley now.

Thank you.

Susan Huber



From: [REDACTED]
To: [DNVCouncil](#)
Subject: Lynn Valley development and traffic.
Date: Saturday, April 12, 2014 9:17:47 PM

I can not believe that you think we believe it will only take a few minutes longer to get off the North Shore. It can take me ten minutes to get down Lynn Valley Road at 8:30 on a school day. I hate to think what it will be like when the development on Mountain Highway and Fern is completed! When I read that Councillor McKay-Dunn voted against a development on Mt Seymour Parkway because his wife complained about the traffic I want to believe the reporter is wrong. It is no worse than Lynn Valley is and I would hope he is representing all of the North Vancouver district not just his own interests. I am sure his wife is correct and all the councillors should be seeking a traffic plan from the provincial government or at the very least a RAPID transit that will move the people off the North Shore in a timely manner. When it can take an hour to get to Park Royal from Lynn Valley, by bus, who is going to leave their car at home? It is the same down Mountain Highway as the bus must line up behind all the cars (in a single lane) to get onto the bridge. This is before the new development is completed. Please tell me you actually understand our concerns.

Yours truly
Jane Robertson

From: [REDACTED]
To: [DNVCouncil](#)
Subject: Lynn Valley Mall redevelopment - comments
Date: Sunday, April 13, 2014 6:34:46 PM

Dear Mayor & Council,

I am a Lynn Valley resident and home owner. I will not be able to attend the public meeting this Tuesday evening in respect of the Bosa proposal for the Lynn Valley Mall site. I wish to raise certain traffic-related concerns. I am sure you will get an earful about traffic at the meeting, much of which will *not* represent the perspective of Lynn Valley residents who choose to walk, cycle and use transit as often as they can.

I choose to commute by a combination of transit (#210 bus, 2 x week) and cycling (3 x week). I also drive into, out of and around Lynn Valley regularly. By integrating cycling and transit with driving, I travel over 60% of my total annual travel mileage by bike or transit instead of car. It isn't easy for me to make these choices; I'm a busy professional.

My experience suggests that Lynn Valley road is rarely congested and can accommodate more vehicular traffic, and that Mountain Hwy is occasionally congested but usually flows smoothly if somewhat slowly from time to time. My concerns relate to the gross inadequacy of cycling facilities in and out of Lynn Valley and the need to ensure adequate transit for the increased number of Lynn Valley residents.

There are only two routes in and out of Lynn Valley, and neither provide a safe cycling route. Lynn Valley road facilities consist of "sharrows" that disappear where the road narrows with no warning or requirement to drivers to allow cyclists to merge and requires a risky lane change/ride between vehicle lanes to navigate the Hwy 1 overpass area. Mountain Hwy is incredibly steep, with blind corners, rough pavement in some areas and no cycling facilities at all, other than the one-block stretch between 27th and Ross Rd. Even the sidewalk on Mtn Hwy is narrow and obstructed, and it must also accommodate pedestrians and bus stop areas. The upshot: Lynn Valley road is dangerous and presently suitable for only the most experienced cyclists. Mtn Hwy is downright treacherous (particularly on the uphill) and suitable for no-one. These problems will be severely exacerbated with increased density if no changes are made towards providing safe cycling facilities.

I can tell you definitively that cars rarely change lanes fully or even partially to pass me along Lynn Valley Rd so as to leave a safe passing distance. Most cars leave me perhaps 1-2 ft where the road is widest, and less where the road narrows. I have cycle commuted for many years and pay attention to the developing legislative environment. In jurisdictions in North America which have legislated in respect of safe passing distance (and there are

several – but BC and BC municipalities are not among them), the minimum safe passing distance is 3 ft or 1 m if metric. In many jurisdictions, the minimum safe passing distance *increases* as car speeds increase from 50-70 kph, which are typical vehicle speeds along Lynn Valley Rd and Mtn Hwy.

The increase in density in Lynn Valley will add more cars to the roads. The small increase in average travel time for cars might be an annoyance or frustration for drivers, but it is simply not in the same ballpark as the concerns of cyclists who face the risk of permanent debilitating injury or death if hit by a car.

It is self-evident that more people using their feet, their bikes and transit means less cars on the road and thereby less congestion, less pollution and a cleaner, quieter and more pleasant Lynn Valley for everyone. It is in everyone's interests for DNV to do everything in its power to provide safe active transportation and reliable frequent transit options.

DNV has a great deal of power in respect of development in Lynn Valley, through bylaw enactment, development requirements and contractual obligations placed on developers and through developers, construction contractors & crews. Improvements in pedestrian, cycling and transit facilities are often undertaken by municipalities in conjunction with development for cost and construction efficiency. DNV has an incredible opportunity, with the redevelopment of the Lynn Valley Mall site and other large developments coming down the pipe, to ensure that active and environmentally sensible transportation options are prioritized.

What I would like to see DNV do in conjunction with development is the following:

- require that all new commercial and residential buildings include significant numbers of secure, covered bike parking spots, end-of-trip facilities (showers, lockers), pedestrian walkways, as well as dedicated car-share parking/pick-up/drop-off spots and electric vehicle charging stations;
- require coordination with Translink and transit funding as a 'community amenity' condition of any large development, to ensure transit has the capacity to provide frequent, reliable service in and out of Lynn Valley;
- construct safe & direct cycling route facilities along Lynn Valley Rd and Mountain Hwy and enact a safe passing distance bylaw for cyclists; and
- impose contractual terms upon developers/general contractors and their subs requiring traffic control to accommodate and prioritize transit vehicles and cyclist and pedestrian traffic safely during construction phases (Accommodate does not mean throw up a sign for 6 months that says 'cyclists dismount' just for CYA and without actually providing safe passage on-bike. Traffic control during construction is a constant problem. I am regularly put at *increased* risk by the very traffic controllers

who are tasked with ensuring traffic safety through a construction area).

I urge DNV to consider all the traffic impacts of adding a significant number of new residents to Lynn Valley – not just the impacts to drivers.

Sincerely,

Natasha Reid



From: [REDACTED]
To: [DNVCouncil](#)
Cc: [Michael Hartford](#)
Subject: Lynn Valley Mall Redevelopment Application
Date: Sunday, April 13, 2014 10:28:04 PM

Dear Council Members of the District of North Vancouver,

I am unable to attend the public hearing on Tuesday April 15 and I would like my voice to be heard regarding the development applications that are currently in the process of being heard at the District. I am all for the redevelopment of the Lynn Valley Mall, it certainly needs it, however, the number of people that is proposed to be added to our community is absolutely absurd without first implementing measures to circumvent the effects of adding such a large amount of people to such a small area.

Traffic being one of the major issues. Measures to address the issue of traffic should be addressed and measures should be put in place before any development applications are approved. You are in the driver`s seat when it comes to the future of Lynn Valley but please don`t forget that we have to live here, you do not. The decisions you are about to make will greatly change the character of Lynn Valley. Do we really need to add so many people?

If Bosa is keen to redevelop the mall they will do so without making such a large profit margin, which I presume will be the result if the project they have proposed is approved. Does it always have to be about the amount of money you make? The development companies make the money and the residents of the communities they infiltrate suffer.

I ask that you consider putting Bosa back to the drawing table and asking them to come back with a plan that better suits the decision you put forward last year. The results of the information meetings the District put together last year are not being honoured with this development application.

Thank you for your time.

Michelle Potts

From: [REDACTED]
To: [DNVCouncil](#)
Subject: Lynn Valley Mall
Date: Saturday, April 12, 2014 10:56:07 AM

Sent from my iPad We need to address the problem of traffic in this area of Lynn Valley and the parking situation here is terrible know never mind later!! Go back to the drawing board.Sharon Robinson

From: [REDACTED]
To: [DNV Input](#)
Cc: [REDACTED]
Subject: Lynn Valley Redevelopment - Support
Date: Monday, April 14, 2014 9:11:05 AM

Dear Mayor Walton and Councillors,

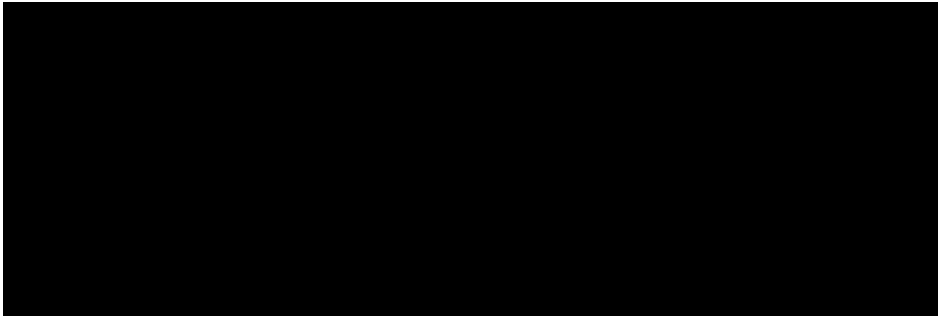
I **support** more density in Lynn Valley, particularly the terrific plan that Bosa has before council.

This will give many benefits to the community in terms of green space, better parking and traffic flow, community space and more economic stimulation. I know that some sacrifices have to be made to achieve this, but without an economically & socially viable village centre, things will continue to decline fast!

I strongly believe that this is the **time to move forward** with plans to revitalize this lovely community that has become rather stagnant. Please vote positively for social and economic change in Lynn Valley.

Sincerely,

Sue



From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Shopping Centre
Date: Saturday, April 12, 2014 8:37:36 AM

The redevelopment of the Lynn Valley Mall is going to bring a major change to both North Van and in particular Lynn Valley. It is important that consideration be given to the surrounding community. While at the same time the site must be an economically viable for the property owner.

In looking at the mock up at the mall it is evident that the concerns of the property owner have been more than met. What is missing is consideration for the surrounding community. The current site of course does not do that but that does not mean the District needs to accept just anything.

What I saw as missing was a true viable community square open to the public not just to residents. This should link into the concrete public area where the library is. This is the opportunity to transform that area be enlarging the space and adding green space and a water feature so that people will want to go there to sit and relax. Give us an area where we can read a book we just checked out of the library, or sit under a tree, drink a coffee from Delaney's or watch our children and grand children play.

Second the set backs from the road need to be increased. This will allow trees to grow and create a more park like feeling to the entire neighborhood. Those trees will suck up some of the carbon dioxide all the additional cars will generate.

Third the plan needs to follow an approach currently being developed in Toronto, no I am not a transplant from the east, I was born in Vancouver and my dad built a home in North Van way back in the 50's. If you you have not looked at the Humber Valley Plan you should do so. The critical element is the 45 degree angular plan for the buildings. This is an approach we should follow as well because it brings the development down to a human scale.

Unlike the Humber Valley approach I am not opposed to big box stores, just make them build vertically with a facade consistent with the overall development, we will all know they are there and do not need a massive box and a enormous sign to find Costco or Home Depot or whatever they build. These stores can be an important anchor to the commercial viability of the development. This then means there should be flexibility to give back to the community.

Finally there needs to be a real transportation plan. Already Mountain Highway is backed up to 16th every morning and many afternoons. Lynn Valley Rd is so busy some mornings you cannot even make the turn from Kirkstone onto Lynn Valley. The Lynn Valley entrance going west to the highway is ridiculous. I was speaking to an RCMP officer and he told me they are constantly responding to accidents because of the short on ramp. These issues need to be addressed before a single new building is constructed.

Thank you for the opportunity. I would like to share a conversation I overheard between a former mayor and a developer about another development in Lynn Valley. This occurred at the public meeting, "Don't worry, we are just here to decide upon the color."

Hopefully we have input to more than just the color.

Murray Wilkinson
[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Town Centre Bosa Proposal
Date: Saturday, April 12, 2014 6:42:53 PM

The proposed number of 393 condominiums is too high. There is already not enough infrastructure and roads to support the people we have in the District. Council is expanding the population in the district too fast. Slow growth is key. Lets no become like the City of N.Van.

There should be no affordable housing units approved. There should also be no rental units.

Graham Edmunds
[REDACTED]

From: [REDACTED]
To: [DNVCouncil](#)
Subject: Meeting time is 6???
Date: Friday, April 11, 2014 11:07:22 PM

Why is this so? Fewer people can get there by 6 -- especially with the gridlock that walls off the North Shore. Do the right thing and keep Lynn Valley development to 5 storeys -- after a traffic study.

Regards...

--

Terence H. Winkless -- [REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Cc: [DNVCouncil](#)
Subject: Re Submission to Public Hearing on April 15, 2014
Date: Monday, April 14, 2014 8:29:46 AM
Attachments: [PublicHearingSubmission_140415_SO.pdf](#)

I am attaching my submission to tomorrow's Public Hearing.

Regards

--

Steve O'Grady

[REDACTED]

A major concern expressed by many Lynn Valley residents is that this proposal is yet another part of the densification of the North Shore which appears to be proceeding at an alarming rate. A big issue which has been frequently mentioned by critics of this densification process is the impact that this type of development will have on traffic. Widening of the Lynn Valley Road, which is presented by BOSA as a cure for all traffic problems, will in fact not even make a dent in the problem. It is worrying that Council members appeared to be unaware of traffic congestion in the Seymour area. Perhaps they are also unaware of traffic congestion in other areas of the North Shore. It would be a good plan for them (or their spouses) to drive down town in the rush hour to get a feel for what traffic is like getting on to the bridges. This will get worse and worse as the developments at Seylynn and Lower Capilano get under way. Most people's prime motivation for living in a particular area is the length of time of commute. Soon the North Shore will be written off by people as a place to live due to the length of time they have to sit in traffic waiting to cross one of the bridges and sitting on the Highway or Marine Drive to get home. Perhaps Council will be more aware of this issue when the Upper Levels traffic backs as far as District Hall.

It is alarming that the District operates as if the rest of the North Shore does not exist. The OCP appears to have been established without consideration of the massive increase in development in the City which again increases significantly the traffic trying to get across the bridges or people using transit. This makes no sense.

Mostly ignored in the discussions so far is the effect this densification is having on the environment. Levels of air pollution from vehicles are bound to increase significantly and will be particularly noticeable at the developments proposed at the north end of each of the bridges. We moved to North Vancouver for the clean air, not the smog which will be generated by all the cars sitting on the highway or lining up for the bridges. I'm sure that residents of Seylynn will not be happy with the air quality being right on the freeway and within breathing distance of the expanded VPA coal facility not to mention the Council dump.

The proposed development includes the sale of the old library to BOSA. As recreational space is limited I wonder why council thought that this would be the best use of this building/space rather than using the space on Rec Centre for library programmes. The contingent sale process of the old library to Bosa. To my mind seems very curious as the negotiations were conducted in camera and the only notification that the contingent sale had been negotiated was an ad in the North Shore News in July 2012. Why was this secrecy necessary?

I heard comments in the Public Meeting that the proposal had already been tacitly agreed upon. The Council were requesting feedback but would in fact totally ignore any negative and vote to adopt the proposal. I find it hard to believe that the process is so cynical as this would be a colossal waste of citizens' time and resources.

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

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

The Bosa development has used lots of pretty pictures to sell their concept. I'd like to show the Council what traffic on the North Shore will be like in the near future. Note the high level of SMOG.

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



Respectfully submitted,

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

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

From: [REDACTED]
To: [DNV Input](#)
Subject: Redevelopment of the Lynn Valley Shopping Centre
Date: Friday, April 11, 2014 3:24:52 PM

The mayor, Councillors, and Michael Hartford,

I am not able to attend the redevelopment of the Lynn Valley Shopping Centre meeting scheduled for 6PM on Tues, April 15 at the council chambers, but I want you to understand that I do NOT want this to go ahead.

Here are a few of my thoughts regarding the DNV OCP:

The North Shore densification plans (OCP) are increasing High Rises thus population numbers. I have lived on the North Shore over 60 years and have seen a lot of densification and change. Unfortunately there has been a very high price to pay for this change - especially as seen over the last 20-30 years.

Single home lots have been made into two, basements suites added, duplexes made into 4plexes, condos and High Rises have proliferated (and much more are under construction/planned) to the extent that infrastructure has been overwhelmed. Spending on infrastructure has not changed in equal measure and so has fallen behind. Please explain how more High Rises will improve infrastructure because so far it's not helping?

Transportation of people is becoming slower every year, gridlock is more common on all major roadways/bridges. Parking lots/street parking spaces are full. Our bike lanes are a joke - they don't go where they are most needed and/or end abruptly. "a better transportation network" is apparently a part of the plan (walk, bike or bus) but not much is being done to improve things. Please let me know what will be done to improve the traffic congestion we have now?

The Lions Gate hospital, our only hospital, is the same size as when it was built in 1959. The North Shore population has increased much since then. Please let me know what will be done to improve the Lions Gate hospital?

Streets, parks, beaches are more crowded. It's even becoming difficult to find a quiet place for a walk in the woods. Because of population growth, livability for current residents on the North Shore being downgraded. How will more density improve this fact?

According to the District OCP, taller buildings will allow more open space. What open space has been "allowed" since taller buildings have been added to central Lonsdale or to West Vancouver? The open space the OCP provides is very small on a per resident basis. Just think how many people will be living in the proposed High Rises that will be sharing these small "open spaces". These "open spaces" will NOT be places to have a family BBQ, play with your dog off leash, fly a kite, plant a backyard vegetable garden or have a nap on a blanket in the sun. Will these spaces even get sun or will they be in the shadow of a High Rise? How will these spaces benefit existing residents of Lynn Valley?

Housing affordability for young families, employment. Housing is currently affordable. 5 homes were recently sold to young families with multiple children on the street I live on. Other Lynn Valley residents have told me similar numbers of young families are moving onto their streets. People have been moving away from the North Shore for many years because they can get more home for their money further away from the North Shore. Are there plans to sell these High Rise suites for less than similar suites in Surrey or Langley? This project is going to increase the cost for those living here, and people purchasing condo's will be getting much less for the money spent.

Housing for ageing population. Seniors prefer to live in their current family homes for as long as possible (age-in-place), even if that requires help/care while in their home. Do you have information that suggests seniors do not like to age-in-place. How will this project help seniors?

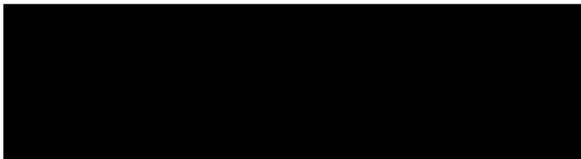
Strengthen community ties. I understand High Rises tend to do the opposite. Please describe how you believe High Rises will strengthen community ties?

I am disappointed and disgusted that the DNV would present Lynn Valley residents a deceptive plan that will put our relatively tranquil lifestyle in serious jeopardy. More people and traffic will ruin the amazing character we have currently. People who like the idea of living in a High Rise can do so, not only in downtown Vancouver, or Burnaby's Metrotown, but also on the North Shore's West Vancouver, or North Vancouver's Lonsdale or Seylynn "Village". Population growth without infrastructure growth is not sustainable. And lets not forget, the Seylynn "Village" is not a village but is a group of high rises!

Please don't suggest the problems (aforementioned) are problems for other levels of government. The DNV is responsible for densification and the OCP. This is your responsibility and we gave you the power to look after our interests. Allowing any option that changes the current OCP just for the sake of extreme high density does not make sense!

Mayor Richard Walton please remember your words "Our deep respect for our natural environment" and your " promise not to compromise neighbourhood character". I sincerely hope we can trust that you will live up to your promise. I believe HIGH RISES are NOT a part of our natural environment and will compromise neighbourhood character! Do you believe otherwise?

Gerry Yates



I fear that the addition of 1372 residential units (see e-mail below wrt the calculation of this number of units) to our community will produce gridlock on our roads, in addition to noise and air pollution. The developers are in business to make money and do not consider the adverse effects of increased densification on our community.

From: [REDACTED]
To: [DNVCouncil](#)
Cc: [REDACTED]
Subject: Traffic problems in Lynn Valley
Date: Friday, April 11, 2014 9:03:09 PM

To our North Vancouver District Councillors,

It is with great concern that I have been following the proposed densification in Lynn Valley.

I find it difficult to believe that educated people who have been elected to look after our interests are ignoring our concerns.

The infrastructure should have been dealt with long before any large building projects were even considered, but as always, the developers seem to get their way.

I cannot understand why Mayor Walton could think that if we densify to the maximum, the government will have to pay for improved infrastructure. That would be too late, in my opinion because the irreparable damage would have been done.

Furthermore, how naive did Mark Sager think we were at the meeting where he told us that the traffic backups on Lynn Valley Road could be eliminated by creating another lane under the overpass to allow the flow of traffic through to Grand Boulevard. This is no small endeavour but he must have thought it would impress us. It appears to be just another empty developer promise in an attempt to gain our favour.

Please listen to the people who elected you and deal with the problem now!

Yours truly,

Nola D. Embley

Sent from my ipad

From: [REDACTED]
To: [DNV Input](#)
Subject: traffic study needed first before development
Date: Friday, April 11, 2014 5:42:44 PM

I totally agree with Mrs. Wlock letter (below).

Our byways coming into and out of the Northshore and primarily Lynn Valley are at a max! Large development has a very real impact on our community and way of life, studies need to come first regarding the traffic and congestion that we all face daily before any site plans are approved!

Your community is watching you! Let's worked together.

Graham Coulthard



Dear Michael Hartford, Mayor and Councillors,

Living in Lynn Valley and working at the BC Cancer Agency in Vancouver, I am challenged by the commute to and from work. Getting on and off the North Shore has become extremely challenging, especially during the rush hours.

A traffic impact study has been performed for the Lynn Valley town centre. What is required before further densification of the area, is a traffic impact study regarding traveling on and off of the North Shore. Mountain Highway consists of ONE southbound lane and additional traffic, which will occur with increased densification of the area, will cause increased traffic congestion.

At present, 108 residential units are under construction at the corner of Mountain Highway and 27th Street. This intersection is a very busy intersection and will become busier when this project is completed.

The April 9, 2014 edition of the North Shore News reports a complex of 75 units to be built at the present site of the Lynn Valley United Church on Mountain Highway, north of Lynn Valley Road.

Proposed redevelopment of the Lynn Valley Shopping Centre includes an additional 399 units to be built in the Lynn Valley town centre.

In the Seylynn area, there are three towers of 24, 28, and 32 storeys, which I understand will include 720 strata units and 70 affordable rental units, being constructed.

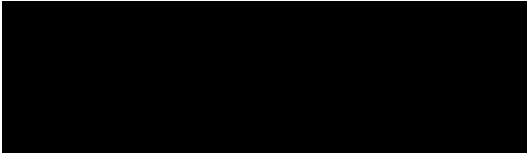
108 + 75 + 399 + 790 = 1372 residential units

Is there no forethought being made to the impact that this densification will produce for individuals traveling southbound to Vancouver and the rest of the Lower Mainland? These developments will not only affect those individuals living in Lynn Valley, but will affect all citizens of the NorthShore.

A traffic impact study for Lynn Valley and the entire District of North Vancouver must be undertaken.

Please think carefully about the future of our community.

Sincerely,
Karen Wlock



From: [REDACTED]
To: [DNVCouncil](#)
Subject: Traffic
Date: Saturday, April 12, 2014 7:01:47 AM

To council

The traffic in Lynn valley is bad bad bad. I work on riverside dr and I am in gridlock every morning. Why is it you council decide what to do without listening to us? We vote you in to represent our voice? I have lived my entire life here it was the best place on earth but with all this development for greed you are ruining it.
STOP THE INSANITY
Debbie McKinnon

Sent from my iPhone

From: [REDACTED]
To: [DNV Input](#)
Cc: info@bosadev.com
Subject: Bosa Development at Lynn Valley Mall
Date: Monday, April 14, 2014 2:40:28 PM

Mr. Mayor and members of Council,

Please be advised that I would like to give my full support to the proposed re-development of the Lynn Valley Mall as proposed by Bosa Development Corp. As a longtime resident of Lynn Valley I have seen the town centre change over time, mostly for the better and I am convinced that the addition of medium and high density residential dwelling units will only add to the vibrancy of the place. We all agree that the Mall needs to be upgraded as a place to shop or it will perish like so many other smaller shopping areas in the Metro region. Lynn Valley is an ideal place for a higher density due to the "Cross road effect" (Lynn Valley Road and Mountain Highway), the Library Square and other facilities hopefully to appear over time.

I know change is hard for many a resident. However inevitable and, when properly channeled, desirable, change will occur and time will not stand still. If we don't react and adapt, we'll left behind.

Please count me as an ardent supporter for this project.

Best regards,

Thomas Meyer

Thomas Meyer



From: [REDACTED]
To: [DNV Input](#)
Subject: Fwd: Bosa Lynn Valley
Date: Monday, April 14, 2014 1:55:57 PM

Date: April 14, 2014 at 12:35:29 PM PDT
To: "mhartford@dnv.org" <mhartford@dnv.org>
Subject: Bosa Lynn Valley

Michael,

I have been living on the North Shore for 35 years and lived in Lynn Valley Centre when my eldest son was born. I work in Lynn Valley and my wife and I enjoy the Village several times each week for Yoga and groceries, etc.

I am supporting this development at the current heights as it will be hugely beneficial to the density of the area and the distinctive design is very consistent with the whole history of the area. I implore you and the council to support this development.

I can speak to the real estate end, but in summary, its good for the area, and this housing type is needed in the Lynn Valley Centre.

Cheers, Mark

Yours Sincerely,
Mark Ballard B.Comm. (UBC ULE)
Associate Broker

MARK_BALLARD_SIG_PRINT



RE/MAX 100% Club 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014
RE/MAX Platinum Member 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014
REBGV Medallion Club Member 2006, 2007, 2009, 2010, 2011, 2012, 2013
RE/MAX Chairman's Club 2011, 2012, 2013
RE/MAX Hall of Fame
RE/MAX Canada - Top 100 Agents in Canada 2010, 2011, 2012, 2013
RE/MAX International - Lifetime Achievement Award
RE/MAX International - Top 100 Agents Worldwide - 2011

From: [REDACTED]
To: [REDACTED]
Subject: FAO: Municipal Clerk: Lynn Valley Centre Public Hearing
Date: Monday, April 14, 2014 12:41:51 PM
Attachments: [LV Public Hearing 1.pdf](#)
Importance: High

Dear Sirs,

Re: Public Hearing
Redevelopment of a portion of Lynn Valley Shopping Centre
1175 Lynn Valley Road/1280 East 27th Street
6 pm, Tuesday, April, 2014
Council Chambers, North Vancouver District Hall, 355 W. Queens Road

My submission for the above Public Hearing is enclosed and I respectfully request that it be placed on record. I would also appreciate the courtesy of an acknowledgement and/or a reply.

Thank you,

Yours sincerely,

Irene Nevill

**Re: Public Hearing
Redevelopment of a portion of Lynn Valley Shopping Centre
1175 Lynn Valley Road/1280 East 27th Street
6 pm, Tuesday, April, 2014
Council Chambers, North Vancouver District Hall, 355 W. Queens Road**

As a concerned resident of Lynn Valley I respectfully oppose the Bosa redevelopment/rezoning application. These are some of my reasons:

1. Keep it commercial: improve the shopping experience, improve the mall

Lynn Valley Centre is currently zoned as commercial and should remain so. I believe many residents recognise this and agree that it is badly in need of an upgrade to reflect Lynn Valley's status as the putative centre of the District of North Vancouver. First impressions on entering and walking through the mall are mixed (no offence to the traders already there, who do an OK job in supplying our daily needs, but that's as far as it goes). Certain items are hard to come by locally: for example, I had to make a special trip recently to London Drugs on Lonsdale to buy a certain dish washing bowl I needed. Winners is the only local outlet for clothing, for example; we need more choice. The mall would benefit from the arrival of such stores such as Hudson's Bay, Home Hardware and London Drugs. Local traders or craftspeople, designers, etc. should also be given the opportunity to set up shop and showcase their talents. A second floor could be added to expand the shopping choice. The crumbling car park overlooking Mountain Highway also needs rebuilding. A clock tower would make a great architectural feature. A mixed use development is not appropriate in this location.

2. Infrastructure, infrastructure, infrastructure

It's all been said - time and time again: transportation, potential gridlock, transit, hospitals, law enforcement, shopping, etc., etc. Please, please slow down development and densification until the impact of other big developments on the North Shore (e.g. Seylynn and Lower Levels) has been studied and assessed.

There has been a suggestion of an additional lane on Lynn Valley Road near the freeway. This is a red herring and would not solve the transportation problems repeatedly raised. Moreover, the cost would be prohibitive.

There needs to be meaningful co-ordination and collaboration on infrastructure involving not only DNV, but also the other North Shore municipalities, Vancouver (because of the bridges), the province, and the federal government. Until this happens, and one organisation stops passing the buck to another, the situation will only deteriorate.

3. The old Lynn Valley Library

The handling of the conditional sale (subject to Bosa's Lynn Valley Centre rezoning application being approved) of the old library does bother me. I refer to the DNV announcement which appeared in the North Shore News: it was shrouded in legalese and with some potentially helpful (to the layman) information omitted, i.e. the fact that it was the old library. Why was this information omitted? It would also have been helpful to indicate that 666479 B.C. Ltd. is a subsidiary of Bosa. I am also concerned that negotiations were handled mostly in private - why was this secrecy necessary? Yes, the bylaws may permit it but why not deal with this openly? And why was the property not listed for sale on the open market?

The old library is a good-sized building in a good location. During its retirement has been used by the film industry and by Elections Canada. Instead of being demolished to make way for condos, could it not be retained by DNV and converted into an arts/events venue (something like North Van City's Presentation House, or West Van's Silk Purse)? Lynn Valley and the District need something like this. It could even generate income for DNV.

4. Parking

Parking is becoming increasingly difficult in the centre of Lynn Valley. It is also dangerous for pedestrians because of inconsiderate drivers and cyclists. The proposed development is unlikely to improve the situation, as spaces will be allocated to new residents in the first instance.

5. Spare a thought for the residents of East 27th Street

6. A done deal?

There seems to be a widespread perception that any opposition to the development is futile because the deal has already been done. This view, of course, would favour the developer, and could explain why the planners' lack of impartiality has become increasingly apparent as the consultation process has progressed.

7. An unprecedented charm offensive

The Bosa bandwagon, driven by spin doctors, rolled into town and Team Bosa embarked on an unprecedented charm offensive on local residents, shoppers and officials. They were expecting opposition and they got it: David versus Goliath.

8. The Engagement Process

The whole process was a sham and a shambles - and a waste of time and taxpayers' money. How much did the survey cost? It was overcomplicated and the results were

manipulated to favour the planners and the developer. One suspects the desired outcome had been decided in advance. It turned out that the majority of people who participated did not want high rises and expressed serious concerns over potential traffic congestion and the lack of infrastructure to support densification. But the organisers would not be swayed.

9. Setting a precedent

Approval of this rezoning application would set a precedent for other developers.

10. Affordable housing? Definitely not

The developer has admitted that he is going for quality, which means that the units will not be affordable. But there will be a handful of affordable rental units (6 out of 393) that will be owned by a non-profit society. How will this society acquire the units and how will they approve the tenants?

11. The pictures look good, but...

This development is not right for Lynn Valley centre. It would destroy the character of Lynn Valley centre. The proposed heights are not in accordance with the “predominantly 5 stories and up to 12 stories on a case by case basis” approved by Council. The two 12 stories are actually equivalent in height to 15 stories and would tower over the surrounding area. Is there a loophole here?

I am not convinced the development will improve shopping in Lynn Valley Centre.

12. What are Bosa’s plans for the rest of Lynn Valley Centre?

13. Don’t forget the environment

Will it be clean, green, beautiful and sustainable - or will it be a polluted, overcrowded, gridlocked urban jungle?

14. Will the real estate bubble eventually burst, leaving an oversupply of unsold properties?

It could happen, and has happened elsewhere.

I urge Council to keep Lynn Valley Centre commercial - we need a decent shopping centre, not more condos. I believe most people will agree. Ask them.

Irene Nevill,
Lynn Valley Resident

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Development
Date: Monday, April 14, 2014 2:28:23 PM

I am a Lynn Valley resident and I while sadly I cannot attend tomorrow night's meeting I wanted to voice **my support** for the newly proposed Lynn Valley Development (at the site of the existing Zellers and Lynn Valley Centre).
Our neighborhood is in long overdue and very much in need of more housing options and a new and vitalized commercial shopping area.

Thank you,

Caroline Liggett
[REDACTED]

From: [REDACTED]
To: [DNVCouncil](#)
Subject: Lynn Valley High-rises
Date: Monday, April 14, 2014 11:56:34 AM

I must add my voice to my neighbours who are speaking out against the proposed changes to the Lynn Valley Mall''.

My concerns are:

- there are too many projects in the works for both the District & City that don't seem to consider the cumulative effect each has, Lynn Valley Center, Mountain Highway Church project, 29th & Mountain, and the Mountain at Fell complex to name a few (not to mention Marine Drive, Lower Lonsdale and Capilano Road)
- each of these will add congestion to an already crowded road grid.
- transit can't possibly increase enough to absorb the number of potential riders
- our sewer & electrical grids will become more overcrowded
- there are not enough businesses on the North Shore to employ all of these new arrivals, therefore they will be forced to commute off shore, see transit comment above.
- many of us chose to live on the North Shore/Lynn Valley because of the "village" feel, the proposal for the Mall does not suit the area

I ask you to reconsider the High-rise concept, several lower buildings would be preferable, say no developers until our infrastructure is upgraded and don't make our area into another West End.

As citizens all we can do is bring our concerns forward and hope they are listened to, yes I know we can always express our dissatisfaction when we vote but by then the damage has been done and can't be reversed . Unfortunately the "next group" may be no better, but we won't know until after the fact, I know when I voted last election, I certainly did not vote for the wide-spread development we are now seeing.

David Freestone
[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Public Hearing
Date: Monday, April 14, 2014 12:45:17 PM

Unable to attend but am in support of redevelopment. Dave Alsop

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley shopping centre redevelopment
Date: Monday, April 14, 2014 1:23:45 PM

Hello,

My wife and I are residents and taxpayers of the District of North Vancouver having owned property at [REDACTED] for almost twenty years.

I am sending this email message in support of the proposed redevelopment of a portion of Lynn Valley Shopping Centre currently under discussion.

Yours truly,
James Douglas Cates

[REDACTED]

From: [REDACTED]
To: [Michael Hartford](#)
Cc: [DNVCouncil](#)
Subject: Mountain Highway: One lane southbound
Date: Monday, April 14, 2014 3:02:12 PM
Attachments: [image003.png](#)

Dear Mike Hartford,

I thank you for your reply.

None of the information provided deals with the fact that **Mountain Highway consists of ONE LANE SOUTHBOUND**. At present, 108 residential units are under construction at the corner of Mountain Highway and 27th Street. The April 9, 2014 edition of the North Shore News reports a complex of 75 units to be built at the present site of the Lynn Valley United Church on Mountain Highway, north of Lynn Valley Road. Proposed redevelopment of the Lynn Valley Shopping Centre includes an additional 399 units to be built in the Lynn Valley town centre. In the Seylynn area, there are three towers of 24, 28, and 32 storeys being constructed, which I understand will include 790 residential units.

108 + 75 + 399 + 790 = 1372 residential units will undoubtedly increase traffic congestion, be it cars, buses or commercial vehicles.

I work at the B.C. Cancer Agency and travel southbound on Mountain Highway to the Second Narrows Bridge. On Mountain Highway, if a bus stops at a bus stop to pick up or unload passengers, I must stop and wait. And so do all the other cars behind me.

Is there a plan to widen Mountain Highway or build areas on the road to enable buses to pull over to pick up and unload passengers?

There appear to be no plans for a traffic impact study specifically with respect to getting off and onto the North Shore as a result of increased densification of Lynn Valley and the Seylynn towers development. You state that, "[Highway 1 and the two existing road connections across Burrard Inlet are the responsibility of the Provincial government.](#)" Does this mean that no forethought is to be given to the gridlock that will occur as a result of the increased traffic volume, which will be caused by increased densification of Lynn Valley and the Seylynn area?

I implore the planning department of the DNV to give further thought to these concerns.

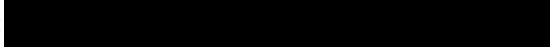
I would like a response to my questions by April 15, please. This is because the public hearing regarding the proposed redevelopment of the Lynn Valley Shopping Centre is scheduled for that date. I thank you in advance.

Sincerely,
Karen Wlock



From: HartforM@dnv.org

To:



Subject: RE: public hearing April 15, 2014

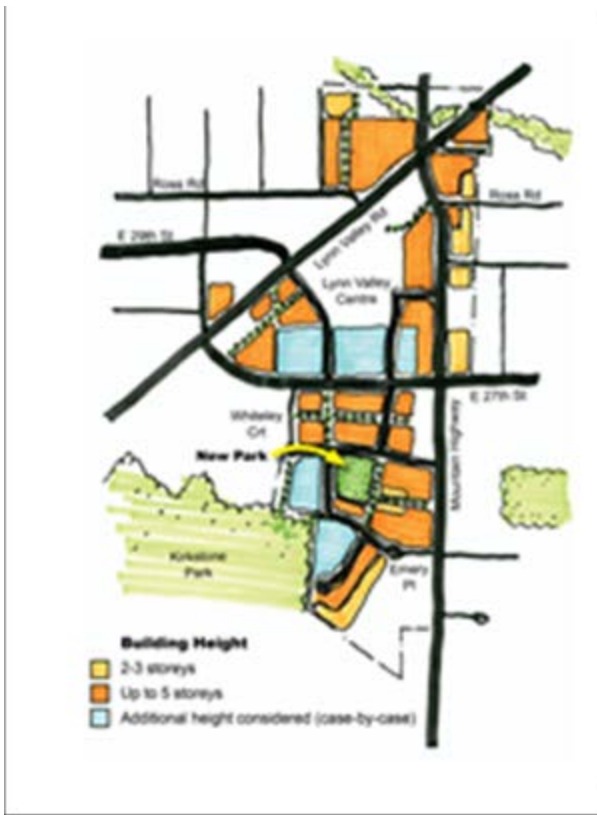
Date: Mon, 14 Apr 2014 21:09:35 +0000

Dear Karen Wlock:

I have checked with the appropriate District staff on two topics and can offer the following information:

What constitutes a “strategic location” under the Lynn Valley Town Centre Flexible Planning Framework?

In the flexible “Planning Framework” strategic locations are identified in ‘blue’ and described as areas within the central core of the Town Centre and along the spine adjacent to Kirkstone Park



The Flexible Planning Framework, including a higher resolution map can be reviewed at this link:

http://www.dnv.org/upload/pdocsdocuments/22vst01_.pdf

What work has been done to analyze transportation issues for the North Shore and for Lynn Valley?

The District-wide plans are generally documented in our Transportation Plan, adopted by Council and available at this link:

<http://www.dnv.org/article.asp?c=1111>

Transportation issues for Lynn Valley Town Centre are available under item 4. "Additional Information" at this link:

<http://identity.dnv.org/article.asp?c=1160>

A transportation study has been completed for the specific development proposed by Bosa, and this study is available at the following link:

http://www.dnv.org/upload/documents/Public_Hearings/140415PH_AdditionalInformation.pdf

Overall, the studies show that with modest adjustments, current infrastructure can accommodate the development anticipated in Lynn Valley Town Centre. Transportation improvements are expected to include several new roads and signals, along with walking, transit facility, and cycling improvements - most of these funded by development.

The District understands that traffic is a concern for residents of Lynn Valley, particularly with the back-ups on Highway 1 this past fall. As has likely been noticed, some of this congestion disappeared once the third lane was opened through the Cassiar tunnel just before Christmas. Highway 1 and the two existing road connections across Burrard Inlet are the responsibility of the

Provincial government. The District does not anticipate changes to either the Lions Gate Bridge or the Ironworkers Memorial Bridge (although you may be interested to know that vehicle traffic has not increased on these bridges in the last decade.) Any additional people-moving capacity over Burrard Inlet will be provided through improved transit service - not just the SeaBus, but the bus service. The District is supporting this approach by placing new development near transit routes and by supporting upgrades to transit facilities such as Phibbs Exchange.

Finally, the District also understands that getting across Highway 1 is a top priority. To this end the District is starting with improvements to East Keith Road, so that east-west connectivity is maintained when the highway is congested.

I hope this information is helpful.

Michael

*Michael Hartford, MCIP
Community Planning Department
District of North Vancouver
(604) 990-2316*

From: [REDACTED]

To: mhartford@dnv.org; dnvcouncil@dnv.org

Subject: public hearing April 15, 2014

Date: Thu, 10 Apr 2014 19:31:32 +0000

Dear Michael Hartford, Mayor and Councillors,

RE: Public Hearing scheduled for 6 PM on April 15, 2014

The time of this public hearing is of concern to me. How are individuals supposed to attend a public hearing that begins at 6PM on a work day? I have attended public meetings at the council chambers and have heard comments about the lack of young people at these meetings. Please consider young families, in which both parents work; how are these individuals to attend a meeting at this time of day?

I understand that 12 storey buildings may be considered for "strategic locations", but 5-8 storey buildings are preferable for residential developments in Lynn Valley. Please inform me as to what is considered a "strategic location".

I believe that the construction of two 12 storey buildings in the Lynn Valley town centre is inappropriate. Developments such as the one proposed for the Lynn Valley Shopping Centre are appropriate for centres serviced by rapid transit. Rapid transit is not coming to the North Shore, No transportation plan exists to accommodate this proposed development. No traffic impact study for traveling on and off of the North Shore has been conducted to establish the impact on traffic congestion, noise pollution and air pollution that this development will produce.

I implore the planning department of the DNV, the mayor and councilors to give serious consideration to the approval of further development in Lynn Valley and elsewhere in the district. A transportation plan must be in place and a traffic impact study must be performed. The future liveability of our community must be given considerable thought.

Sincerely,
Karen Wlock



From: [REDACTED]
To: [DNVCouncil](#)
Subject: Stop high rises flyer
Date: Monday, April 14, 2014 1:51:35 PM

Again this shadow group which provides no contact information at all has left a flyer in my door with STOP.....etc.

I am sending this email as they suggest but it is to again confirm my total support for the district's plan for Lynn Valley.

As they suggest I am trying to make my voice heard even though it is not what they want to hear!

Sharon willemse

Sent from my iPad

From: [REDACTED]
To: [DNV Input](#)
Subject: APRIL 15TH: Lynn Valley Centre revitalization
Date: Tuesday, April 15, 2014 11:11:05 AM

To whom it may concern and our elect,

I would like to say that this Project would enhance the existing mall's appearance. Indeed, Malls have become social and economic centers of communities which provide the much need safe haven for earning a living but also social benefits for residents. I have been a resident of Lynn Valley, graduated from Argyle 2000 and my Family have successfully operate a retail store in Lynn Valley Shopping Center for 12 Years. Having this project will provide residents with more options to stay in the community they helped grow and for the Entrepreneurs challenge themselves too.

I'm saying Yes because the community needs growth and development will lead to a better way of living for residents.

Michael Dos Santos,
WESTLYNN MEATS & SEAFOOD LTD

Sent from Samsung Mobile

From: [REDACTED]
To: [Mayor and Council - DNV](#)
Subject: Public Hearing input on Bylaws 8105 & 8052 - April 15/2014
Date: Monday, April 14, 2014 8:46:52 PM
Attachments: [April15-2014-public-hearing-presentation.pdf](#)

Your Worship & Members of Council,

Attached are my comments/queries on the proposed bylaws.

Yours truly,

Corrie Kost

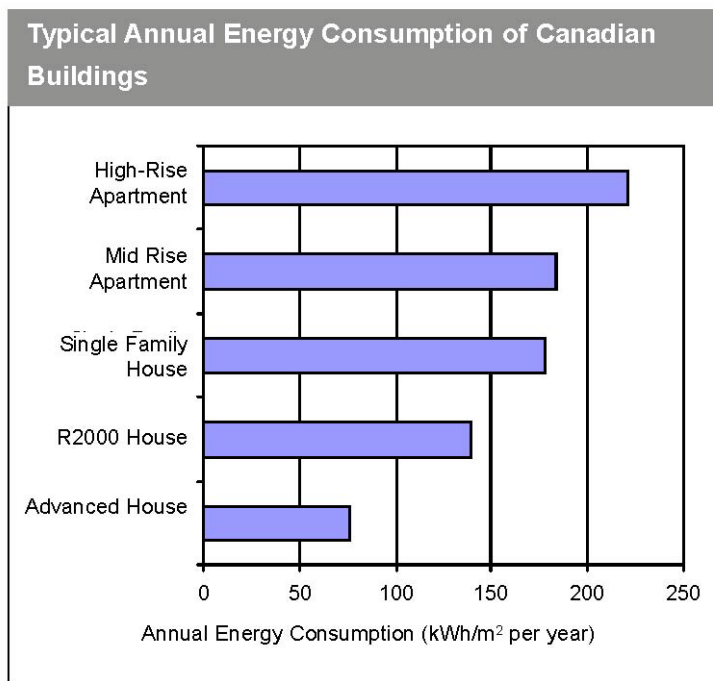
[REDACTED]

14 April 2014

Your Worship & Members of Council,

The following constitutes my input/queries on both Bylaw 8105 (DNV Rezoning Bylaw 1309) and Bylaw 8052 (Phased Development Agreement Bylaw 8052, 2014)

- Phased Development Agreements (lasting 10 to 20 years) bind the hands of future councils – thus undermining the democratic process. The extra benefits (if any) to compensate for this loss of democracy need to be fully explained to the public. To date, no such explanation has been provided.
- The CMHC graph below shows that energy costs/sq-m are significantly higher for high rises than for single family homes.^(1,3) *“when compared to the leading edge Advanced House standards for energy consumption, multi-unit residential buildings consume three times the amount of energy per unit of floor area.”*



- The construction costs/sq-m (not including land) are significantly higher for high rise buildings⁽²⁾ – typically at least 2.5 times as much for high rises beyond 8 storeys.
- Green space/dwelling unit is much lower for high-rises than is provided for the typical single family home. This SF green space can, and often is, used for gardens – thus providing a measure of food security. This component seems to be absent in this proposal.
- High-rise building lifetimes are significantly lower than those of single-family homes. High rises are good for the first 10-20 years – then many of them go bad⁽⁴⁾

- The High Rise developments do not provide the additional DNV standard park space but do so by cannibalizing the local surplus park space. This is not a sustainable practice. Growth must pay its own way. These high rises will not.
- This proposal will supply six(6) affordable rental units – each subsidized about \$150,000 for a total benefit of \$900,000. This is a very small fraction of a total of 400 units in the project. The increase in height from 8 to 12 storeys is thus provided with very little support by only 6 affordable units. It may be worthwhile asking what “performance standards” allowed portions of the site to go to 12 storeys?
- It appears that almost all of the 400 units will be owned – and sold at market prices. Although they are allowed to be rented – this provides little assurance that any significant number will in fact be rented. The project thus does not fulfill an important elements of the OCP. Certainly it does little for the 87% of respondents who strongly supported, or somewhat supported “the development of affordable housing options” and the 82% who strongly or somewhat supported “more new rental housing and preserving existing rental housing” in the August 2009 Community Values Survey.
- It should be noted that the existing tax-payers appear to be picking up the loss of the reduced Developer Cost Charges to facilitate the 6 affordable units (OCP section 7.3 policy 7)
- Page 7 of the Sep 25/2013 LVTC Alternative Implementation Planning directions states that the 5-8 storey option with additional height considered on a case-by-case basis would generate a Total One Time revenue and Total On-Going Revenue of ~ \$52million and \$4.6 million respectively. This site proposal, of about 19% of the units, does not seem to generate the prorated estimates of the above. Please ask staff to explain.
- I understood that monies from the sale/development of the old library site was to repay the debt incurred by the public development of the LVTC. Is this still the case?
- How was the development of new rental units encouraged by this development/rezoning in accordance with OCP section 7.2 policy 3?
- In the ~ 3 years since the OCP was adopted, where is the rental and affordable housing strategy for the Lynn Valley Implementation Plan as per OCP section 7.2 policy 7?
- Do the two 12 storey towers sufficiently encourage the development of affordable housing as per OCP section 7.3 policy 3? Do the buildings have exemplary sustainability measures (besides the LEED-GOLD – which is alleged not to be sustainable).
- Not clear from the staff report whether there is strong or weak community support “show a level of support” for 12 storeys – since no level is specified - page 37 of March 12/2014 report.
- How has this project contributed to the provision of affordable housing by:
 - Including a portion of affordable rental or ownership units as part of the project
 - Provided land dedicated for affordable housing
 - Providing a payment-in-lieu to address affordable housing
as per OCP section 7.3 policy 4?
- For this proposal, 39,000 sq-ft of the 50,000 sq-ft will be a grocery store, thus leading to a 20,000sq-ft reduction of existing commercial space. Is this consistent with a sustainable community and supplying more jobs for the local community?
- Please outline the planned configuration/placement of the 6 affordable units.
- In what specific ways do these building reflect a mountain village character?

- What measures of this project illustrates exemplary sustainability?
- Are there any follow-up studies (anywhere) that indicated LEED-GOLD has sustained⁽⁵⁾ its original performance after a number of years? I have read strong evidence to the contrary.
- Shadow studies for the more useful public hours from 5pm to 9pm were not done (or even required!) No shadow studies were done at all for December 21st. We should do better to inform the public on this critical livability aspect.
- How does one rationalize \$8,200,000 to purchase the Library Parcel as a “community benefit” which is shown to total \$17,010,000. To me, selling public land does not generate a net community benefit!
- What “good things” come with this development?
- I am having trouble with the “big picture”. If this proposal, covering a significant part of the overall site is just for 400 units (~ 800 people) where are the other (5000-800) = 4200 people to be housed in the LVTC?
- I found it interesting that a liquor store is one of the allowed commercial floor uses. Not sure if more than 1 liquor store is allowed for the complex. A generous **total** amount of outdoor customer service area (equal to 50% of the 50,000sq-ft commercial space) is allowed.
- Unclear whether future development proposals of the former DNV library (at 1280 E 27th) would require another public hearing. Staff should reply to this.
- I disagree with the discounting of the covered balconies and patios from the floor area. As with SF homes, they should count.
- I was pleased with the quality of the drawings placed on the web site. The information in them was very readable!

1) <http://www.cmhc-schl.gc.ca/en/inpr/bude/himu/hehi/upload/Enhancing-Energy-Performance.pdf>

(2) http://places.designobserver.com/media/pdf/Explaining_Res_803.pdf

(3) <http://terryfowler.ca/articles/faulty-towers/>

(4) <http://www.rdhbe.com/the-inveitable-issue-with-igus/>

(5) <http://www.buildinggreen.com/auth/article.cfm/2013/12/18/New-Energy-Data-Is-Changing-How-We-Judge-Efficiency-and-LEED/>

Yours truly,

Corrie Kost



From: [REDACTED]
To: [DNV Input](#)
Subject: BOSA - LYNN VALLEY TOWN CENTRE - PUBLIC HEARING APR 15
Date: Tuesday, April 15, 2014 7:28:54 AM

RE: LYNN VALLEY TOWN CENTRE – BOSA PROPOSAL

Dear District of North Vancouver Mayor, Council, Lynn Valley Residents and members of the public,

WE SUPPORT THIS PROPOSAL TO BE PRESENTED TO YOU AT PUBLIC HEARING TONIGHT, APRIL 15, 2014.

The subject site is much overdue for revitalization to the betterment of both Lynn Valley and the North Shore community at large. The pressures of rising housing costs, diminishing housing alternatives and an ever-flowing influx of immigration imposed on Lynn Valley and her neighboring communities has become unacceptable as we witness both our elders and youth pushed to other communities. This is neither fair to our residents nor to the receiving communities. The District of North Vancouver and Lynn Valley are responsible to serve the housing needs of their community with the resources available to them within their own community.

In this proposal, we have an exemplary developer with a proven track record of community development, in some cases in places where none would have ventured, willing to work with our planners and community members to create a new sustainable community of housing and services that will improve a vital location in this neighbourhood.

We appreciate the architecture and mix of proposed residential and commercial facilities that the developer and their design team have envisioned in their proposal.

We thank them, wish them luck and trust the public will likewise share our sentiment in their support for this proposal.

For any additional commentary or discussion in this regard, please do not hesitate to contact us.

Kam Tafreshi, BSc MHA

President

--

Kamran K. Tafreshi, BSc MHA
President, Kamcon Construction
C: 604-306-3535

Kamcon Construction
126 - 998 Harbourside Drive
North Vancouver, BC, V7P 3T2
O: 604-924-8181 F: 604-924-8081
www.kamcon.ca



Note: The contents of this email are confidential and intended for the named recipient only. If received in error, please notify the sender and delete all copies. Please request written permission of the sender for use or forwarding of any part of this email or its attachments (if applicable).

From: [REDACTED]
To: [DNV Input](#)
Subject: Bosa Development Lynn Valley
Date: Monday, April 14, 2014 4:19:10 PM

Hello -

As a long time resident of North Vancouver, it is high time that the Lynn Valley Centre gets a facelift. There is nothing in that mall worth attracting any customers and the old library is a disgrace. It is a waste of excellent land space which could be used to house hundreds of families, which in turn raised the economy of the area.

I see no downside to this development and would welcome the sound of children's voices playing in the parks once again.

I do hope Mayor and Council can see the positives that this development has to offer and vote a yes on this proposal.

Sincerely,

B. Harber

From: ■
To: [DNV Input](#)
Subject: Bosa Development
Date: Tuesday, April 15, 2014 1:34:05 PM

I am unable to attend the council meeting Tuesday evening but want to share my support for the development. As a long time resident of Lynn Valley, it would be a welcome addition to have some young families in the area in affordable housing.

My grandchildren live in Mission as it was the only place my daughter could afford to buy. Now perhaps she can move a bit closer to us and we can help raise our grandchildren as they would be able to afford a condo in the new development.

Thank you for taking the time to consider the proposal and please put a vote in the FOR column on my behalf.

Regards,

J. O'Connell

From: [REDACTED]
To: [DNV Input](#)
Subject: cannot make it
Date: Monday, April 14, 2014 7:31:58 PM

I am unable to attend

Boyd Shackell

From: [REDACTED]
To: [DNV Input](#)
Subject: Comment on Proposed Development for Lynn Valley Centre
Date: Monday, April 14, 2014 6:07:57 PM

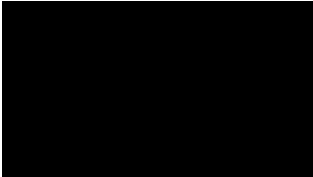
To North Vancouver District Council:

Living just over the hill near 29th Street & St. Kilda Avenue, I visit Lynn Valley Centre several times each week.

I have reviewed the current proposal for the redevelopment of portions of Lynn Valley Centre which include the former Zeller's store and the former library, and see this plan as most appropriate for the location. The mix of building heights appears to be well considered, and the density promises to contribute to the economic and social vitality of the location, which already has a range of services and transit options.

Sincerely,

Adrienne Brown



From: [REDACTED]
To: [DNV Input](#)
Subject: Council, Lynn Valley Mall development
Date: Tuesday, April 15, 2014 9:52:56 AM

Hello,

I'm writing in regard to the proposed Lynn Valley Mall development. My husband and I have recently bought property in North Vancouver and we are in full support of this development. We would be delighted to move to this neighbourhood with the transformations this proposal entails.

We hope this proposal gains acceptance!

Thank you,



From: [REDACTED]
To: [DNV Input](#)
Subject: Development of Lynn Valley and other areas of the North Shore
Date: Monday, April 14, 2014 3:52:12 PM

My issue is not with the expansion of Lynn Valley per se – it is all the development on the North Shore – the reserve, West Vancouver, Lonsdale, Seylynn and Lower Cap. Traffic is getting worse and worse and worse. I sometimes have to go to work twice in a day and work long hours. I do not have the option to take a bus, as the only bus that services me between home (Lynn Valley) and work (Lower Cap) takes 45 minutes on the bus plus a 5 block walk (in all kinds of weather) and the bus doesn't run after 8 pm (I often have to work after 8 pm). I have to wait in the Lion's Gate bridge traffic line up on Capilano Road even though I don't use the bridge. What used to be a 15 minute commute is now up to ½ an hour or more (I live 7 km from work) and getting worse every year. Soon I won't be able to get home for dinner between my work day and evening work – this gives me a break and the chance to do some errands. You claim you are a “no idling” District – but sitting in traffic is idling and seriously polluting the air. What is really needed is a third crossing but that is not going to happen unless you push the provincial government. You can do whatever you want to improve North Shore roads but the line-ups for the bridges are only getting longer.

Something that people don't realize too, is that rents in new developments are much higher than in the older ones. This is driving small businesses out of business and driving low income people off the North Shore. Have you noticed how many businesses have left and are leaving Park Royal? Small business and low income families are part of our society and culture and need to be given some consideration. I realize that the developers want to make money and the District wants the extra tax money but at what cost to others and our quality of life? The speed at which this development is happening is way too fast and is destroying what used to be a pleasant place to live and work. Slow it down and work on the infrastructure in tandem with the development.

On a final note - I have noticed that some things that were promised in the OCP were discarded right after it was passed. Is there a trust issue that has been lost here? I think so.

All you have to do is look at what has happened in Vancouver - overcrowded, too much traffic, loss of small art galleries and other businesses, loss of the character and culture of Vancouver and an every widening gap between the rich and poor. But everything is bright and shiny and new - and unaffordable.

Thank You for your attention,

T. Beaupre
Low income resident of Lynn Valley for 16 years

From: [REDACTED]
To: [DNV Input](#)
Subject: FW: Lynn Valley Development
Date: Tuesday, April 15, 2014 1:16:47 PM

From: Madelaine Hatch [REDACTED]
Sent: April-15-14 1:14 PM
To: 'mhartford@dnv.org'
Subject: Lynn Valley Development

Hi Michael – I can't attend the meeting tonight, but wanted to pass on my support for the new development. The new library and plaza are busy, popular additions to the community and have kick-started the City's revitalization. We can't stop there. We need the new Lynn Valley development to continue to create a stronger economic base and thriving and exciting community foundation. Also, a destination place to shop for neighbouring communities.

Thank you for the opportunity to voice my support.

Best regards,
Madelaine

Madelaine Hatch

[REDACTED]
mhatch@granvillecommunications.com
@maddyhatch



Member of the [PR Chix](#)



PROUD SUPPORTER OF AUNT LEAH'S PLACE

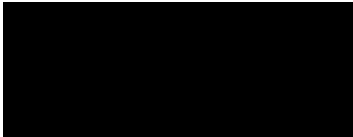
Building a Brighter Future for Foster Kids

From: [REDACTED]
To: [DNV Input](#)
Subject: In support of Bosa proposal
Date: Tuesday, April 15, 2014 6:50:56 AM

Hi, so far I haven't been very vocal on my opinions about the proposal to redevelop Lynn Valley Center but I have heard that there have been a lot of unsupportive emails sent in recently. I just wanted to sent an email to show my support for the project. I think new development is a good thing for us for many reasons, some of which are the fact that our current mall is frankly pretty old and boring and it would be nice to have a new one with more amenities. Also building new apartments to make it more affordable for younger people to stay or move to Lynn Valley would be a very positive thing for the community and for those people.

Thanks for your time, I hope you come out in support of the proposal.

Thanks,
Torben Trendell-Jensen



From: [REDACTED]
To: [DNV Input](#)
Subject: In SUPPORT of Redevelopment of a Portion of Lynn Valley Centre
Date: Tuesday, April 15, 2014 11:51:40 AM

I'm a 15 year resident of this area and have lived at [REDACTED] Ave for 7 years. I am fully in favour of Bosa's proposal and am astonished that after spending so much of our tax payers dollars and time on an OCP that we are now in this predicament.

Please stop pandering to the NIMBY crowd over what was previously approved in the OCP and approve this proposal that is long overdue. I have stopped frequenting Lynn Valley because it is in serious need of improved amenities and revitalization. More density is needed to support better amenities and help our environment.

Get on with it please!

Thank you,

Jennifer Sharp

From: [REDACTED]
To: [DNVCouncil](#)
Subject: Lynn Valley BOSA development proposals for old library and "Zellers" property
Date: Tuesday, April 15, 2014 10:20:58 AM

There have been a number of DNV and independent DNV resident events over the past year to present and review the development plans with densification of Lynn Valley being a bone of contention along with a lack of public transit solutions going forward not to mention the traffic problems DNV and NV City now have in just dealing with construction and densification on Lonsdale and construction in DNV. Parking in LYNN VALLEY MALL is already inadequate and yet a huge population increase is being apparently endorsed by DNV planners and Council. As a resident for more than 20 years and having attended a number of DNV and resident sponsored meetings, I feel the Planners and Council are not providing the push back with developers; the Agenda for tonight's "first reading" regarding two high-rises effectively 15 stories/ 150 foot high contrary to the 120 foot high voted on by the Council in October 2013 says it all. BOSA's agenda is not responsive to the majority taxpayers' wishes nor does it address the consequences of densification.

I urge our DNV Council to direct DNV planners to require developers' proposals to incorporate solutions addressing existing and future traffic gridlock, transportation plans or budget for busses and roads, and Council and developers recognize the need for consultation with Translink and other appropriate jurisdictions in solving problems as opposed to passing off these issues to others. Hopefully this evening's Council meeting will address DNV taxpayers interests.

W.D.Payne, DNV resident

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Center, Revitalization Plan
Date: Monday, April 14, 2014 10:13:50 PM

To the Mayor and District of North Vancouver Council

I am writing in support of the the District's revitalization plan that goes before council on April 15th, 2014. If we as a society stand still and do not continue to revitalize our neighbourhoods with new forms of housing that are in demand and new shops and services that cater to area residents, we will forever be a stagnant society with our younger families moving to places were their demands are satisfied. The City of Vancouver along with virtually every suburb of Vancouver is embracing the winds of change and are also implementing "town centers' within their respective sub areas to centralize density close to shopping, services and transit. The Lynn Valley plan is consistent with good planning policy.

I hope that Council will see the positives this plan brings to Lynn Valley and approves the plan.

Best Regards

Jim L. Szabo* | Vice Chairman
CBRE Limited | National Investment Team
#600-[1111 W. Georgia St. | Vancouver, BC V6E 4M3](#)
T [604 662 5125](#) | C [604 360 8819](#)
F [604 684 9368](#)
jim.szabo@cbre.com
www.cbre.ca
*Personal Real Estate Corporation

Sent from my iPad

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Development - Public Hearing
Date: Monday, April 14, 2014 5:37:26 PM

District of North Vancouver

As a long term member of the North Vancouver, City and District, I am pleased to support the proposed redevelopment of the Lynn Valley Mall. We are in need of more housing for young people so they can stay in the community and for seniors that no long have need of their high maintenance single family home. With the higher density population there will also be an increase in the level of person, professional and business services attracted to the area. As a rapidly aging senior I currently utilize some of those services and will be using more in the near future.

Bosa Development Corporation has an excellent reputation as a developer and I am sure the project will be a great success

Norman E. Smith



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley development
Date: Monday, April 14, 2014 6:29:19 PM

Hello,

This is a letter of favor for the Lynn valley development proposed. I am a Childcare business owner who operates near the Lynn Valley mall and have put a letter of inquiry about the development possibly considering a Childcare in its new building. I would be very interested in being considered for renting a space if a RFP becomes up.

Best wishes on your meeting tomorrow

Jade Baerg

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Development
Date: Tuesday, April 15, 2014 8:14:16 AM

Hi,

I am writing to let you know how much I am in favour of the Lynn Valley development proposal for the Lynn Valley Center mall. The existing mall is in need of change and updating and the proposed changes can and in my opinion will revitalize the area. I know so many people who live in that area, older people who are within walking distance of the mall who would benefit greatly from more stores, restaurants and amenities that the redevelopment would provide. Never mind the fact that the neighbour feel they are proposing looks beautiful and very inviting. More parking will be a plus and I for one think it is a great idea and I fully support it.

Justin Dyer

[REDACTED]

This email may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copying of this email or the information it contains by other than an intended recipient is unauthorized. If you received this email in error, please advise the sender (by return email or otherwise) immediately. You have consented to receive the attached electronically at the above-noted email address; please retain a copy of this confirmation for future reference.

Ce courriel est confidentiel et protégé. L'expéditeur ne renonce pas aux droits et obligations qui s'y rapportent. Toute diffusion, utilisation ou copie de ce courriel ou des renseignements qu'il contient par une personne autre que le (les) destinataire(s) désigné(s) est interdite. Si vous recevez ce courriel par erreur, veuillez en aviser l'expéditeur immédiatement, par retour de courriel ou par un autre moyen. Vous avez accepté de recevoir le(s) document(s) ci-joint(s) par voie électronique à l'adresse courriel indiquée ci-dessus; veuillez conserver une copie de cette confirmation pour les fins de référence future.

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley development
Date: Tuesday, April 15, 2014 12:25:58 PM

Hi

I am unable to attend the meeting in person tonight.

I wanted to have my voice heard via email.

We are in support of the development proposal. Lynn Valley needs a facelift and the proposal looks outstanding and respectful to the current surroundings.

Please move forward on it!!

Cheers,

Pam and Kevin Clarke

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Development
Date: Monday, April 14, 2014 3:21:01 PM

This development looks absolutely gorgeous and exactly what I am looking for when I retire next year from snowy Alberta. I will be the first to buy.

Sincerely,
Colleen Morrison

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Mall
Date: Monday, April 14, 2014 5:47:55 PM

I am in total agreement with the revitalization of the above Mall

Thanks,

Richard Munro
Via my iPhone.

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley plan
Date: Monday, April 14, 2014 6:25:32 PM

I am pleased to offer my whole hearted support for the new plan, and I hope that the general public will endorse the hard work that has been done to create a good road map for the future.

Jim Hancock

Sent from my iPhone

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Proposed Development
Date: Monday, April 14, 2014 11:08:41 PM

I'm hoping to speak tomorrow, but in-case I don't get on the speakers list here are my comments:

I'm not keen on the density of the proposed development, however I think this or a similar proposal will be approved so here are some recommendations to improve the proposal.

I met Mark Sager and have corresponded with the planner Michael Hartford.

There is very little landscaping proposed on the north side of 27th. Currently there is about 4m of green space between the sidewalk and the parking lot. I understand that the new zoning regulations don't require as much set-back however that doesn't provide the type of environment we want in Lynn Valley. I propose at least 1 m of grass between the road and sidewalk in most locations. In addition there should be about 1 m of green ground cover or landscaping between the sidewalk and residential buildings. Mr. Hartford argued that since a transit hub is planned here, there is no room for landscaping west of Library Lane.

About the transit hub, I don't think 27th is a good location for this. I wouldn't want to buy an expensive condo right above a transit hub. And I don't think existing residents would want constant bus traffic on 27th. It is not far to walk to Mountain Highway or Lynn Valley Road.

I'm concerned that Library Lane will be quite busy just below the proposed residential buildings. Currently the main loading zone for the proposed grocery store is "under cover" and accessed from the west side of Library Lane (north side of Building B). I proposed to Mr. Sager and Mr. Hartford that access to the development be mostly direct from Mountain Highway. Due to the difference in elevation between Mountain Highway and Library Lane it would be feasible to put a direct entrance to underground parking just north of the Esso station. Perhaps Library Lane could be limited to commercial traffic in the morning between 7 and 11 for access to the Lynn Valley Centre shops. Mr. Hartford was concerned about adding more traffic off of Mountain Highway. But wouldn't that be better for new residents and the foot traffic on Library Lane?

Regarding the transportation improvements to Lynn Valley Road underneath Highway 1. This seems like money proposed where we don't have a major problem. The real issue is when the bridge or Highway 1 eastbound is backed up. Adding an extra lane won't fix the major issue. Looking at the site, I don't see how this is feasible without acquiring more property just north of Highway 1. You can't keep

one lane going to the freeway entrance and have one lane feed into two lanes very easily. Can I see the feasibility study for this proposal?

Overall, I think that there needs to be more resident input into the proposal. Currently it seems to me that the proposal looks good at first glance, but not when you start to look at the details.

Jay MacArthur



From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Revitalization
Date: Tuesday, April 15, 2014 8:44:44 AM

Dear Council,

As long time residents, 50 years, and as a business owner in Lynn Valley Centre, we would like to give our approval to the new development of the Centre.

Lynn Valley is a beautiful place and a new Centre would be attractive and enjoyable. It would give us, the residents of this Valley, a beautiful destination point for shopping or simply to visit for coffee and relaxation.

It will bring a revitalization to the business community of the mall and create a vibrant place for customers and business owner alike.

We approve of the presented plans, and look forward to this being approved.

Sincerely,

Peter and Evy Vanderhoek
Westlynn Bakery
Lynn Valley Mall

and residents o



From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Town Center
Date: Monday, April 14, 2014 6:35:42 PM

To whom it may concern,

As a long time North Vancouver resident and business owner I am in favor of the redevelopment of the Lynn Valley Town Center.

I will certainly consider purchasing there as my wife and I love Lynn Valley.

Thanks for your time.

Chris Harrison
Owner
CrossFit Lions

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Town Centre Development
Date: Monday, April 14, 2014 10:12:17 PM

I fully support the latest design and planning proposal for the former Zellers, Library and adjacent sites as recently proposed by Bosa Development Corp.

The designs are a significant improvement over the previous plans and I have no problem with the level of density now proposed nor the modest height of the tallest building. This development will provide residential facilities to satisfy a range of needs from young couples and singles looking for their first home, to families wanting more space and to seniors looking to downsize from their single-family residences. Lynn Valley needs to grow and to refresh the "town centre" and these plans will allow that to happen. It also will allow people such as young adults and seniors to stay in the neighbourhood. This has not always been possible up to now.

At a personal level, my wife and I would like to remain in Lynn Valley after 36 years here and would welcome some options when it comes time to downsize. There is not a huge amount of choice today – this project will help to alleviate that shortage.

In terms of the commercial proposals, although much of this is yet to be defined, an expansion of properties available for retail purposes can only enhance the entire mall and area and help to keep purchasing decisions within the local community, in addition to creating employment opportunities. For many of us, with the limited choice available today, on many occasions we shop at Capilano Mall, Park Royal or elsewhere in order to meet our needs. This is not environmentally very acceptable but the expanded and renovated mall will help to alleviate this concern. The addition of a largely expanded Save-On-Foods facility is also very welcome.

My only concern is related to the amount of additional rush hour traffic that may be generated and whether the street infrastructure and transit systems can adequately handle the anticipated volumes. Widening the west-bound lanes under the highway overpass is an excellent idea and should help to alleviate some of the potential congestion on Lynn Valley Road. A commitment to upgraded transit would help to dispel some of the gridlock concerns and provide residents with a greener alternative to the single-occupant vehicle.

In summary, I liked what I saw and hope that the approval process is able to proceed as expeditiously as possible.

Yours truly,

Roger Eastwood

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Town Centre Development
Date: Monday, April 14, 2014 6:59:29 PM

To whom it may concern,

I am-time resident of North Vancouver; I grew up in Lynn Valley, (my parents still live there, in the same house where I grew up) and now I live in the Lonsdale area. Growing up in Lynn Valley I always wished the town centre would be fixed up.

While the natural attractions of Lynn Valley have always been beautiful, I've always found other aspects lacking and as a result would always end up driving to West Vancouver to fill these voids, wishing Lynn Valley would progress more with the times.

After seeing all the new plans for the area I truly feel that this development will be wonderful for the community. In the past I wasn't too sure I would want to raise my future family in Lynn Valley, but now with this great new development I'm really excited about the prospect of moving back. I can't wait to see how it all turns out.

Kind Regards,

Barbara Kottmeier

Sent from my iPhone

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Town Centre Proposal/April 15, 2014
Date: Tuesday, April 15, 2014 12:22:33 PM

To Mayor and Council,

Re: Lynn Valley Town Centre Proposal/April 15, 2014

As long time residents of Lynn Valley, we would like to indicate our approval of the current Lynn Valley Town Centre Proposal.

The proposed mix of new and higher buildings will revitalize the Town Centre, provide needed housing for those who can't afford to buy, or no longer wish to remain in, single family homes and bring an immediate improvement in Lynn Valley Road widening under Highway 1. If roadway and transit can be improved, this might help the traffic problems that do exist at peak travel times during the day.

We did prefer the previous proposals that included higher high rises and more green space, plazas and park area but the current proposal at least includes some of those elements. The new three storey buildings along Marine Drive in DNV, with no green space or trees, are an example of what we do not need or want in Lynn Valley.

The other amenity that would arise from this development, trail enhancements, would provide a major improvement to livability in the area and we hope that DNV would also create a park in the green space that DNV own, adjacent to Hastings Creek along Lynn Valley Road, just east of the Mapleleaf Garden Centre.

Thank you for considering our remarks.

Gabriel and Suzanne Mazoret

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Town Centre Redevelopment
Date: Monday, April 14, 2014 8:28:44 PM

Good evening,

Thank-you for providing an online route for input - council meetings are very hard to get to when your kids have evening lessons :-)

First off, I attended the last Bosa meeting n the old Zellers site. Aesthetically the plans look great (apart from the height).

A few concerns my family has still has:

1. Tower Height - way too high!

I thought that the plan had passed that towers were to be 5 to 8 stories with only the rare exception going up to 12? So why does the exception seem to be the norm in the Lynn Valley proposal?

The tallest tower in Bosa's plan is the same height as a **15 story building** (which they explained is due in part to the peaked roof)

They look great, but they are still too high and do not fit with what the community agreed upon in all of those meetings.

How high will the Safeway tower be? If these are so tall, will the Safeway redevelopment be shorter to balance? I suspect they will ask for 12 as well. This will not come under the "5 to 8"

It feels like despite the extensive feedback given, Bosa and the council are still not listening to the citizens of Lynn Valley.

3. Need more parking spaces

The parking lot at the mall is always packed at peak hours. Everyone who lives on the North Shore needs a car, since bus service is so limited. People living in these apartments will not only have one car, or even 1.5 cars. Most families will have two. Where will these families go for overflow parking? Will they take up the commercial spaces? A car share program will be welcomed, but it seems shortsighted to limit the parking.

2. Traffic

Lynn Valley road is already very busy, as is Mountain Highway. More people = more traffic. How will this be addressed? I have not seen any suggestions for improvements, not have I seen any plans for bus service improvements.

Thank-you so much for your time!

Regards,
Nicole Eskes

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Date: Monday, April 14, 2014 7:06:26 PM

Dear Sir/Madam,

I very much want my approval of the development in Lynn Valley to be registered. I have lived in the valley for over 50 years and watched its development. Lynn Valley has changed a great deal but always retained its unique personality and sense of community. I have visited other developments that have been built by Mr. Bosa and have taken skeptics who have done an about-face and are now supporting the development.

Thank you for registering my approval of the development.

Sincerely

Chris Trendell

From: [REDACTED]
To: [DNV Input](#)
Subject: Re Submission to Public Hearing - Attention Municipal Clerk
Date: Monday, April 14, 2014 6:35:50 PM
Attachments: [PublicHearingSubmission_140415_SO \(1\).pdf](#)

To the Municipal Clerk

I sent this earlier today but received no acknowledgment. Would you please confirm receipt.

Regards

--

Steve O'Grady

[REDACTED]

Submission to the Public Hearing on April 15, 2014 on the proposed Lynn Valley Centre development

By Stephen O'Grady - [REDACTED]

Dear Sirs,

I am a resident of Lynn Valley and have lived on the North Shore for over 20 years. I oppose the Bosa proposal for a number of different reasons. My primary concern is that the building proposed is not in keeping with the residential nature of Lynn Valley in the sense that the buildings are too tall and too close together for the area covered.

I have severe doubts concerning the objectivity of the council staff in this proposal and the process leading up to this proposal. It was clear from the Engagement process run by the District in 2013 that the citizens of Lynn Valley did not want high rises in their neighbourhood and also had serious concerns regarding such issues as traffic congestion, lack of appropriate infrastructure such as hospitals, and emergency services. Lack of appropriate transit was also expressed as a major concern. The results of the "engagement process" as reported to council by the planning department did not accurately reflect the opinions which were submitted but appear to have been slanted towards accepting this type of proposal. I have explained why I came to this conclusion in my letter to Council of October 4, 2013 (attached) which was unanswered. The same lack of objectivity is exhibited in the planning department write up of the proposal presented to Council in the March 24, 2014 Council meeting. Any negative features or opinions submitted at the Public Meeting appear to be glossed over. Who do the District planning staff represent in this process, the developers or the taxpayer?

Based on the District planners report on the results of the engagement process the Council voted for the Flexible Planning Framework. The Bosa proposed development is clearly not in accordance with the Flexible Planning Framework (FPF). The FPF says "Predominately 5 stories" This proposal is 2 x 15 story (11 stories + 3 story podium + roof) building plus 8, 7 and 6 stories so not in keeping with the FPF. Bosa says that the proposal is in keeping with the FPF but as their proposal was introduced before the FPF was voted on by Council, I wonder how this can be accurate. There is no mention in the planning department's write up of the fact that the proposal is not in accordance with the FPF. Why not?

As far as the Lynn Valley Centre is concerned, what this area needs is a decent shopping centre. The Bosa proposal doesn't achieve this purpose as all it appears to do is move Save-on Foods from one spot in the Mall to another. The mall is deficient in a number of different types of store which mean that residents have to drive to find items they need. Parking is already very difficult in the Mall and will become impossible if the proposal goes through. Potential retail expansion will probably not happen as retail stores will take into account difficulty of access and parking before considering opening a store in the Mall.

One of the often mentioned concerns is the lack of affordable housing. BOSA has admitted that the units in their development will not be cheap due to the expense of the design they propose.

A major concern expressed by many Lynn Valley residents is that this proposal is yet another part of the densification of the North Shore which appears to be proceeding at an alarming rate. A big issue which has been frequently mentioned by critics of this densification process is the impact that this type of development will have on traffic. Widening of the Lynn Valley Road, which is presented by BOSA as a cure for all traffic problems, will in fact not even make a dent in the problem. It is worrying that Council members appeared to be unaware of traffic congestion in the Seymour area. Perhaps they are also unaware of traffic congestion in other areas of the North Shore. It would be a good plan for them (or their spouses) to drive down town in the rush hour to get a feel for what traffic is like getting on to the bridges. This will get worse and worse as the developments at Seylynn and Lower Capilano get under way. Most people's prime motivation for living in a particular area is the length of time of commute. Soon the North Shore will be written off by people as a place to live due to the length of time they have to sit in traffic waiting to cross one of the bridges and sitting on the Highway or Marine Drive to get home. Perhaps Council will be more aware of this issue when the Upper Levels traffic backs as far as District Hall.

It is alarming that the District operates as if the rest of the North Shore does not exist. The OCP appears to have been established without consideration of the massive increase in development in the City which again increases significantly the traffic trying to get across the bridges or people using transit. This makes no sense.

Mostly ignored in the discussions so far is the effect this densification is having on the environment. Levels of air pollution from vehicles are bound to increase significantly and will be particularly noticeable at the developments proposed at the north end of each of the bridges. We moved to North Vancouver for the clean air, not the smog which will be generated by all the cars sitting on the highway or lining up for the bridges. I'm sure that residents of Seylynn will not be happy with the air quality being right on the freeway and within breathing distance of the expanded VPA coal facility not to mention the Council dump.

The proposed development includes the sale of the old library to BOSA. As recreational space is limited I wonder why council thought that this would be the best use of this building/space rather than using the space on Rec Centre for library programmes. The contingent sale process of the old library to Bosa. To my mind seems very curious as the negotiations were conducted in camera and the only notification that the contingent sale had been negotiated was an ad in the North Shore News in July 2012. Why was this secrecy necessary?

I heard comments in the Public Meeting that the proposal had already been tacitly agreed upon. The Council were requesting feedback but would in fact totally ignore any negative and vote to adopt the proposal. I find it hard to believe that the process is so cynical as this would be a colossal waste of citizens' time and resources.

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

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

The Bosa development has used lots of pretty pictures to sell their concept. I'd like to show the Council what traffic on the North Shore will be like in the near future. Note the high level of SMOG.

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



Respectfully submitted,



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

October 4, 2013

Mayor & Council,
North Vancouver District

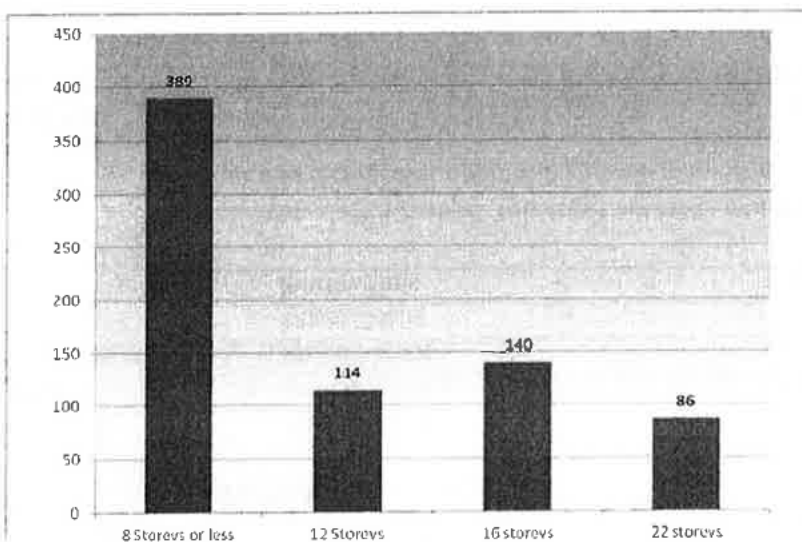
Dear Mayor & Council

Imagine a parliamentary electoral system where, instead of one vote per voter, a star rating system was introduced on a qualitative basis for each candidate. I would suggest that such a vote would be totally unworkable because of the confusion arising from the results. It is quite possible for a candidate with a lower percentage of the per capita vote to win the election.

This process was, however, chosen by Golder Associates for their report on the Lynn Valley Town Centre. Not surprisingly, the result is total confusion. Although the per capita vote in the report clearly shows the majority of the per capita vote being for option A, the emphasis in the results summarized in the report is based on the "Star" system which indicates that options B & C are the "preferred" alternatives. As an indication of how this report can be deliberately misinterpreted this version is quoted by the far from impartial Lynn Valley Life to support the latest Bosa proposal.

The reporting in the *North Shore News* appeared to be confused to the extent that they were blaming the population of Lynn Valley for appearing not to have come to a consensus where actually they had.

The results of the survey should have looked like this (using the one person - one vote methodology).



I expected to see some sort of analysis of the statistical significance of this sampling technique as might be reported in, for example, an opinion poll, but there was no comment on this in the report.

I sympathize with Council having to deal with forming conclusions from this report. It was clear from last week's council meeting that council members were having problems gaining anything concrete from it.

To my mind, there are two possible conclusions as to why this methodology was used.

The first is that Golder genuinely believed that the detailed breakdown of the results would prove helpful to the reader. Unfortunately they provided the results on so many different bases that it is impossible to draw any conclusions from it. As it is well-nigh impossible to form any solid conclusions from the report I would argue that this renders the report worthless. Council should ask for their (actually my) money back and commission another report.

A worse scenario would be that the report was deliberately constructed in such a way that the results could be interpreted to provide the answer which was required, despite the actual result. For example, the star rating was introduced such that if, as expected, the head count process did not provide that option C or D was preferred, then the star rating process can be used to obtain the required result. As the authors of the report claim to be independent, who would have designed the specifications of the report such that the conclusions could be manipulated in this way? And why?

I feel that the survey itself was structured in a biased way. For example why was no voting option provided for "no change preferable" and why was Option A set at 8 stories or less rather than 5? Or 2? Who set out the parameters for this survey?

I feel the taxpayers of the DNV are owed an explanation of this report and also disclosure of the cost to the taxpayer of a report which appears to be totally worthless or worse.

As an actuary who has 40 years experience in interpreting statistics, I have seen many situations where data have been misinterpreted to prove a point which is fundamentally flawed. I see the possibility that this has happened in this case.

Much earlier this year the Stophirises website had the following question:

BUT WHAT'S HAPPENING TO THE DATA THAT'S GATHERED?????

The District has hired a consultant to hold these small meetings to privately gather input. See the flyers/ads etc.? But what will they say when they finish? We bet they'll report that there were a variety of interests shown including for:

- 1. hirise development*
- 2. against hirise development*
- 3. for the Official Community Plan and its 2500 units in Lynn Valley*
- 4. Against the official Community Plan*
- 5. For more green space etc.*

DNV Mayor & Council
October 2, 2013
Page 3

They'll confuse us and then say all the development is going ahead anyway !! We must stop this charade !!

Looks like their prediction was surprisingly accurate.

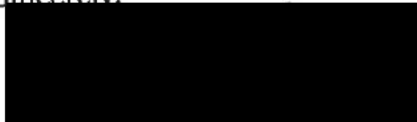
The purpose of the Golder report should have been to summarize the Engagement process which was touted by the District as part of a democratic process to find out what residents in Lynn Valley really want. It is clear that not only was the Engagement process not designed in an objective manner but that the results have been slanted in such a way as to give planning staff, OCP and ultimately the property developers the answers they wanted.

I was surprised to see Bosa introducing their new plan just before the results of the survey were published. They seemed very confident that they would gain approval. Was the timing coincidental or are they privy to information that hasn't been revealed to us lesser mortals? The latest report from the District Planning Department to be presented at your meeting on Oct 7 again builds on the confusion created by the Golder report and points the reader to such projects as that set out by Bosa. There is no discussion about how the increased densification will affect issues that people really care about such as transportation, parking and health care.

Not to mention how they will enjoy living in a construction zone for the next 10 years or so.

Rather than this expensive process which appears to be inconclusive, why not shelve this issue until December 2014 when we will have a chance to vote for this in the Council elections (a one person – one vote system).

Yours Sincerely,

A large black rectangular redaction box covering the signature of Stephen J. O'Grady.

Stephen J. O'Grady B.Sc, M.Sc, FCIA, FSA, FIA

From: [REDACTED]
To: [DNV Input](#)
Subject: re redevelopment of Lynn Valley Centre
Date: Monday, April 14, 2014 9:18:24 PM

We are very much in favor of the redevelopment of the Lynn Valley Centre. Don and Denise Jarvis. Will try to make it to the meeting Wed at 6pm District council.

From: [REDACTED]
To: [Michael Hartford](#); [DNV Input](#)
Subject: RE: Mountain Highway: One lane southbound
Date: Monday, April 14, 2014 11:32:50 PM

Dear Michael Hartford,

You indicate, "The long-term network analysis for Mountain Highway indicates that one through vehicle lane in each direction will typically be adequate to handle traffic, as long as additional turn bays are provided at the intersections." From much personal experience of traffic congestion traveling on Mountain Highway, I must conclude that the "long-term network analysis for Mountain Highway" must be flawed; at present, one through lane is inadequate during the rush hours.

I am not a traffic engineer, but I'd like to make a prediction that with increased densification of Lynn Valley and the construction of the monstrous towers at Seyllyn, we are headed to total gridlock. During the evening rush hours, I have seen southbound traffic backed up Mountain Highway all the way to Emery Place. Buses were stuck in the same gridlock.

Please provide me with the data for the "long-term network analysis for Mountain Highway." I would like to peruse the data before the public hearing on April 15.

Regarding your information that "turn bays and widenings will be provided as development proceeds (in the Town Centre)", I suggest that these are already required for the entire length of Mountain Highway. Has the planning department not assessed this roadway during the rush hours? Whether one is traveling by bus or by car, traffic congestion already exists on Mountain Highway.

You indicate, "With regard to a traffic impact study for getting on and off the North Shore, as noted previously, the District does not anticipate that the provincial government will be making changes to either the Lions Gate Bridge or the Ironworkers Memorial Bridge." This does not seem a logical reason for not performing a traffic impact study regarding getting on and off of the North Shore. Actually, knowing this would seem a very good reason for performing such a study. Surely, the planning department has the responsibility to determine the effect of development on the increase in all types of vehicular traffic, be it cars, buses or commercial vehicles. With increased traffic comes increased air pollution and increased noise pollution. What has the planning department done to forecast the effects of an increase in these problems?

I look forward to receiving the data for the long-term network analysis for Mountain Highway. Thank you in advance for this information.

Sincerely,
Karen Wlock

[REDACTED]

778-231-3787

From: HartforM@dnv.org

To: [REDACTED]

Subject: RE: Mountain Highway: One lane southbound

Date: Tue, 15 Apr 2014 02:10:52 +0000

Dear Karen Wlock:

The long-term network analysis for Mountain Highway indicates that one through vehicle lane in each direction will typically be adequate to handle traffic, as long as additional turn bays are provided at the intersections. Road width would also be provided so that vehicles can bypass stopped buses, although this space may be shared with cycling facilities. Additional lanes may be needed closer to Highway 1 to bypass queues leading to the Ironworkers Memorial Bridge. Turn bays and widenings will be provided as development proceeds (in the Town Centre), and for the remainder of Mountain Hwy., as funds and priorities are advanced through the District's normal budgeting process.

With regard to a traffic impact study for getting on and off the North Shore, as noted previously, the District does not anticipate that the provincial government will be making changes to either the Lions Gate Bridge or the Ironworkers Memorial Bridge. Any additional people-moving capacity over Burrard Inlet will need to be provided through improved transit service - not just the SeaBus, but the bus service. The District is supporting this approach by placing new development near transit routes and by supporting upgrades to transit facilities such as Phibbs Exchange. While there is no specific traffic study regarding increasing private vehicle capacity movements across Burrard Inlet, Translink and the Mayors' Council are currently working to develop a long-term transportation strategy to improve access to transit services generally.

I hope this is helpful.

Michael

*Michael Hartford, MCIP
Community Planning Department
District of North Vancouver
(604) 990-2316*

From: Karen L A Wlock [REDACTED]
Sent: Monday, April 14, 2014 3:02 PM
To: Michael Hartford
Cc: DNVCouncil
Subject: Mountain Highway: One lane southbound

Dear Mike Hartford,

I thank you for your reply.

None of the information provided deals with the fact that **Mountain Highway consists of ONE LANE SOUTHBOUND**. At present, 108 residential units are under construction at the corner of Mountain Highway and 27th Street. The April 9, 2014 edition of the North Shore News reports a complex of 75 units to be built at the present site of the Lynn Valley United Church on Mountain Highway, north of Lynn Valley Road. Proposed redevelopment of the Lynn Valley Shopping Centre includes an additional 399 units to be built in the Lynn Valley town centre. In the Seylynn area, there are three towers of 24, 28, and 32 storeys being constructed, which I understand will include 790 residential units.

108 + 75 + 399 + 790 = 1372 residential units will undoubtedly increase traffic congestion, be it cars, buses or commercial vehicles.

I work at the B.C. Cancer Agency and travel southbound on Mountain Highway to the Second Narrows Bridge. On Mountain Highway, if a bus stops at a bus stop to pick up or unload passengers, I must stop and wait. And so do all the other cars behind me.

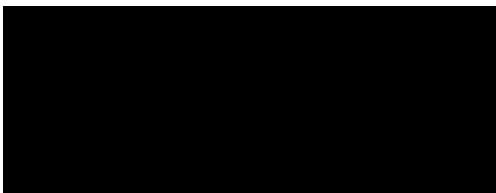
Is there a plan to widen Mountain Highway or build areas on the road to enable buses to pull over to pick up and unload passengers?

There appear to be no plans for a traffic impact study specifically with respect to getting off and onto the North Shore as a result of increased densification of Lynn Valley and the Seylynn towers development. You state that, "[Highway 1 and the two existing road connections across Burrard Inlet are the responsibility of the Provincial government.](#)" Does this mean that no forethought is to be given to the gridlock that will occur as a result of the increased traffic volume, which will be caused by increased densification of Lynn Valley and the Seylynn area?

I implore the planning department of the DNV to give further thought to these concerns.

I would like a response to my questions by April 15, please. This is because the public hearing regarding the proposed redevelopment of the Lynn Valley Shopping Centre is scheduled for that date. I thank you in advance.

Sincerely,
Karen Wlock



From: [REDACTED]
To: [DNV Input](#)
Subject: Re-development of Lynn Valley Centre
Date: Tuesday, April 15, 2014 12:32:21 PM

Dear Mayor and Council,

As residence of North Vancouver for the past 30 years we are completely in favour of the proposed re-development of the Lynn Valley Centre. We believe the Mayor and the Council should be congratulated for seeing this plan through the public process. We love it!

Best regards,
Maryam Ossanlou

This message (including any attachments) is confidential, may be privileged and is only intended for the person to whom it is addressed. If you have received it by mistake please notify the sender by return e-mail and delete this message from your system. Any unauthorized use or dissemination of this message in whole or in part is strictly prohibited.

From: [REDACTED]
To: [DNV Input](#)
Subject: Redevelopment of Lynne Valley Shopping Centre
Date: Monday, April 14, 2014 4:48:14 PM

Lynn Valley is a very liveable, close-to-nature neighbourhood - please keep it that way.

We have an OCP and I think the building heights and density should be kept as stated in the OCP. If every time a development is proposed the developer asks for and is approved for additional height, this makes a travesty of the OCP (why have building height restrictions if the developer pays a "fee" and is allowed to build higher?).

I hope that some of the NVD staff and members of Council have read Happy City by Charles Montgomery.

There are ways to increase density and make a more liveable neighbourhood and city, but this is not on the agenda of developers. We have an opportunity to make Lynn Valley an even better neighbour, but if care is not taken we could end up with a cluster of concrete towers and a loss of our community. Even better, perhaps decision makers could revisit the writings of Jane Jacobs (The Death and Life of Great American Cities or Dark Age Ahead) as a guide to what works and doesn't work in urban planning.

Respectfully submitted
Linda Goodall

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Support for Lynn Valley Development
Date: Tuesday, April 15, 2014 11:59:31 AM

Dear Council,

As a resident of the Lynn Valley community, I would like to express my support for the re-development project put forward by BOSA properties. The rejuvenation of a tired town center will be great for residents as newer amenities are made available, it will encourage residents to shop locally, and will create more vibrancy to the area. As a by product, it will create additional condominiums that are more affordable than a single detached family home attracting younger families, while increase property values in the vicinity and consequently potential tax revenue for the district. The success of the new Lynn Valley square goes to show the need for more amenities and modern community spaces. The square is animated and a great gathering point for residents.

I do look forward to Council supporting this initiative as it is a long needed change in the neighborhood.

Regards,

Jean-Philippe Picard, P.Eng, PMP, LEED AP BD+C, PJM-I | Managing Director
CBRE Limited | Project Management Western Canada
1111 West Georgia, Suite 600 | Vancouver, BC V6E 4M3
T 604 662 5184 | F 604 684 9368 | C 604 230 5442
jean-philippe.picard@cbre.com | <http://www.cbre.ca/JeanPhilippe.Picard>

Please consider the environment before printing this email.

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges

From: [REDACTED]
To: [DNV Input](#)
Subject: Support for the Revitalization Project Lyn Valley
Date: Tuesday, April 15, 2014 10:44:28 AM

To District Council

As we will be away from North Vancouver on the night the project goes to council. We would like to voice our support for the Lyn Valley Revitalization Project. I feel it is well thought out and will greatly improve the neighbourhood and is long time over do.

Regards

Richard & Kimberley Carlson

[REDACTED]

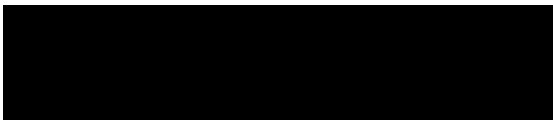
To North Van District Council,

I am making a written submission re: the BOSA development for Lynn Valley Centre hearing on April 15, 2014. I would have liked to have signed up to make an oral submission, but for some reason the hearing starts at 6:00PM for which you must sign up to speak at 5:00, when myself and most people are still working. Whose idea was that?

I've spoken before, so I'm not going to repeat myself about how much I detest high rises in my neighborhood (I live across the street from this proposed development). I've spoken about the excessive density, traffic, hospital overcrowding, etc. in all of North Van (city and district), how our village is vanishing and our OCP has been written without our input, the engineered "engagement", and how developers have your attention, but not the majority of the community who live here, so I'm not going to go on about those points again.

I am going to make this one point: When the Council approved the Flexible Framework Plan with predominately 5 stories, increasing to 8 stories and **a cap on 12 stories** at strategic locations, why has the BOSA plan flagrantly broken this limit with 2 buildings that are at least 15+stories actually? Does the council make these caps so they can be broken? Why is this tolerated? As far as I am concerned the upcoming election will need to have some alternative candidates who will actually listen to their constituents and be true to their word when they set limits. Maybe you can address this at the upcoming meeting tomorrow.

–David Hoerl



From: [REDACTED]
To: [DNVCouncil](#)
Subject: Transportation Study - Lynn Valley Mall
Date: Monday, April 14, 2014 8:59:33 PM

Your Worship and Council,

Last Thursday, April 10th, I sent the email below to staff regarding the Transportation Review submitted in support of the development application for Lynn Valley Mall.

Regrettably I have not a response prior to Monday, April 14th at 9pm.

Please let me be blunt, I want the project to be a success. But I know from experience that the devil is in the details.

Mr. Bosa and Mr. Sager are absolutely the right people to lead the redevelopment of the Lynn Valley Mall.

However, there are other stakeholders.

Absent a response from staff what do we tell those other stakeholders???

Best

Hazen S. Colbert

The contents of this email represent solely the opinion/position of the writer as a private individual and is intended solely for the people who received it.

El contenido de este correo electrónico representan únicamente la opinión / posición del escritor como un particular y se dirige exclusivamente a las personas que la recibieron.

Le contenu de ce courriel représentent uniquement l'opinion / la position de l'auteur en tant que personne privée et est destiné uniquement aux personnes qui ont reçu il.

这封电子邮件的内容代表作家的纯粹的意见/位置作为个人,目的只是为了谁接受它的人。

From: [REDACTED]
To: brian_bydwell@dnv.org; hartform@dnv.org
Subject: Transportation Study - Lynn Valley Mall
Date: Thu, 10 Apr 2014 15:11:06 -0400

Gentlemen,

Over the past few days I have reviewed a number of transportation studies conducted in the Lynn Valley Town Center. Each of these studies has been compared to the Urban Systems Report prepared for the District in 2013.

I am gravely concerned about the inaccuracies and methodological flaws in the studies subsequent to the Urban Systems Report, especially those found in the BWW Consulting Report. I will lay out just a few:

1. The BWW Consulting Report purports to draw upon traffic counts that first show in the Urban Studies Report. On page 1 and 2, BWW presents their counts from 2014 in contrast to Urban Systems in 2013 (conducted 2012), specifically for 27th West of Mountain Highway and 27th West of High Street. Page 8 of the BWW report presents the intersections at which traffic counts were conducted. Urban Systems did no counts at 27th West of Mountain Highway or 27th West of High Street. In addition, some intersections on page 8 were not counted but were estimated. So how is it possible that BWW can have **precise** traffic counts for those intersections from 2012??

2. The BWW study presents cumulative or aggregate traffic counts as "trips and/or volume" and suggests that the cumulative or aggregate traffic in the mall declined by some 1,028 trips from 2620 to 1610, a decline of 40% once the Zellers store closed (page 2). For instance BWW indicates that from Mountain Highway to Highway Street traffic volume declined by 93 cars before/after the Zellers closing. Such a measurement is ridiculous. Those two streets are less than 25 metres apart. There is no meaningful difference in the location. A more relevant study would be to compare the change in traffic from the intersections of 27th/Lynn Valley and 27th/Mountain Highway before and after the Zellers closing. In this case, the comparison would yield the following before/after comparison 3770/3535, **a decline of just of 6% across both combined intersections**. Even using the numbers from BWW, the amount of traffic flowing along 27th between Mountain Highway and 27th,

before and after the Zellers closed **is statistically identical**.

So, if we then take the data from BWW's page 5 which, in my opinion grossly underestimates the traffic volume from 400 residential units and 40,000 square feet of commercial space and add it the true traffic volumes at the mall since the Zellers closed we see a considerable **INCREASE** in traffic, not the decrease that BWW claims. For instance even using the woefully low prediction of BWW, the combined 27th/Lynn Valley and 27th/Mountain Highway becomes 3770/3960.

Again, even using the woefully under representative numbers from BWW the amount of traffic on 27th would **increase by 36%**, and that increase excludes the Polygon Canyon Springs development which has moved its parking lot entrance from the lane south of the development to 27th.

I live at 1111 East 27th. Even today there are situations where 27th is so backed up that vehicles traveling Eastbound cannot enter the mall parking lot because ALL intersections are blocked by cars! Even today, the intersection of Fromm and 27th becomes gridlocked. Signs are posted asking people not to block intersections.

How bad is the gridlock. One evening this past winter I provided assistance to a transport driver who was unable to exit the mall using regular passage due to parked cars and gridlock. Fortunately I carry a heavy-beam flashlight with me in the dark. I was able to walk the driver out of the mall and safely onto the street.

Mr. Stuart has previously asked me to direct detailed questions to department heads prior to presenting them to Council.

So I am asking for Planning to comment on the points I raise above prior to raising them at a Public Hearing.

Regards,

Hazen S. Colbert

The contents of this email represent solely the opinion/position of the writer as a private individual and is intended solely for the people who received it.

El contenido de este correo electrónico representan únicamente la opinión / posición del escritor como un particular y se dirige exclusivamente a las personas que la recibieron.

Le contenu de ce courriel représentent uniquement l'opinion / la position de l'auteur en tant que personne privée et est destiné uniquement aux personnes qui ont reçu il.

这封电子邮件的内容代表作家的纯粹的意见/位置作为个人,目的只是为了谁接受它的人。

From: [REDACTED]
To: [DNVCouncil](#)
Subject: Voicing our concerns regarding building of high rises and thus future overcrowding residential areas
Date: Monday, April 14, 2014 8:54:44 PM

To the members of the North Vancouver District Council,

I am writing this email on behalf of my family and many other residents of Lynn Valley. We do not agree with the building of the Bosa highrises next to Lynn Valley Mall where the former Lynn Valley district library was and Zellers as it will add to even more traffic congestion and overcrowding of our district.

Furthermore, it will ruin the suburban feel of Lynn Valley.

Sincerely,

Resident of Lynn Valley

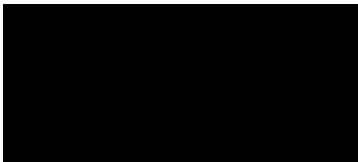
From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Bosa proposal input
Date: Tuesday, April 15, 2014 2:42:48 PM

Good afternoon,
Unfortunately, I have a conflict tonight and will not be able to attend the meeting.

I did attend the information meeting Feb 19, 2014 within the former Zellers store. I was very impressed with Bosa's proposal. The style fits into Lynn Valley well and I like that there is some community space in the design. Although I have a little concern regarding the high density, I believe it is a good way to bring more funds to the district through more tax dollars that will be collected from the additional community members hopefully to be used for improved infrastructure without using forested lands for development. The location at the Town Centre is appropriate for the taller apartments. I do hope that there are only a few more of this size coming to the area. Also, the mall will certainly benefit from this revitalization.

Thanks for the ongoing opportunities for public input.

Sincerely,
Valerie Young



From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Centre Revitalization Plan
Date: Tuesday, April 15, 2014 2:10:09 PM

To Whom It May Concern:

I am writing to support the revitalization of Lynn Valley Centre. As a resident of North Vancouver for the past 6 years, I welcome these types of projects because they bring much needed upgrades to existing and/or aging infrastructure. As a resident that frequents Lynn Valley Centre it would be wonderful to see the facility upgraded and possibly bring in new retailers to add to the services currently existing.

I am support of this project.

Thank you.
Wendy Clayford

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Centre
Date: Tuesday, April 15, 2014 2:04:56 PM

I strongly support the redevelopment project in Lynn Valley. I have seen the plans and believe it will give the area the facelift it so sorely needs

Wilma Dungey

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley densification
Date: Tuesday, April 15, 2014 1:42:43 PM

Dear Mayor & Council;

Before any more density is approved in Lynn Valley, which is characterized as "revitalization" by the developers, lets at the very least address the traffic issues on the N. Shore. More density in Lynn Valley doesn't add to my quality of life. I really don't believe that residents living on the N. Shore are bombarding Mayor & Council for higher density. Traffic is a nightmare now, it is backed up to Westview to get onto the bridge & I get caught in that just trying to get to my home in Lynn Valley. Trying to get to the East side of the Seymour River is horrendous.

Whistler, Squamish & the Ferry traffic from the Sunshine Coast & Vanc Island also contribute to this mess & will do so increasingly over time. I don't understand why the little suburbs like Lynn valley who is on the very edge of the lower mainland is the target of development. The only party to gain from this is the real estate developers. Development would be better suited to major transportation corridors ideally near the Skytrain stations. As residences are built on the N. Shore, more & more traffic competes to cross the 2nd narrows bridge to take commuters to work.

Don Lees

In 2013, 128 workers in B.C. lost their lives to workplace injury or disease. Join us in honouring their memory on April 28. Visit worksafebc.com/dayofmourning to find a ceremony near you.

CONFIDENTIALITY DISCLAIMER

The information contained in this transmission may contain privileged and confidential information of WorkSafeBC - the Workers' Compensation Board. It is intended for review only by the person(s) named above. Dissemination, distribution or duplication of this communication is strictly prohibited by all recipients unless expressly authorized otherwise. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you.

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Town Centre Bosa Proposal
Date: Tuesday, April 15, 2014 2:37:16 PM

Mayor/Council

I wanted to register my opinion regarding the Bosa proposal and appreciate the ability to have my comments considered equally to those that can attend the public hearing.

I have lived in Lynn Valley for 30 years. My three children attended Westover school and of course Argyle. My stepson also attended Argyle. We are fortunate that in the past two years my oldest daughter and stepson have been able to come back to Lynn Valley and now own homes here. My youngest daughter also resides in Lynn Valley. We now have three grand children in Lynn Valley and who will eventually follow their parents to Argyle.

Firstly I have to compliment Bosa on a very open attitude and willingness to revisit their plans given the feedback from the community.

I whole heartedly support the current design and proposal. It will make a very positive improvement to our community. Lynn Valley Mall is getting old and tired. It desperately needs updating and revitalizing. The Town Centre has been a great addition but everything else needs updating. The number of young families coming back to Lynn Valley is becoming evident by just counting the baby strollers at the Town Centre.

I believe we owe it to ourselves and the next generation sprouting up here to move forward with this well thought out and responsive proposal.

I understand that a number of proponents want all kinds of traffic and other studies before proceeding. I don't believe that will do anything other than to keep delaying any movement forward. Yes, traffic will need to be addressed but having an approved plan moving forward will do more to pressure the traffic authorities to plan in conjunction with the proposals actually happening.

It is this councils opportunity to make Lynn Valley a vital and growing community with many amenities and facilities for the next generation rather than continuing to get older and more tired.

I would like to see this development start as quickly as possible.

Sincerely

Cecil Primeau

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Town Centre Development Proposal
Date: Tuesday, April 15, 2014 2:55:14 PM

Good afternoon,

I am writing to you this afternoon to express my opinion on the proposed re-development of the Lynn Valley Town Centre as I am a resident and owner of a nearby property. I understand and see on a daily basis that the site in question is vacant and that it could be put to much better use to revitalize the mall area.

However, I am opposed to the Bosa proposal as currently defined. I know that Bosa is a responsible company with a good track record of building quality developments but feel that there are too many exceptions being made for this case and that the broader impact of this development is not being properly assessed. My two main concerns are:

1) The proposed height of the buildings. Lynn Valley has traditionally been a single family home and low-rise residential area. Changing the maximum allowable height of buildings from 8 storeys to 12 storeys to meet the Bosa plan is unacceptable. The bylaws that exist have been discussed extensively and agreed to by the elected municipal representatives and residents of the area so why would we re-visit this topic? If Bosa wants to develop this site conforming to existing height bylaws that would be great. If we start giving special exemptions for height requirements now I can imagine that many other development groups will be eager to come into the area and turn Lynn Valley into the next Lower Lonsdale.

2) There appears to be an overall lack of discussion and investigation on the effects of the extra traffic that will be generated as a result of the new units that will be constructed. The proposal states that there will be 1,296 parking stalls of which 871 will effectively be for the new residents. I can't imagine that adding all these extra cars to the limited Lynn Valley road system is going to be anything but detrimental. As it stands, Mountain Highway and Lynn Valley Road are congested during rush hour periods. The traffic lights do not sync well and having busses stopping and blocking one lane of traffic every two blocks significantly impacts traffic flow. Imagine what adding 1,000 extra cars to this will do. There either needs to be:

- a) Fewer cars (ie. Less new residents as part of this development) OR
- b) Better access routes to Lynn Valley (ie. extra lanes) OR
- c) Addition of other viable routes to access Lynn Valley. For example, E29th Street could be upgraded and streamline to allow better traffic flow to Lonsdale Avenue. Alternatively, perhaps a bridge could be constructed over Lynn Creek to the Capilano University area near Interiver Park.

As there has seemingly been no discussion about this, I find it very concerning. My girlfriend and I specifically avoided purchasing a home in the Seymour-Blueridge-Deep Cove areas because of the frequent heavy traffic congestion on Mt. Seymour Parkway. All the new developments in those areas has resulted in traffic chaos on an ongoing basis. We do not want to duplicate that mistake in our neighbourhood. I understand that Bosa is offering to provide \$1.5 million for road improvements at Lynn Valley Road and Highway 1. Adding a lane to Lynn Valley Road under the Highway 1 overpass falls short of adding any significant value or increased traffic flow. Bosa's transportation analysis as presented lacks credibility. Specifically,

suggesting that only 180 vehicle trips each rush hour will be associated with the residential units is ridiculous. This equates to 20% of the proposed residential parking spots. I highly doubt that only 20% of resident are going to use their vehicles during the rush hour periods ([ie.to](#) get to work, school).

I appreciate the opportunity to present my opinions on this matter and trust that appropriate discussion will be carried out at the public hearing this evening.

Sincerely,

Adrian Newton.



From: [REDACTED]
To: [DNV Input: DNVCouncil](#)
Subject: tonight's public hearing - Bosa development - transportation/car share
Date: Tuesday, April 15, 2014 2:02:30 PM

Dear Mayor and Council,

I generally support the proposed development by BOSA. However, as a resident of Lynn Valley who walks, cycles and drives in the community, I see how congested the two access roads into and out of the community are every weekday. Since there is a clear relationship between car ownership and the number and frequency of car trips, I urge Council to ask the developer to enter into an agreement with a car share company, and to make this a condition of rezoning. This might help many existing and future households in Lynn Valley become one-car, or even no-car households.

When I asked the same question at the Open House in February, the developer replied that they were in negotiation with car sharing companies. This is a great first step. However, I believe that the size of the proposed development warrants a formal agreement to make sure that car sharing can become a viable option for new and existing residents in Lynn Valley.

**Thank you,
Kirsten Behler**

April 15, 2014

John Neumann
[REDACTED]

Dear Mayor and Council,

My name is John Neumann, and I live at [REDACTED]. I speak to you tonight as a citizen with a disability who has lived in Lynn Valley for the past 18 years and I've been a resident of the North Van for 58. I am here in support of the Lynn Valley Centre Development application which is better for all the reasons outlined in the staff report. It is more in line with the OCP which I supported.

The existing Lynn Valley Mall is run down and could be more of a draw if it were made more attractive. The Lynn Valley area needs to be Revitalized. I'm very impressed with Bosa Developments latest design proposed for the mall and old library site. Lynn Valley is a great community and the location of the project itself is great, especially as it's close to transit, shopping and other community amenities. The architecture and character of the building fits in well with the revitalization of the Lynn Valley Mall.

The proposed new homes will incorporate design features and a level of accessibility that will allow people with a range of abilities to live comfortably and securely in their own community. I actually have not spoken to anybody that does not like it! It maintains a Whistler like mountain village feel to it and there are 2 strategically placed 12 story towers interspersed with lowrise apartments and townhouses.

There are 6 units specifically designed for people with disabilities. I'm hoping North Shore Disability Resource Centre might own and operate these much needed units. Mark Sager has been working with NSDRC on this proposal. This is how I envision the future of Lynn Valley Town Centre.

The previous five-story option would've felt too dense, smothering, blocking out light. The badly needed community amenities would be less with this option. There would be a lack of badly needed open space for our aging population. The Lynn Valley Centre Development proposed by Bosa Developments is the only option you should consider. The financial impact alone should be enough for counselors to vote in favour of referring this rezoning application option.

I will reiterate staffs Community Amenity Strategy.

The provision of community amenities in Lynn Valley is a critical aspect of making the Town Centre a livable and vibrant place for the entire community. Community amenities include:

- Affordable and non-market rental housing
- Interconnected public gathering places including open space and plazas
- Parks, greenways, trails, playgrounds and community gardens
- Multi-purpose community space and day care space
- Community art and cultural facilities
- Hastings Creek watershed environmental enhancements
- Restoration of heritage features
- Enhanced public recreation facilities and services

Please, vote in favor of Bosa Developments proposal to revitalize the Lynn Valley Town Centre.

Sincerely,

John Neumann



From: [REDACTED]
To: [DNV Input](#)
Subject: I SUPPORT LYNN VALLEY CENTRE REDEVELOPMENT!
Date: Tuesday, April 15, 2014 4:09:15 PM

To District of North Vancouver Mayor and Council,

I would like to provide my very enthusiastic support for Bosa Developments' proposed redevelopment of Lynn Valley Centre. I have followed the very lengthy process the developer has undertaken to redevelop the Lynn Valley Centre property and am very hopeful this project gets developed in its currently proposed form. I travel throughout Metro Vancouver as part of my business and visit many of the region's town centres...large, medium and small in size. As far as I can see, what Bosa has proposed for Lynn Valley Centre – both in terms of the residential and commercial uses, and the improvement benefits the District will realize from the approval of this community will make Lynn Valley one of more aesthetically appealing and valuable (for area residents) town centre developments in the region. I recognize that change of this magnitude is always difficult for residents of a community as established as Lynn Valley. However, as I have seen occur with the most successful Town Centre developments in other areas, once complete area residents will recognize and enjoy the immense value and community building of this type of project.

Finally, Bosa Developments' experience in developing this form of community in the past (i.e. Newport Village in Port Moody), along with the many other developments in Vancouver and throughout the US West Coast will allow it to create a community that will be the envy of many other municipalities throughout Metro Vancouver.

I sincerely hope the District of North Vancouver council will vote to approve this extremely important development proposal so we can look forward to having a revitalized Lynn Valley Town Centre sooner rather than later.

Best regards,

Michael Ferreira





From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn valley final meeting apr 15
Date: Tuesday, April 15, 2014 4:00:12 PM

Hello,

Being unable to attend in person this evening on account of family obligations please see my questions below:

What is the timeline for completing the road improvements and highway overpass expansion? Will it be completed upon occupancy of the new residents in the Bosa development?

What portion of the monetary contribution (noted as available for use at the dnv's discretion) from the developer will be allocated to improvements in Lynn Valley? What specifically will the dnv do with those funds?

What is the dnv planning for the funds from the sale of the old library site?

Thank you
Joelle Wendt
Lynn Valley resident and home owner [REDACTED]

From: [REDACTED]
To: [Michael Hartford](#)
Cc: [DNY Input](#)
Subject: LYNN VALLEY MALL PROPOSAL
Date: Tuesday, April 15, 2014 3:59:27 PM
Importance: High

Unfortunately, I am unable to attend the meeting tonight, due to other commitments.

I would like to voice my opposition to the proposal for several towers (of heights up to 12 stories) being built on the Lynn Valley Mall site.

The traffic study was completely inaccurate. The study only looked at traffic in the immediate area of the mall. There was no thought as to how the Mall connects to the rest of Lynn Valley and elsewhere.

There are 2 main arterial roads for access to Lynn Valley – Mountain Highway and Lynn Valley. Both of these routes become completely blocked up when there is an incident on the 2nd Narrows Bridge or the roads leading to the from the bridge. Adding more apartments, and thus more traffic, will only aggravate the situation of getting in and out of Lynn Valley.

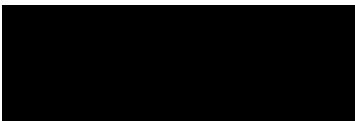
I was on one the committees for the New Library/Village square, and many hours and much effort was put in by many people, wishing to improve the lifestyle of Lynn Valley. It seems somewhat counter productive to put several towers on Lynn Valley, next to the “Village”. It will hardly be a Village setting if this development is approved.

It is understand that housing of all types is required. However, this should be balanced against the needs of the current residents.

We already have several developments on the go in both Lynn Valley and at Seylynn. These developments will also add to the traffic problems.

Therefore, I feel that a moratorium should be put on future developments in Lynn Valley, so that proper studies can be done, and the impact of prior developments is taken fully into account when deciding on the development of Lynn Valley Mall

Regards
Jan Hills



From: [REDACTED]
To: [DNV Input](#)
Subject: Bosa Development Proposal Lynn Valley
Date: Tuesday, April 15, 2014 4:36:25 PM

Hello Council,

My name is Clayton Sloan, my family and I live at [REDACTED]. I am unable to attend this evenings Public Hearing concerning the development proposal from Bosa, so hopefully this email will serve to support consensus to aide the DNV Council in their deliberation on what kind of development (if any) will proceed. Firstly, I am not in support of the Bosa development proposal in its current form, nor any of the earlier revisions that have been presented so far. I hope Council will consider a few of the obvious detractors that are inherent with the current plan which are: it is not in keeping with the "village" feel many residents are hoping to preserve, the growth in population will put a strain on community services including schools and health care (one hospital serves all of the North Shore), and of course increases in traffic congestion. For the sake of brevity I will limit my discourse to those few examples.

In closing I would like to say that I was able to watch some of the proceedings at earlier Public Hearings in regards to this proposal, and was inspired by many of the community speakers that echo my concerns as stated above. I have been fortunate to have lived in North Vancouver all of my life, I understand that over the years this area has become a coveted place by many to live making it attractive to developers. I hope there are enough of those on Council that also have lived on the North Shore as I have, and would look to conserve the place we've grown up in, so some resemblance to suburban life is left for those of us who would like to continue to live here.

Sincerely Yours,

Clayton Sloan

From: [REDACTED]
To: [DNV Input](#)
Subject: Re-development of Lynn Valley Centre
Date: Tuesday, April 15, 2014 4:45:06 PM

Mayor and Council -

I've just finished reading the 200 pages of public comments for tonight's meeting. It is truly wonderful that the District has such a high level of engagement.

I'll keep my comments as brief as possible.

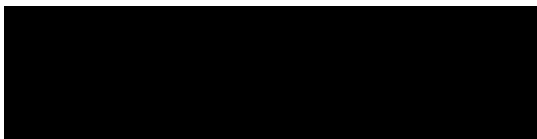
- 1) We SUPPORT the proposed Bosa development for Lynn Valley Centre, and the overall plan for the revitalization of the commercial heart of Lynn Valley.
- 2) Traffic: Having lived and commuted in other cities such as Ottawa, Toronto, and even Vancouver, I have to say that complaints about traffic in Lynn Valley seem greatly overblown. Aside from 15 minutes in the morning there is never enough traffic to slow me down, and certainly I have never, ever seen "gridlock" anywhere on the North Shore.
- 3) Throughout this process I've been dismayed by the amount of fear-mongering, dis-information, and even untruths from the groups opposed to development. I am glad that Council is choosing to make decisions based on facts.
- 4) I feel that the current Bosa proposal represents a good compromise between what they initially wanted, and what the nay-sayers in the community are demanding. I can be very happy with 12 stories, and feel that it represents a good balance between the desires of people who don't like tall buildings, and the desires of Bosa to make a profit.
- 5) It is my sincere hope that the increased density will bring an increased variety in shopping and services. As it stands now nearly 95% of my shopping is done anywhere but in Lynn Valley. In fact I'd wager that an awful lot of the traffic that people complain about is caused by people who have no choice but to drive elsewhere to buy socks and office supplies.
- 6) At every opportunity I have asked people opposed to the redevelopment to tell just what they would like to see built in Lynn Valley. To date not one person has been able to offer any useful suggestion.

In conclusion, thank you for your work on this portfolio, for the seemingly endless amounts of public consultation, and for having the courage to support the development of a new Lynn Valley that can grow and thrive for decades to come.

Barry Rueger

--

=====



From: [REDACTED]
To: [DNV Input](#)
Subject: Bosa Development Proposal Lynn Valley
Date: Tuesday, April 15, 2014 4:36:25 PM

Hello Council,

My name is Clayton Sloan, my family and I live at [REDACTED]. I am unable to attend this evenings Public Hearing concerning the development proposal from Bosa, so hopefully this email will serve to support consensus to aide the DNV Council in their deliberation on what kind of development (if any) will proceed. Firstly, I am not in support of the Bosa development proposal in its current form, nor any of the earlier revisions that have been presented so far. I hope Council will consider a few of the obvious detractors that are inherent with the current plan which are: it is not in keeping with the "village" feel many residents are hoping to preserve, the growth in population will put a strain on community services including schools and health care (one hospital serves all of the North Shore), and of course increases in traffic congestion. For the sake of brevity I will limit my discourse to those few examples.

In closing I would like to say that I was able to watch some of the proceedings at earlier Public Hearings in regards to this proposal, and was inspired by many of the community speakers that echo my concerns as stated above. I have been fortunate to have lived in North Vancouver all of my life, I understand that over the years this area has become a coveted place by many to live making it attractive to developers. I hope there are enough of those on Council that also have lived on the North Shore as I have, and would look to conserve the place we've grown up in, so some resemblance to suburban life is left for those of us who would like to continue to live here.

Sincerely Yours,

Clayton Sloan

From: [REDACTED]
To: [DNV Input](#)
Subject: Bylaws 8051 and 8052
Date: Tuesday, April 15, 2014 5:51:17 PM

I have been a resident of Lynn Valley since 1987, we live just off [REDACTED]

While we approve the further development of the proposed site, we oppose any development over 6 stories as being too high for the area. We would also oppose a complete block of 6 story development as this would be too massive visually and not in keeping with the general nor recent design in the region.

The recent development heading west on Lynn Valley would represent the height, scale and mass which we should be considering for further densification in this neighborhood.

Regards
Paul Knapp

Sent from my iPhone

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Development
Date: Tuesday, April 15, 2014 5:37:35 PM

To council members,

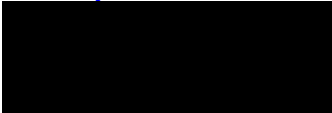
I am in complete agreement with the future development planned for Lynn Valley and Lynn Valley Town Centre. I think the current plan is well thought out and necessary for the future of the residents in the area.

There are many seniors who would like to stay in the neighbourhood, sell there large single family home and have the options of smaller newer condo's to move too, also it gives the 1st time buyers properties to purchase that they can afford.

Thank you for your time,

Gayle

Gayle Eddie



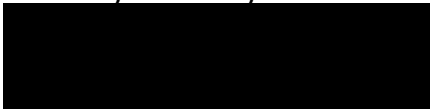
From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Mall Re-Development
Date: Tuesday, April 15, 2014 6:36:22 PM

Dear Council Members,

My husband and myself have lived in Lynn Valley one block from Lynn Valley Centre for 24 years. We are enthusiastically in favour of the re-development and having the highrise condominiums in the area. The proposed architecture does reflect our community in the woods. The concerns about the traffic congestion seem to have been addressed.

We hope this project is passed as it will make the Lynn Valley Town Square area more vibrant and modern.
At the moment Lynn Valley Centre looks uninteresting and uninviting.

Yours Truly
Judy & Harley Stanfield



From: [REDACTED]
To: [DNV Input: DNVCouncil](#)
Cc: [Michael Hartford](#)
Subject: Lynn Valley Shopping Centre Redevelopment - Opposed!
Date: Tuesday, April 15, 2014 6:27:47 PM
Importance: High

Lynn Valley District Council:

I have lived in Lynn Valley for 25 years. What I love about this area is that it is NOT built up and urbanized like the rest of the North Shore and Vancouver.

I am strictly opposed to the densification of this area as it will take all the charm away. I think it is fine for some lower buildings of no more than 3-4 stories in height to give this area a "village" ambiance. But let's not let Bosa go crazy building highrises! There are other areas for that, Seyllynn (what a tragic mistake) and Lonsdale (which is getting out of hand)

There are not enough roadways to handle an influx of thousands of new cars. The North Shore is already gridlock trying to get on and off the North Shore during peak times. Not to mention if there is an accident on one bridge, then it's impossible. How is council going to deal with the traffic issue? It must be done before any idea of building anything or that's a backwards plan.

What about our only Hospital in this area, Lion's Gate, it's already maxed out, with thousands more people, it will not be safe to enter that building when you are sick. What about the schools. We just had some close down, now with a new influx of people, school classrooms will be overcrowded, and isn't the condition of the school systems in a shambles as it is?

I am appalled that we were told there would be only one or two 8 story building but now there is a request for an 11 story with commercial space below, bringing that level to 15 stories! 15 stories is way too much and it's in conflict with what the citizens of Lynn Valley were told and what Bosa has been falsely claiming. Building a new 15 level building is very bad news! Council voted on lower buildings in October 2013? So why is there a change?

Bottom line: NO HIGHRISES IN LYNN VALLEY!!!!!! Quit snowing us over Bosa! Your integrity is out the window!

It would be nice to receive at least a read receipt as I have sent e-mails to the district before about this highrise issue but no one had the courtesy to acknowledge them.

Sincerely,

Diane Warren
[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley
Date: Tuesday, April 15, 2014 4:48:54 PM

Dear Mayor & Council,

As a Lynn Valley resident who has followed the OCP and LV Town Centre plans, I'd like to add my voice of support for the Bosa proposal. The area is in need of upgrades and it appears that Bosa is the right company to work with the District in this regard. I am impressed that Bosa has offered to compromise regarding size of towers and has also offered to pay for transportation infrastructure improvements.

As the only real concern I hear (albeit from a minority of residents) is traffic congestion, perhaps more should be mentioned about the benefits of North Shore residents living and working here on the North Shore. There are many pressing environmental reasons for people to drive less and walk/bike more; alas, perhaps we should encourage new (and old) Lynn Valley residents to consider working near where we live whenever possible - telecommuting, working off peak hours downtown etc. Of course, the new town center will open new employment opportunities . . . hopefully to be filled by residents of Lynn Valley.

I attended the last meeting at the old Zellers store in February and was very impressed with the Bosa presentation; I'm not surprised to learn that there is overwhelming support from my neighbours.

Regards,

Steve Galliford



From: [REDACTED]
To: [DNV Input](#)
Subject: Public hearing Input re. Lynn Valley for tonight
Date: Tuesday, April 15, 2014 6:20:38 PM

Dear Council,

My name is Victoria Speake, age 31, five year resident of Lynn Valley. Owner of my first home here from the age of 27.

I hope you will take my comments into consideration, and weigh them appropriately as I am among the "MISSING GENERATION" which you keep saying you want to attract to Lynn Valley.

1. My first choice is that NO tall towers (not greater than ten stories) are built in Lynn Valley. Since I purposely chose to buy in Lynn Valley for its LOW built village feel. I do NOT want a dense urban Lower Lonsdale feel to come to Lynn Valley. (I chose not to buy there)

2. Secondly, traffic congestion is a MAJOR problem which will be made much worse by the proposed densification. While Mark Sager's recent addition to the proposal of an additional lane out of Lynn Valley is a good first step, it will solve nothing on the frequent days when traffic volume down "the Cut" and the back ups along Hwy 1 East bound -and subsequently all other East bound North Shore roads - make it nearly Impossible to get home to Lynn Valley!

I would like to see Council put in place a more serious Comprehensive traffic plan, including more transit options, PRIOR to granting reZoning or a Development Agreement tonight.

3. Before you assume that building condos will attract young people and young families to Lynn Valley, please ask the developer what the pricing will be? At Sager's recent information meeting he was evasive, but indicated they would be highly expensive!!! All my friends and neighbours are choosing to move elsewhere to raise a family and a 600 to \$800 000 condo won't present a variable alternative.

Sincerely,

Victoria Speake
[REDACTED]

From: [REDACTED]
To: input@dnv.org; mhartford@dnv.org; [DNV Input](#); [Michael Hartford](#)
Cc: [REDACTED]
Subject: Public hearing: Lynn valley shopping centre April 15 2015
Date: Tuesday, April 15, 2014 5:56:13 PM

I will be unable to attend tonight's hearing. However, I had some questions and/or concerns regarding the proposal.

As I live directly across the street from this proposed redevelopment, I have a concern with the increase of traffic, both during the construction phase and afterwards as a result of the increase in new resident's vehicles. Traffic is already bad as it is. Try making a left hand turn off Whiteley Court westbound onto 27th St. - I can't imagine what it will be like during and after construction. Lynn Valley Rd and Mtn Hwy are already at a full capacity. With the completion of Canyon Springs on the horizon, added to this proposal, traffic jams will be worse than they already are!

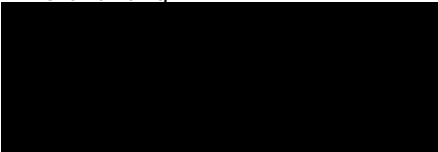
Will public transit be increased in Lynn Valley?

The height of the buildings and amount of people living in a small density is also a serious concern and complete change to the neighbourhood; a change for the worse I fear.

Our infrastructure is not built to withstand the very large proposed building projects in the DNV, Lynn valley centre being one.

Thank you for your consideration in accepting this email.

Grant Langill



From: [REDACTED]
To: [DNV Input](#)
Subject: Redevelopment of portion of Lynn Valley shopping centre
Date: Tuesday, April 15, 2014 6:00:22 PM

Members of council,I am against this developement as presently envisaged due to tower heights being over 5 stories,increased density with 393 condos,greater traffic problems than we have now,infrastructure unable to handle the increase in water ,sewage, garbage etc.,resulting in a breakdown of the community spirit we have come to associate with living in Lynn Valley.
Hamish M. Jackson [REDACTED], north van.

From: [REDACTED]
To: [DNV Input](#)
Subject: Re-development of Lynn Valley Centre
Date: Tuesday, April 15, 2014 4:45:06 PM

Mayor and Council -

I've just finished reading the 200 pages of public comments for tonight's meeting. It is truly wonderful that the District has such a high level of engagement.

I'll keep my comments as brief as possible.

- 1) We SUPPORT the proposed Bosa development for Lynn Valley Centre, and the overall plan for the revitalization of the commercial heart of Lynn Valley.
- 2) Traffic: Having lived and commuted in other cities such as Ottawa, Toronto, and even Vancouver, I have to say that complaints about traffic in Lynn Valley seem greatly overblown. Aside from 15 minutes in the morning there is never enough traffic to slow me down, and certainly I have never, ever seen "gridlock" anywhere on the North Shore.
- 3) Throughout this process I've been dismayed by the amount of fear-mongering, dis-information, and even untruths from the groups opposed to development. I am glad that Council is choosing to make decisions based on facts.
- 4) I feel that the current Bosa proposal represents a good compromise between what they initially wanted, and what the nay-sayers in the community are demanding. I can be very happy with 12 stories, and feel that it represents a good balance between the desires of people who don't like tall buildings, and the desires of Bosa to make a profit.
- 5) It is my sincere hope that the increased density will bring an increased variety in shopping and services. As it stands now nearly 95% of my shopping is done anywhere but in Lynn Valley. In fact I'd wager that an awful lot of the traffic that people complain about is caused by people who have no choice but to drive elsewhere to buy socks and office supplies.
- 6) At every opportunity I have asked people opposed to the redevelopment to tell just what they would like to see built in Lynn Valley. To date not one person has been able to offer any useful suggestion.

In conclusion, thank you for your work on this portfolio, for the seemingly endless amounts of public consultation, and for having the courage to support the development of a new Lynn Valley that can grow and thrive for decades to come.

Barry Rueger

--

[REDACTED] =====

From: [REDACTED]
To: [DNVCouncil](#)
Subject: response to changes
Date: Tuesday, April 15, 2014 6:25:02 PM

Dear council members

Even though I could not attend the meeting tonight, I am strongly against any changes to the October decisions that the council made regarding High Rises in Lynn Valley. To increase the height of these towers is too much growth for our area. What are you proposing to do regarding enlarging Lions Gate to cope with the additional residents? What about the extra traffic? Any suggestions that I have heard up until now have been highly undoable. Please listen to the voters of the DNV.

Ruth and David Frith



From: [REDACTED]
To: [DNV Input](#)
Subject: Bosa Development of Lynn Valley Ctr
Date: Wednesday, April 16, 2014 1:34:43 PM

To whom it may concern

I am an individual who grew up and now reside on the North Shore. I work in the Lynn Valley area and am very much affected by the proposed development of the Lynn Valley Ctr.

I believe it is long overdue for the re-vamp of the centre and a much needed plan for the site.

I strongly vote in favour of the Bosa development. Lynn Valley has been behind in improving and upgrading its' facilities/shopping/living space. As I come to work I am amazed at how the Lynn Valley Ctr. looks tired and hardly has anything to offer the locals.

The Bosa proposal is a great improvement to the area. It will bring more people to a much underutilized space.

I realize the problem with traffic is a sore spot, but everywhere on the North Shore is that way now. I see an improved on-ramp to the Hwy 1 going west will help tremendously. As well as an improved on-ramp going South bound from Mountain Hwy.

We cannot stay back in the 60's and have the area stay as it is. It is a beautiful spot that will only be enhanced by the Bosa development.

I myself, would love to be able to live in an area that I can work in. Right now there aren't any options except for a house – and an expensive one at that. Having a condo unit or apartment would be ideal for people who do work here. I want to stay in the Lynn Valley area but there aren't a lot of choices. The Bosa development would give me an option.

On a work point of view, it would bring more retail/restaurants and offices in to increase the tax revenue. It would provide jobs for the locals and for those of us who would love to live AND work here.

Please consider strongly the Bosa Development and get Lynn Valley to be a “happening” place.

Sincerely

Pam Seely

Office Administrator

Black Bear Pub

From: [REDACTED]
To: [DNV Input](#)
Subject: Bosa project - thanks
Date: Wednesday, April 16, 2014 1:32:33 PM

Dear Mayor Walton and Councillors,

I was at the meeting last with my son, mom, sister and nephews. I had a great dialogue with my son and nephews afterwards.

Speaker number two really got their attention and it seems that they were pretty interested in everyone's comments. They were impressed with the process in general and the attentiveness of council & staff to listen with obvious attention and interest to each and every speaker, in spite of having heard the many of the same comments so many times over the years.

It seems to me that this process is a little like having kids. You know you want them, you know they are going to give you some grief, but at the end of the day, you wouldn't have missed the opportunity for anything.

Before making that decision to have a child, you prepare yourself as best as possible, but you don't have all the answers before doing so. You go forward, knowing that you will do the best job as you possible can when the hurdles arise.

I like my kids and I know I am going to like Lynn Valley even more when we "yes", let's do it!

Sue

Sue McMordie
Controller
Pan Pacific Holdings Ltd.
Black Bear & Spirits
ph. 604-988-8744
fax 604-990-8805
www.blackbearpub.com

1520 Coleman Street

From: [REDACTED]
To: [DNVCouncil](#)
Subject: Can it be true...?
Date: Wednesday, April 16, 2014 12:48:18 PM

... that the Mayor turned down the microphone on Alex Schwarz as he detailed contributions from Sager to Councillors? Alex is not all that articulate but this kind of middle-school trickery combined with the xenophobia it represents is reprehensible. It's time for the council to resign en masse.

With the saddest of regards...

--

Terence H. Winkless -- [REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: My LVTC remarks given at the DNV Public Hearing April 15, 2014
Date: Tuesday, April 15, 2014 10:32:17 PM
Attachments: [David & Nancy Hunter LVTC Public Hearing Comments Apr 15, 2014.docx](#)

Great event (except for the very first demented speaker, who we are glad Mayor Walton challenged).
Here is electronic version of my remarks shared this evening.
Dave

Remarks Presented at LVTC Public Hearing at DNV Office April 15, 2014

My name is David Hunter. My wife and I live in a house 3 blocks from LVC. We are retired grandparents who have lived in Lynn Valley for the past 40 years and plan to remain here for the next 20+ years.

When we moved here in 1974, there was no Magnusson Recreation facility or Library Square. There was just a small library behind the Esso station off Mountain Hwy, a modest shopping centre with limited services, and a 7-11 store at the corner of Mtn Hwy and LV road that attracted mischief in the evenings.

We remember outcries from small but vocal groups when both Karen Magnussen and Library Square developments were proposed, and look at how wonderful and well used these facilities are today.

We have attended all the OCP Public Information sessions over the past 5 years, including two very special ones in the Library Community Room in October, 2011 and again in May, 2012 where Dr. Brian O'Connor from the Vancouver Coastal Health Authority spoke.

He clearly presented the proven positive influence that well planned Town Centres have in creating vibrant, healthy, walkable, livable communities. He encouraged compact town centres over housing sprawl that chews up precious green space.

If we want to attract young families to Lynn Valley and retain seniors who already live here, we need to have a wider variety of housing with more family related services.

For the above reasons, we fully support the current development proposal and transportation improvement plan and trust that District Council will lead, and use their combined wisdom to ensure Lynn Valley continues it's record of well planned sustainable growth which has worked so well in the past and needs to continue.

We cannot and should not shut the door to other families who want to live in and enjoy LV like we all do.

In conclusion, we also do not want to see traditional high rises in LV like those in Lower Lonsdale, but we **do fully support** the two 12 story buildings proposed here with a commercial business at ground level and 11 floors of residential living above. The designs we have seen are very compatible with the mountain and forest atmosphere of Lynn Valley and are barely mid-rises, definitely not high rises.

Let's get started on the multi-year journey to revitalize LVTC and make it a people friendly centre for Lynn Valley.

Thank you.

David & Nancy Hunter



From: [REDACTED]
To: [DNVCouncil](#)
Subject: Fwd: Lynn Valley update!The first reading of the Lynn Valley Mall redevelopment.
Date: Wednesday, April 16, 2014 1:11:37 PM

Shame on you Mr. Mayor. What happened to free speech ?

Sent from my iPad

Begin forwarded message:

From: "Alex Schwarz" [REDACTED]
Date: 16 April, 2014 7:07:47 AM PDT
To: <[REDACTED]>
Subject: Lynn Valley update!The first reading of the Lynn Valley Mall redevelopment.
Reply-To: [REDACTED]

Dear fellow residents;

During the first meeting of the development of the new Lynn Valley mall Mayor Walton deliberately turned off the microphone, while Alex Schwarz from Stop High Rises spoke about campaign contribution. He actively censored the comments that would have clarified the amounts of money received by 3 councilors and the mayor from Mark Sager the consultant for BOSA development. It was in Alex's right to speak and all the information that was presented by him was correct but inconvenient for the mayor so he decided to turn the microphone off. Only minutes earlier the mayor was talking about the fairness of the process and how he was going to make sure everyone is heard. If it is one thing that makes Canada special it is the fact that we all can respect and openly express our views and concerns with out the fear of being censored.

Please send a message to the council and raise your concern about this.
dnvcouncil@dnv.org

Please attend the continued first meeting tonight at 7PM at the district hall. Everybody has a right to be heard;

Alex Schwarz
Lynn Valley Resident

PS: Only truth and honesty will build a good community. Lies and deception will not!

From: [REDACTED]
To: [DNV Input](#)
Subject: High rise at lynn valley
Date: Wednesday, April 16, 2014 12:49:10 PM

Stop high rise in Lynn Valley and ruin our Lynn Valley sanctatiy by over crowding. We want our Zellers back. please do not let our L.V. Look UGLY. District is not prepared for transportation issues, gridlock, congestion on the bridge. so please NO more ugly buildings.
BOS A, go away from our LYNN VALley.

Sent from my iPad

From: [REDACTED]
To: [DNV Input](#)
Subject: LV Mall development
Date: Wednesday, April 16, 2014 1:01:35 PM

Dear Mayor and Council,

I was at last night's hearing into the mall redevelopment, and want to thank you for once again ensuring all voices were heard in a respectful atmosphere.

Listening to the various speakers, it seems to me that the Official Community Plan might as well be thrown in the garbage, along with the huge taxpayer resources that went into its creation, if this Bosa rezoning is not approved. Why was the OCP adopted if we aren't willing to actually enact it? Why would we spend \$\$\$\$ on expert traffic studies if we don't trust them, and would rather listen to anecdote-based opinions?

Maureen Bragg put it beautifully when she said that this land must be put to "its highest and best use" and that the decision made "must be an unselfish one." I think the proponent and district staff have amply proven that the needs of the future - social, financial, and environmental - are well met by the Bosa proposal.

Please have the courage to stand behind the Official Community Plan.

Thanking you again,

Peggy

Peggy Trendell-Jensen
[REDACTED]

From: [REDACTED]
To: redneck@dnv.org; [DNV Input](#); [DNVCouncil](#); [Lisa Muri](#); [Richard Walton, Mayor](#)
Cc: [REDACTED]
Subject: Lynn Valley Centre development - NO to the current Bosa proposal
Date: Wednesday, April 16, 2014 1:17:17 PM

Dear Mayor and fellow Council,

My name is Abbie Hodgson and I reside at [REDACTED] in Lynn Valley.

My husband and I are an excellent example of the 'young adults' group that you speak of attracting to Lynn Valley.

After commuting up to Lynn Valley a couple of days a week from Vancouver to be in the mountains we decided to make a permanent move to the community we **love**. We love Lynn Valley for its small town feel, the green surroundings, and its close proximity to the mountains which we adore and spend most of our spare time in. We spoke so highly of this area that, since our move here 6.5 years ago, many of our friends have relocated here from areas such as Kitsilano, Vancouver and East Vancouver. We are all young couples (many with small children) who are like-minded individuals and are very active in the outdoors and the community. We want to raise our families in Lynn Valley for the special place that it is: the quiet 'small town' where everyone knows their neighbours and folks say hello in the streets and trails, the lush green surroundings and trails, and the special unobstructed mountain skyline. We are **passionate** about Lynn Valley and its **preservation!**

Change happens

We do, however, understand that at times things need to be updated or improved. **Change happens and we understand and are open to this – but it needs to be done in a sustainable way.** Yes, the Lynn Valley Mall is tired and this needs to be addressed. **New shops/stores/services are welcome.** When the Lynn Valley Library square and shops development occurred and opened in 2007 the natural landscape and west-coast style were both taken into account. No part of this development is high-rise buildings and the development was tastefully done with input from the community. This little corner of our community is a great example of redevelopment/development done well. Bosa's proposal for shops/stores/services has promise – in other words the ground level portion of their development. The west coast contemporary style of this portion of the proposal is appealing and suits the existing Library Square development.

No tolerance for towers

My husband and I are extremely concerned and so very disappointed with the current

Bosa proposal: Specifically the two 15-storey towers (150 feet) and the two 7-8 storey towers as part of this project. This is NOT why we moved here and NOT why we live here. High-rise buildings would be a complete eyesore in this gorgeous community. It would permanently disfigure the view and skyline that is currently so special in this area.

Transportation Infrastructure

The OCP states that transportation infrastructure must be able to support the growth. This proposed large increase in population cannot be supported with our transportation infrastructure. The Bosa proposal suggests that this new population will walk or cycle to everything they need but this is not the case: as was clearly noted in the Bosa presentation residents **do** use their cars. Most of us drive out of Lynn Valley every day to go to work. There has been discussion on improvements of Highway 1 access at Lynn Valley Road but this won't drastically improve traffic down Lynn Valley road and **it has been confirmed that there can be no improvements to Mountain Highway.** Mountain Highway is already a congested bottle-neck situation for many hours of the day when those of us need to drive to and from work and our children to day care/school. Not to mention this will get more congested when the Seylynn Towers development is complete. **The Lynn Valley transportation infrastructure cannot support increasing the Lynn Valley population as is being proposed: The current Bosa proposal would not be a sustainable development and goes directly against what is stated in the OCP.**

Summary

If revitalizing or redeveloping the Lynn Valley Mall/Centre please ensure all of the points made above are taken into account.

- New shops, stores, services are welcome and the ground level portion of the current Bosa proposal should be explored further.

- No multi-family dwelling building heights beyond what currently exist in the Lynn Valley Centre vicinity (example: Branches, Canyon Springs). There are enough communities in Vancouver, North Vancouver and the whole lower mainland that are FULL of condos and high-rise apartment buildings (Lonsdale, Marine Drive, West Vancouver etc. are great local examples of this) - please do not add Lynn Valley to this list.

- The transportation infrastructure **cannot** support the current Bosa proposal

Mayor and Council, if you are to represent the community - and in particular the largest stakeholder which is the residents - then you must understand our needs and wants. **Please listen to our community.**

Thank you,

Abbie Hodgson



From: [REDACTED]
To: [DNVCouncil](#)
Subject: Lynn Valley Development hearing
Date: Wednesday, April 16, 2014 8:04:41 AM

Dear Councillors:

I was unable to be at the hearing last night. However, as a Lynn Valley resident I am concerned over the comments coming from the meeting last night that the council is not being transparent in the whole process. I am specifically referring to the fact that Mayor Richard Walton was reported to deliberately switch off the microphone when Alex Schwartz of the Stop the High Rises group spoke. I have also been told that Alex's comments about some of the councillors and Mayor Walton receiving campaign donations from Mark Sager of Bosa were censored. Mr. Sager's donations are public knowledge, this information is available in the campaign disclosure forms on the website. Why were these comments censored? Why is the Lynn Valley community being denied a voice in this matter when it is our community that will be affected by these developments?

Celia Campos

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Development
Date: Wednesday, April 16, 2014 8:07:12 AM

To Mayor Walton and Members of Council...

This message is in consideration of the proposed development in Lynn Valley specific to the redevelopment of the mall area. Unfortunately, I cannot attend tonight's public meeting due to work responsibilities.

I wish to comment in support of the proposed development for the following three reasons:

1. My family moved to DNV three years ago from Ontario. We live two blocks from the mall. We saw Lynn Valley as a developing area when we bought and believe that investment fuels value. It has been my experience when thoughtful development occurs it has a beneficial effect on all properties in the neighbourhood. Contrary to other comments, growth creates long term asset value. I further believe that creating density in one core area is preferable to density sprawl.
2. My day job often requires me to work with municipalities in the provision of critical community services and infrastructure. Always, there is more need than resources available - and the source for those resources municipally comes primarily from property taxes and amenity charges. I would prefer trading few extra stories on a building in exchange for enhanced community amenities and lower property taxes any day. I understand Council has to make that happen - but, within reason, I feel it is my responsibility to give you the tools to do so. Why - because I elect and trust you to balance the often competing needs of this generation and the next.
3. I would encourage Council to ensure the development proposal creates opportunities to bring the Lynn Valley community together. Building connections between neighbours is the ultimate sign of a healthy, caring community. The Lynn Valley Village is a great example of this - a community gathering place which so happens to be a collection retail and professional services. I see the challenge of this much more significant development is creating so much community value at street level, no one thinks about looking up.

Thank you and best wishes for this important community decision.

Stephen Butz





From: [REDACTED]
To: [DNV Input](#)
Cc: mark@sagerllp.com
Subject: Lynn Valley development
Date: Tuesday, April 15, 2014 7:27:26 PM

Dear Sir/Madam:

I wish to state my support for the planned development for the lands situated near the Lynn Valley shopping centre, and for the upgrading of the centre itself. This site is in need of upgrading, as the evidence shows a remarkable difference in the look of the new Library Square development as compared to the slightly tawdry shopping mall. The mall is basically fine, it has a good collection of stores; however it lacks diversity. The present tenants are mostly food-focussed. If the mall owners have any hope of attracting some more diversified tenants, they need to modernize a bit. And they need a larger customer base.

But more than that, there is a *criying need for moderately-priced housing* in the area, indeed over the whole north shore. It is sad to see young families cramming into rental apartments, trying to raise a family without a lot of the amenities which would enhance their childrens' growing up years - the rentals are crowded and noisy, the children cannot run and play much and if they do, they annoy the other tenants. They can't keep pets. There is little privacy. But it is all these families can afford. Their only choice otherwise is to travel way out to Maple Ridge or Abbotsford for more affordable accommodations. And even Maple Ridge is becoming pricier.

I think the city has the right idea - to diversify and densify. I have seen a case of a retired homeowner who believed that she would be passing on her large home to her daughter and her family. When the daughter came to her announcing that she was moving to Tofino in order to find something affordable, she got the shock of her life. Even if the daughter paid \$1. for the house, she explained that they couldn't afford the upkeep, insurance and high taxes, and still make ends meet. So now she has to travel to Tofino to see her two grandchildren; it is not at all what she was expecting.

I will be watching the funeral of Mr. Jim Flaherty, and thinking about his legacy. I sometimes wonder if he wasn't terribly worried about the constant inflation of housing costs in Canada, and especially in Vancouver. I think if he would have had the chance, he would have warned us all to beware of the danger of a huge bubble existing in housing prices that could burst any day.

Evelyn Dreiling
[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley project
Date: Wednesday, April 16, 2014 11:04:08 AM

I just wanted to take a quick moment to say that Lynn Valley is in dire need of a new mall area.

I went to high school at Argye Secondary and had no other option but now as an "adult" I have other (read much better) options.

I have spent time in the new library area and love it. The proposed mall development seems on track to deliver a similar experience which I look forward to.

My only concern is a general one - traffic in North Van as a whole. As the population increase I worry about the commute.

Thank you for your time.

Kindly,

Connor Jeske



From: [REDACTED]
To: [DNV Input: dnv@dnv.org](mailto:dnv@dnv.org)
Subject: Lynn Valley Public Hearing of April 15
Date: Wednesday, April 16, 2014 12:08:24 PM
Importance: High

FAO: Muncipal Clerk, Mayor and Council

I attended the Lynn Valley Public Hearing yesterday (April 15) and I was astounded at Mayor Walton's reaction to one of the speakers, eventually switching off the microphone. This was shortly after the reminder about acceptable conduct in the Council Chamber and the assurance that every speaker who signed up would be heard.

Credit to Councillor Little for acknowledging the attendee's right to speak.

I think we are entitled to an explanation as to the nature of the issue that caused Mayor Walton to take this action.

Regards,

**Irene Nevill
(Lynn Valley Resident)**

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley redevelopment
Date: Wednesday, April 16, 2014 1:41:27 PM

Your Worship and Council Members:

As a longtime resident of Lynn Valley, I have watched the ongoing debate regarding the development of the mall property with interest. At first, I was unconvinced that taller buildings were appropriate for our neighbourhood. Having learned more about the issues involved, however, and seeing the high-quality design proposed by Bosa, I am now very enthusiastic about the development and believe that it will bring a much-needed revitalization to our community.

I commend the developer for the concessions it has made to community input, and hope council will allow them to move forward with the redevelopment as soon as possible.

Yours truly,

Janine Blair
[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Town Centre - Bosa Proposal
Date: Tuesday, April 15, 2014 9:28:57 PM

Dear Council,

I've lived one block ([REDACTED]) from the Lynn Valley Centre Mall since 1969.... 35 years.... and well remember the original strip mall from the 1960s-1970s.

I'm 100% in favor of the new development proposal. The old mall, and especially the encircling parking lot(s), are desperately in need of an overhaul of this nature.

I've noticed on various facebook pages that there are people who are against any changes who are quite vocal, yet do not live in Lynn Valley. Even though they have once lived here and have since moved away, they shouldn't have a say in the matter compared to people like me who are residents. By all means listen to all sides of the issue(s), but place the weight of argument with the local population, for and against, and not those who used to live here.

Thank you very much,

Gavin Bamber



From: [REDACTED]
To: [DNVCouncil](#)
Subject: Lynn Valley Traffic concerns
Date: Wednesday, April 16, 2014 11:10:47 AM

Hello

Unfortunately I could not attend last nights meeting re Lynn Valley Development. One huge concern of all citizens is the traffic implication.


I would suggest that the District have someone film all the accesses to Lynn Valley, Lynn Valley Rd, Mountain Hwy, 29th during the morning and evening rush hours. I came home up Mountain Highway the other day at 3:30 and the back up on Mountain Highway was ridiculous. It needs to be seen and experienced. And its only going to get worse with the minimum 1000 more cars on the road. From what I heard, there are more than just the Lynn Valley Mall development coming so this number is probably very modest.

Do any of the council members live in Lynn Valley? This ambitious redevelopment is going to change the lives of many people and alas, not for good. Its easy to pass something when it doesn't impact your life.....

Please think of filming the traffic, I think it would be a real eye opener for council.

Thank you for your attention.

Sincere regards,
Karen Preiswerk



From: [REDACTED]
To: [DNVCouncil](#)
Subject: Re: BOSA public hearing
Date: Wednesday, April 16, 2014 11:20:06 AM

Dear Mayor and Council,

I attended last night's Public Hearing and I was astounded at the Mayor's reaction to one of the speakers. Turning off the microphone so we couldn't hear the speaker's comments.

This was just a few minutes after the Mayor had commented on the openness of the discussion.

I think we deserve a better explanation as to what the issue was that caused the Mayor to take this action.

Regards

--

Steve O'Grady

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Re: Bylaws 8051 and 8052
Date: Tuesday, April 15, 2014 8:08:48 PM

Thank you for your prompt response.

I appreciate the potential value of a mix of housing. What are the estimated selling prices of the various housing options which are being proposed?

Regards
Paul

Sent from my iPhone

On Apr 15, 2014, at 7:19 PM, DNV Input <input@dnv.org> wrote:

Thank you for your email regarding the Lynn Valley Town Centre Bosa rezoning application .

This application is being considered within Official Community Plan directions and the Flexible Planning Framework for Lynn Valley Town Centre. We would like to take this opportunity to provide you with the following information that describes this context for the rezoning application.

We ran a four year long, open and transparent community planning process on accommodating growth by redeveloping at key density and transportation hubs, and on brownfield sites. This approach will protect existing single family neighbourhoods and our natural environment, and it will allow us to contain inevitable growth within our developed-land footprint. To protect the highly-valued green space that surrounds us, we need to concentrate the incoming growth to areas that are easily serviced by Transit. Redevelopment in Town Centres will protect existing green space by avoiding ongoing sprawl of single family homes and roadways up the mountainsides.

Also through denser development in Town Centres, we are creating compact communities that can lessen dependence on the automobile and the roadways they require. While we aim to create conditions that make active transportation choices such as walking and cycling more convenient and comfortable, we are not ignoring the transportation needs of vehicles. The District has comprehensive and robust Transportation and Mobility Plans for Lynn Valley. Details can be found by clicking [here](#) and scrolling down to 4. Additional Information.

We know that transportation concerns in local areas are part of broader regional issues, including Highway 1 access, bridgeheads and other network considerations, so the District is working on a number of fronts with developers and other partners. We are leveraging new development to pay for the things we need, such as replacing the Keith Road Bridge and improving the Lynn Valley Road underpass at Highway 1.

Development Cost Charges also help pay for improving the local road network to keep traffic flowing and provide extra capacity for bikes, buses and pedestrians.

To expedite and ensure transportation projects proceed, the District is also partnering in the in the funding of Transportation infrastructure that does not fall within our jurisdiction, such as at the improvements coming soon to the Phibbs Exchange. We understand east-west travel across the Hwy 1 bridgehead area can be difficult and we're working closely with the Province to bring several badly needed upgrades to improve traffic flow to fruition.

As our community changes, we need to increase housing options. We expect to see an increase of 15,000 new jobs in the District over the coming 15 years. But North Shore businesses have told us they find it hard to hire here because younger workers cannot afford the District's expensive single family homes. A new mix of housing types close to transit will help young people who work on the North Shore to live here as well, instead of commuting from Coquitlam or Burnaby. Seniors will be able to move within their neighbourhood when they are ready to leave the work and expense of maintaining a house behind, but not the local activities, services and businesses they know and trust. Compact town centres accommodate new choices in housing most effectively.

Community quality of life is important to both current and future residents in Lynn Valley and elsewhere in North Vancouver. The District requires developments to help pay for community amenities that we wouldn't otherwise be able to afford without raising taxes. If approved the Bosa development in Lynn Valley Town Centre will contribute a host of community benefits from affordable rental housing and adaptable housing to enhancements to local trails, a transit hub at 27th, environmental improvements to Hastings Creek Watershed and the addition of a new child and elder daycare space.

Council has a keen interest in the future success of Lynn Valley and its livability. In fact, two District Councillors live in Lynn Valley and understand the issues and opportunities on a deeply personal level.

We hope that this information is useful.

Your Mayor and District Council
District of North Vancouver

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

From: Paul Knapp [REDACTED]
Sent: Tuesday, April 15, 2014 5:51 PM
To: DNV Input
Subject: Bylaws 8051 and 8052

I have been a resident of Lynn Valley since 1987, we live just off Mountain Highway and 20th.

While we approve the further development of the proposed site, we oppose any development over 6 stories as being too high for the area. We would also oppose a complete block of 6 story development as this would be too massive visually and not in keeping with the general nor recent design in the region.

The recent development heading west on Lynn Valley would represent the height, scale and mass which we should be considering for further densification in this neighborhood.

Regards
Paul Knapp

Sent from my iPhone

From: [REDACTED]
To: [DNVCouncil](#)
Subject: Re: Public Hearing April 15, 6 PM, District Chambers
Date: Tuesday, April 15, 2014 9:08:27 PM

Hello Mayor and Council members,

If possible, and as a benefit tho those residents who are to the west of the Lynn Valley Centre looking east and south/east please request Mr. Mark Sager's team to provide some renderings from that view point.

Sincerely,
John Sharpe

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Redevelopment of Lynn Valley Shopping Centre: Public Input Submission
Date: Tuesday, April 15, 2014 7:43:20 PM

Dear Mayor, Council and Planners: (Due to the lack of parking at District Hall, tonight, I thought it best to write my thoughts on this critical issue)

I say NO to the BOSA proposal for Lynn Valley Shopping Centre. NO HIGH RISES! Keep it all no higher than five stories. Thank you.

My reasons:

I have just come from a month in Toronto, Ontario, and my own hometown, Burlington, Ontario. **Toronto, whom the media reported recently as Canada's most resilient city, is not at all what I pictured such city to be.** It had high rise condos of every design (un-matching, helter skelter) being built on every available vacant space, its roads, heritage/historical buildings in decay, and I only could see a city in a state of (purposeful?) decay. One such **ICLEI "built for Smart Growth" density high rises** even had an astro-turf dog park as one amenity where there were few to be seen. Even with many arterial roads, there seemed to be a perennial traffic jam all hours of the daylight. The subway system broke down at times, so public transit wasn't very reliable, either. **And more frightening they all use the same language coined out of the UN's ICLEI handbook, right across Canada -- and the USA! (Yes Metro Vancouver Region, also. They are a member of ICLEI)**

Building for density is on steroids! Check out the renderings on this Toronto post:

<http://www.city-data.com/forum/toronto/1778348-official-toronto-skyline-16.html> (this is most likely closer to what is happening in Surrey, yet Metro Vancouver Region is dictating the same for the North Shore!) It isn't laughable. **It is the stark truth about taking away our right to the kind of Lynn Valley we chose to live in, and raise our children. The citizens of Lynn Valley come first, not the greedy**

developers holding our Mall hostage until we comply or give in to their wishes. If we go along with it, where will it all end. It needs to end here -- NOW!

Lynn Valley (and the North Shore) is not Toronto, nor is it the City of Vancouver, or Burnaby, or gawd help us: Surrey! We don't have very many places to be able to move, and if a car can't move, neither will a bus! We are only as good as our bridges (and it doesn't help that one of those bridges is still a three lane throwback to the 1930's), and two sea buses. But, even without a new five story high rise built, yet on the Lynn Valley Shopping Centre locale, we are being squeezed by too much building for density along the Marine Drive corridor, and Lonsdale area. We will soon see condos cropping up in Maplewood, Seylynn, Lower Lynn and Capilano. There is more building going on right into Squamish along the Sea to Sky highway -- and beyond. The infrastructure cannot carry it. We cannot keep trying to shove a square peg into a round hole.

Council seems to be absolute blatant unrepentant skills for development and commercial interests. Perhaps they are just caught in the web of Metro Vancouver's strong arm touting ICLEI protocols on "Regional Smart Growth" and other such nonsense about "saving the earth from climate change, and greenhouse gases" and are powerless to listen to anything its citizens have to say. Or maybe, it is just because some developer drags a loonie across the parking lot and they hear the tinkle or see it glitter, they vote almost unanimously in favor of whatever it may be, even though its citizens will suffer the consequences of such poor decisions. I sure hope not! **Whatever the case, we elected Mayor and Council to speak for its citizens, not Metro Vancouver Region.** **Whatever the outcome of all this condo craze, it will not be about affordability!** \$350,000 for a one bedroom, 500 square foot condo, like that being built in Seylynn is not affordable for those we hope to bring into our community. Anything over \$100,000 for such a box in the sky is bogus! I am urging my children to move to places like Pitt Meadows, etc, where one can actually have a detached home with a yard for the kids to play in

for the same amount of money. Nobody wants their children's children growing up playing in the stairwells of such ticky- tacky high rise condos, or even some small green park built for the masses. I am hearing elsewhere that these developers are not always following up with promised amenities, either. **People should not have to fight for such things, like the kind of "town centre" they want to live in. Council needs to listen!**

And, more people and traffic, means more added pressures on our natural spaces, our forests, wetlands and parks. Isn't this exactly what we are trying to "save" from "overpopulation and recreational overuse and abuse"?

Fromme Mtn and Lynn Canyon Park will become fodder for whatever new extreme wreckreation may set wheel-hold, etc. in it, next. We are already suffering from the effects of too many mountain "dirt" bikers inside our forests. When you start to look at these plans for density building, nothing makes any common sense. It is ugly.

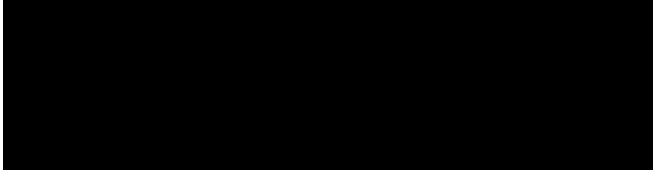
What happens when all that is all chewed up? What then? Single family houses for the uber-rich developers and others on the hillsides? The rest of us squeezed out of our homes by ever tightening rules and regulations, tightening the noose (with neverending recycling rules and regs, etc.) and making it more expensive to be a single family private property owner! That is what it all seems to be coming down to.

See: http://www.vancouver.sun.com/story_print.html?id=9738343...

So while one one hand, building for density only seems to be benefitting the rich developers, while on the other hand putting greater pressure on our natural resources for it, how does all this building high rises condos for a pretty profit actually benefit protecting our environment, resilience and livability? It doesn't. We don't need anything more than five stories high, and still make for a lovely "town centre" that serves the ambience of Lynn Valley, and protects its livability factor. Who will speak for us, if we cannot? That is the job we elected Mayor and Council to do. Do it!

Again, I say NO to the BOSA proposal for Lynn Valley Shopping Centre. NO HIGH RISES! Thank you!

Monica Craver



From: [REDACTED]
To: [DNVCouncil](#); [DNV Input](#); [REDACTED]
Subject: submission on Bylaw 8051, 8052
Date: Tuesday, April 15, 2014 9:07:22 PM

Tues April 15, 2014

Dear Mayor and Council:

I am writing with comments/questions on **Bylaw 8051 and 8052**. I attended the first two hours of tonight's meeting at District Hall but was unable to stay longer for my turn to speak.

I support the concept of increased density around Lynn Valley town centre, in order to keep other

areas with less change (no houses further up the mountain, for example). I support the increased choices of housing for young people and for those who are down-sizing their homes.

There is a shortage of such housing now. I appreciate the outdoor plazas and the work on incorporating folks' feedback on desired style.

I am concerned about increased traffic from this development's residents and Lynn Valley church site,

and tonight learned of additional development in Lynn Valley. While I am pleased to hear of possible potential

increases for Transit users (I ride the bus downtown to work), there will also be more car drivers. Also,

it is not clear that Translink has the money/time for our increased needs with this project.

Few questions:

1) Resident parking is set at 1.35 parking spaces per unit. Please consider using parking spaces per unit ratio used in other developments which are higher (point made by other speaker as well tonight, Tuesday)

2) Guest parking for A,B,C,D is set at .11 spaces per unit, while guest parking for E and F is set at .15 space per unit.

Why is there a difference ?

3) The copies of bylaws and relevant materials online show the configuration of buildings A ,B,C,D,E,F.

I appreciate the two taller buildings (B and C, 150 feet) are not on the main street and are not side by side, lessening the effect of their size. Can you confirm this configuration will not change (ie. the placement of buildings

remains same relative to each other)

4) The bylaw states the term of agreement is ten years; what happens at that point ?

5) The reference to hydronic source heating system; could you expand on this - is this similar to

LEC (Lonsdale Energy Corporation). LEC description: *"Through a network of underground piping and mini-plants, the Lonsdale Energy Corporation circulates hot water to heat the buildings that are connected to its system"*

6) There will be six 1-bedroom affordable rental units; one in each of the six residential buildings. Could the number of these

affordable rental units be increased ? This is a very low number, for those in need. I realize this cuts into developer's profits, but creative means could be found.

7) Height of buildings...the supposed 12-storey height is actually closer to 14 or 15, with the high ceilings of lower level (I believe it was

stated ceiling would be twenty feet), and with the roof level holding machinery. There are 12 stories of residential but the true complete picture would count the roof level/building maintenance level and the over-sized main floor level.

Thank you for your time and attention

Could you write back to me on these points or how would this happen ?

Sincerely

Judith Brook

District resident

From: [REDACTED]
To: [DNV Input](#)
Subject: Validity of traffic studies/data related to Lynn Valley development brought up in public hearing- please address these
Date: Wednesday, April 16, 2014 9:37:49 AM

**THANK FOR ALWAYS TAKING YOUR TIME TO ANSWER THESE EMAILS DIRECTLY, I KNOW YOU ARE BUSY.

I attended the public hearing last night for the Lynn Valley development. Two questions arose from those proceedings which I would like Councillors and Mayor to answer for me directly.

- 1) A gentleman far more organized than me spoke at the council meeting last night about the invalidity of the data as it relates to the traffic studies the development is relying on (he presented his findings with a powerpoint presentation). He used the term “corporate freeloading”, and suggested that the flaws in the study will allow BOSA to off put 4 million dollars to the district, thereby increasing their own profit margin while costing the district 4 million dollars. He did his own study, which obviously can’t be relied on in and of itself, as it is not controlled by anyone but him. However, assuming he is correct, his argument was compelling. **My question is this: will you be taking a careful look at his findings and comparing them to your own?**

The Mayor took offense last night when his integrity was questioned, and so he should have. However, if this development goes through based on blatantly flawed studies and fact gathering, you will have many people questioning not only the character of individual councillors and the mayor, but also the overall legality of the process and whether there is any evidence of criminal wrongdoing on the part of those representing us.

- 2) More opportunity for public input is needed, specifically from Lynn Valley residents. I know you can go back and say you have done this at many points, but it needs to be more than obligatory. In my 35 years living in the district, I can think of no other development that has the possibility of altering the community as much as this one does. Because it is such a life changing project for all those who live in Lynn Valley, district should be seeking public opinion in other ways.

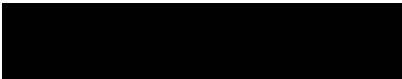
Last night was a bit of a farce, in that many of the people wearing the “yes” stickers and speaking in support of it were not Lynn Valley residents, and/or were friends/family or employees of BOSA in one form or another. It was certainly not representative of the population of Lynn Valley. Most people aren’t the type to go to meetings, let alone stand up and speak. That doesn’t mean their opinions on the matter shouldn’t be sought out. This situation doesn’t affect “Joe blow” from deep cove who wants to go bike riding down Lynn Valley road, so why does he and 40 others of his ilk get dressed up on a Monday night and go down to the council meeting to speak on the matter. Seems a little shady.

I assure you people in Lynn Valley do care strongly about this, but last night was no indications of where their leanings were, because it was not a representative sampling of the area. There are approximately 5000 residents in Lynn Valley, and you had 100 people who wanted to speak. That leaves 4900 people whose lives are about to be seriously altered. You have an obligation to find out what they think; go door to door if you must.

My question: How are you going to go the extra mile and seek out public opinion from every resident of Lynn Valley?

Thank you for your time and hard work,

Sincerely
Dave Craik



From: [REDACTED]
To: [DNV Input](#)
Subject: LV Development
Date: Wednesday, April 16, 2014 4:18:37 PM

To Whom it may concern,

I am writing to express my concerns with the BOSA project proposal. I attended the meeting last night but unfortunately, due to babysitting limitations, could not arrive in time to sign up to speak.

My husband and I have lived here since 2008 in a single family dwelling in LV. We now have 2 young sons and are saddened to see the current proposal. I must speak for my part of the population (30 somethings with young families). Although I am just one voice, I have not one friend in the area that thinks this proposal is a good/realistic fit for LV. The day to day challenges of raising young kids, working etc often prevents myself and my peers from actively participating in this ongoing dialogue. Not an excuse...just a reality.

We are not opposed to change. The buildings and drawings are beautiful. The mall could use a facelift. Does it stop me from shopping there? Absolutely not. Why? That is the biggest first world problem I've ever heard. The mall is pretty tired so I drive elsewhere. Hmm, that's a luxury I don't have or really care to worry about right now. The Save On at Park & Tilford is great but facing Mountain HWY to get there, not so much.

I have several issues that I would like to address.

Traffic

Lately, what is typically a 10 minute drive to my sons daycare, down Mountain HWY and over to Capilano University has taken upwards of 30-40 minutes. This is fairly standard in the mornings and if I work from home and leave the house at 4 for pick up. This is only trying to get down the mountain! Not even considering people coming home from work back to the valley. This is insanity.

I understand that there are provisions to allow for a new lane under the LV overpass. As one person said yesterday, this is merely funnelling people faster to the bottlenecks. If we can't address the bottlenecks of accessing HWY 1, there is no responsible way to even begin talking about population growth and traffic in our area. Plain and simple. If nothing can be done to Mountain HWY, that's it. LV road and E 27th are peanuts compared to the reality of Mountain HWY. None of this development can be separated from that reality. People in this area use that thoroughfare and this will only get worse as more cars are on the road.

Transit

Really?! This is a joke. Not everyone can take transit or bike. If I could bike my 2 children

safely and in a reasonable time frame to daycare and then to work off the shore I would. Not happening. I used to take the bus but I can't afford the 1+hours it takes to get 20 mins in a car (on a good day). Sadly, if we're not on BC Transit's radar than this project needs to be honest about that. When I see buses in LV they have a couple of people on it. Why should we be on their radar?

Height of Buildings

I drove home down 29th after the meeting and that subsidized Seniors home stuck out of the landscape like a sore thumb. Sure, the buildings look beautiful in the drawings. I'm not opposed to change and I understand packing the density in the city centre...city centre? Seriously? We're talking about 1 large block of land in the community. This is not a city centre! 12 (15 stories) is too tall. Period.

Community Feeling

I'm confused as to who this project is targeting. I know that building a community takes all types of people from all walks of life. I celebrate diversity. If this is going after retirees & downsizers (who, honestly, how are that many in a situation where they can afford these condos?!) then it's not the vibrant diverse and young community full of families and grandparents that I want to be a part of.

Young families work hard and realistically will not want to raise their families in a 700 sqft condo. There's nothing like trying to calm your child down because your nervous about the people next door complaining. They would be better served to save their pennies, buy a house with a suite and grow into it. The price per sqft would be the same once your do the math.

Rather than fighting increasing traffic, I'm very happy with all this community centre currently has to offer and using that traffic time actually outside living life. A beautiful new centre is only as vibrant as the people there. If we're stuck in traffic, we're not there!

Major population growth

With growth comes new (and existing) challenges. What type of budgeting is being allocated to policing...burglary is a day to day reality in LV these days. Transit hubs bring all kinds of people. Some of them not the kind you want around. Is this even on the radar of council? There was mention of daycare? I'd be curious to know what that looks like as you need to have your name on a list before you even have a live baby if you ever hope to get in. What about schools? Truthfully I know nothing of enrolment numbers but I do hope that if there are 1000 people and many of them young families moving into the area, my sons can get a place in their catchment. We can hear the bell from our yard but Ross Rd school would definitely see an increase in kids...

I will not be able to attend tonight but am happy to discuss this further with any council member.

Thanks for your time and I very much appreciate how this has been handled to date.

Sharlene Vunic



From: [REDACTED]
To: [DNVCouncil](#)
Cc: [REDACTED]
Subject: Lynn Valley mall development council meeting
Date: Wednesday, April 16, 2014 2:08:07 PM

Dear Mayor and Councillors;

I would like you to know that I am very disappointed to hear Mayor Walton deliberately turned off the microphone when Alex Schwarz was trying to get his point across regarding the new Lynn Valley mall development. Just because you don't like the topic, of who gives you campaign money, and how that influences your vote on this matter, it's no reason to censored the comments. I believe the 3 councillors and the mayor that received money from Mark Sager should not be able to vote on this development.

Can we not believe the Mayor when he talks about the fairness of the process and how he was going to make sure everyone is heard? The right to speak is everyone's right in Canada, is it not?

Only truth and honesty will build a good community - Lies and deception will not. I believe in this statement but unfortunately I don't think you do.

I also believe this whole process, including the years of OCP making, were filled with lies and deception. How sad is that!

In regards to the aforementioned, please reply letting me know why I should want to vote for you in the next election.

Gerry Yates
Lynn Valley Resident

From: [REDACTED]
To: [Infoweb](#)
Subject: Lynn Valley Mall Proposal
Date: Wednesday, April 16, 2014 4:14:41 PM

Hello,

I am a resident of North Vancouver District and a tenant of the Lynn Valley Centre Mall and attended the meeting last night for the Lynn Valley Proposal.

I am hopeful council will be able to keep an open mind to this much needed development but am concerned.

It appears many people support the project but so much information was presented last night from people that appear to have non-credited and unconfirmed traffic reports and so on, it might persuade the decision to move forward.

The proposal will add so much needed life and vitality to Lynn Valley and the mall. The mall is old and tired and lacks interest. As a retailer of the mall I am concerned that our business will not grow as people look to shop elsewhere. There are so many other upgraded malls that offer much more than what is here. Some residents in and outside of Lynn Valley did bring that up, people love to shop in their neighbourhood but need the shops and services to support their needs.

We hope you will be able to see the positive impact of this project to the community. Change is good and not everyone embraces it but as one lady said, "let's use the space that is already here and keep the landscape the way it is."

We look forward to a positive change it is needed.

Lynda Buchholtz
The Red Tulip Gift Gallery

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley TC - BOSA Proposal
Date: Wednesday, April 16, 2014 2:53:16 PM

Mayor & Council,

Greetings.

I was compelled to leave the public hearing April 14th before my turn to speak, so I will submit my comments here.

I am in favour of development that will focus density around town centres, and I am in favour of the Bosa proposal in particular.

Most opponents seem to cite increased vehicular traffic and building height as reasons to reject this proposal.

So far as traffic is concerned, it seems inevitable to me that traffic will increase as we add dwelling units on the North Shore. Do we need to add units? Yes - virtually everyone concedes this, except the most short-sighted of people. Given that thousands of new dwellings will be built on the North Shore, increased traffic is coming no matter what - the challenge is to minimize the adverse impact of the inevitable.

It is obvious to me that concentrating new dwelling units around town centres will maximize the possibility that residents of new units will rely less on single occupancy vehicles than residents of dwelling units poorly served by public transit & located beyond walking distance of shops & public amenities.

If thousands of new dwelling units are best concentrated at town centres where density promotes better alternative transportation use, and if North Shore residents clearly wish to preserve a park-like, suburban feel outside of limited town centres, and if within the town centres it is desired to create enduring and attractive public open space, it is logical that within the town centres buildings should need to be higher with smaller footprints.

Further to the point, as I understand it the Bosa proposal is consistent with the OCP, neighbourhood plans & etc. These are themselves the fruits of well-developed and highly transparent processes that allow ample opportunity for public input. As long as we can have faith in the integrity of these processes (as I do), it is necessary that the council fulfil the objectives of the OCP and associated documents. If at this point the proposal is rejected due to pressure from people who simply don't agree with the OCP, we might as well not bother with the expense & effort of any of these processes and simply allow all decisions to be made by those who can shout the loudest & the longest.

In a democracy every individual doesn't necessarily get everything they want all of the time. For example, I happen to think that the decision to effect a "Whistler-esque" design is rather desperate & tacky. If I ruled the world, I'd have dictated a much more contemporary design although using a similar palette of materials. I would have allocated more money But clearly most people feel otherwise and I'm pleased that a design has been proposed that appears to appeal to most people's aesthetic sensibilities.

Lastly, I'd like to address three other points made in opposition to the proposal:

1) "Bike lanes & pathways through the project connect to nowhere." I'm not sure if this is true, but a developer can hardly be expected to institute bikeways across the whole district; if they can build onsite amenities that tie into the District's long-term plans, it's a win.

2) "No more units until the roads & buses are in place to accommodate them". The only way to accomplish this is with massive amounts of up-front public investment. The tax increases & public debt required to do this would be hard to stomach before there is an actual need.

3) "The new units are supposed to be affordable, but they're not". I assume that the units would range from 350K to 500K+. Sure, this is not affordable to high-school graduates, minimum wage labourers, or crack-heads, but they are affordable by neighbourhood standards, where detached homes sell for 850K and up. This is the kind of affordability we should be aiming for. Put another way, if the developer suddenly finds God & decides to market all units for 50K each, but only to those who have no income or prospect of wealth, the community would likely rebel en masse.

Mayor & council, please exercise the leadership you have been entrusted with, and act to fulfill the OCP process that you have been superintending for decades.

Thanks,

-Tieg Martin



From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Town Centre
Date: Wednesday, April 16, 2014 3:49:01 PM

To Mayor and Council:

I have reviewed the materials posted on the District website regarding the proposed redevelopment in Lynn Valley, and attended and participated in one of the open houses held last summer. I listened to the proceedings during the first evening of the public hearing, April 15th. I wish to submit the following in writing as I cannot be available for the second night of the public hearing on the 16th.

I support redevelopment of this site, and much of what I heard last night impresses me with the need to do something relatively soon with it. However, I have some serious concerns about the scope and nature of the project as currently proposed.

Firstly, the current proposal and its size – certainly in scale and density unusual for the District of North Vancouver – originates with the notion that Metro Vancouver has directed that Lynn Valley must be the target of much higher density than currently exists. As a resident of the District, I reject that notion entirely. I can see just what such urban planning has achieved in other parts of this region, resulting in development that looks and feels more like a major Asian or American urban area than anything we have ever known in North Vancouver. As a resident of Lynn Valley, I want nothing to do with that kind of achievement in this neighbourhood.

I reject entirely the idea that because the world around us may be more crowded, and the pressures ever greater, we must provide scope for that kind of development which we *know* will irrevocably alter our physical and social environment, and bring with it increased density and traffic congestion we are ill-suited here to absorb. It is simply not enough to shrug, and say “well, that’s the way it’s going everywhere else around us, so we might as well just be mature and wise about it, and build over what we also have.” Taken to its logical conclusion, no place would be safe from densification on the basis that “we have to do it.”

While I do support redevelopment in Lynn Valley in keeping with both the current scale of commercial and residential structures around the so-called town centre, I do not support buildings here of 12 stories or more, as these in part clearly are. Responsible development of this area should mean development in line with the human scale of the buildings that exist there. It should not mean pushing for density which is completely inappropriate to the character of the community, and the infrastructure existing. It should not mean development similar to that in Burnaby, Coquitlam and Surrey which has turned sections of those communities into the soulless, urban nightmares they are quickly becoming. Few of our neighbours would chose to live in those regions. They live in North Vancouver for a reason, and in large part that is due to the remaining human and natural scale of the District in comparison to what is around it.

This project as currently planned contains two towers of approximately 12 stories or more, based on a “podium” of significant size and depth. The height as envisioned will not be comparable to 12

story buildings constructed without the commercial component as proposed. These towers, together with the other buildings of lesser height, will significantly alter the character of Lynn Valley. They will result in thousands of permanent residents and visitors to a relatively tight and congested area.

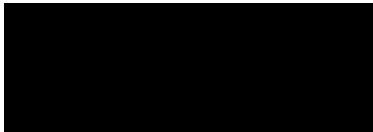
This project alone will result in a significant increase in density and in traffic in an already congested and difficult area and will push ever more traffic down arterial routes which cannot today handle current use. But just as importantly, this project as currently constituted will also set a precedent for similar sized structures to the north of this site, which Council will not be able to resist in future.

With Council's October 2013 decision on future town centre development, with the bar set so low with an approval of this project, and with this proponent granted "flexible" leeway without ever having to show any special reason for it, we will certainly see more proposals, and more pressure, like this.

Finally, I am not bought off, or impressed, with any of the so-called amenities offered in compensation for the changes threatened, nor am I prepared to join with various special interest groups interested in streams, or public art, or housing for the disabled, or whatever. None of this is any compensation for the scale of the changes proposed with this project, and the others waiting in the wings, and I resent that such groups – whether they reside or operate in Lynn Valley or not – should have any voice in forcing this kind of change upon those who support this community through their long time residency, their taxes, their involvement in community affairs, and their love for Lynn Valley .

Sincerely,

Brian Konst



From: [REDACTED]
To: [DNVCouncil](#); [DNV Input](#)
Subject: Redevelopment of a portion of the Lynn Valley Shopping Centre (Bosa Development Proposal) - Barry Fenton in support - April 16, 2014
Date: Wednesday, April 16, 2014 3:28:18 PM

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 North Vancouver for over 30 years. (25+ years in the Seymour area).

My family lives at [REDACTED]

Over the past few years I have been involved in a number of the meetings in creating and developing the new Official Community Plan for the District of North Vancouver and in previous public meetings regarding the Redevelopment of a portion of the Lynn Valley Shopping Centre by Bosa Development.

I have read the background material relating to this proposal and provide my support for the following reasons:

- 1) The development of this mixed use development will provide 393 multi-family condos, 6 long term affordable rental units to a non-profit society and new retail space. This will be a significant improvement over the current shopping centre. I appreciate the building form and the quality of the materials being used.
- 2) This an important step in creating a vibrant Lynn Valley Town Centre.
- 3) The new condos will create the opportunity for many long term residents to remain in the Lynn Valley area (and North Vancouver) and sell their larger homes.
- 4) Younger families moving into in these "empty nester" homes may allow for an increase in our school age population.
- 5) The new condos will create the opportunity for many younger people to buy a home in Lynn Valley when single family homes are beyond their budget.
- 6) The Community Amenity Contribution will be beneficial to residents in the District of North Vancouver.
- 7) The 6 long term affordable rental units are definitely needed in our community.
- 8) Residents have expressed concerns over transportation issues and there will be transportation and infrastructure improvements. The increased density will be necessary to have improved public transportation options in the future.

In summary I am in support of the proposal for the Redevelopment of a portion of the Lynn Valley Shopping Centre by Bosa Development and I look forward to enjoying the new plaza areas in Lynn Valley.

I am hoping to attend the Public Hearing (Part Two) this evening in addition to providing this short email.

Best regards,
Barry

Barry Fenton



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.

Submitted @ the April 15, 2014
Public Hearing

Lynn Valley Centre Rezoning Application Public Hearing Comments

By John Gilmour, [REDACTED]

April 15, 2014

Where "Share the Road" is Taken Literally

I am speaking in favour of the rezoning as presented.

Looking at the south side of the old Zeller space you will see a desolate place. It is pretty much the exclusive domain of the car. There is no reason for pedestrians to dwell there as they feel out of place.

The amount of traffic we have in Lynn Valley these days is a result of the buildings like what is there now. The Lynn Valley Centre mall was designed and built for the car. What's proposed now is a mixed-use walkable community where people who live there, can walk to their daily needs and are less reliant on their car.

The trend is now moving towards more walkable neighbourhoods with a pleasant and interesting public realm.

Think of the wonderful Las Ramblas in Barcelona. [Pic 1].

In 2013 Toronto's Canary District development in the "West Don Lands" announced a very walkable street, similar to Las Ramblas [Pic 2]

As this LV Centre project is a rezoning process now, the design detail of this area is not complete; however there is an opportunity to make the roads on either side the project, shared spaces where neighbours and friends can connect with one another. A development such as this should feature the outside as a completely shared space.

I would like to see very pedestrian oriented streets, such as a full Woonerf Street. [pic 3]

I believe this will result in a truly wonderful street experience. A Woonerf Street can work in front of commercial space and residential homes. We have heard a lot about place-making and this is really the biggest part of the place-making goal.

Shared space pedestrian streets are being built all over the world now and are an emerging trend. [pic 4]

The idea is to give pedestrians priority either on a commercial street or residential street. For example there are more than 6000 of these safe smaller scale streets in the Netherlands.

- Granville Island is a good example of woonerf style [pic 5]
- Ashville, North Carolina [pic 6]
- The Beedie and Anthem project at Station Square, Burnaby designed by architect Chris Dikeakos [pic 7]

Pavers are much more attractive than asphalt and even though 29th Street will be extended on to the site, pavers are needed to delineate this identified shared street so that traffic will slow to a safe speed.

A New York Times article last year [pic 8] featured “Where ‘Share the Road’ is Taken Literally”, notes that cars are generally restricted to walking speed on a Woonerf Street.

With a shared road design, the car drivers will be able to see the shops and residential homes at the side. This is a chance to get it right with a high level of public realm and a special street experience. I am eager to participate in the discussion about the public realm as part of the Development Permit process after the rezoning is complete.

I can see it now. It's going to be great!



April 26, 2013

Where 'Share the Road' Is Taken Literally

By PAUL HOCKENOS

“Woonerf” is what the Dutch call a special kind of street or group of streets that functions as shared public space — for pedestrians, cyclists, children and, in some cases, for slow-moving, cautiously driven cars as well.

Roughly translated as “living streets,” the woonerf (pronounced VONE-erf) functions without traffic lights, stop signs, lane dividers or even sidewalks. Indeed, the whole point is to encourage human interaction; those who use the space are forced to be aware of others around them, make eye contact and engage in person-to-person interactions.

The Dutch term was coined in the 1960s when traditional urban architecture was being rethought, and today the woonerf sign is common, with slight variations, across Europe: a blue rectangle with stick-figure symbols of a ball-playing child and parent, a car, a house. They can even be found in pedestrian shopping zones like the bustling Alexanderplatz in Berlin.

In the Netherlands, more than 6,000 woonerf zones burnish these badges of communal spirit where motorized traffic doesn't rule the road. Moreover, after a period in which they fell out of fashion, the woonerfs are making a strong comeback, and not only in the Netherlands. Woonerfs and their derivatives — sometimes called shared spaces, complete streets or home zones — are piquing the interest of urban planners in several countries.

The cities and towns that have adopted the model in one form or another span the globe: the artsy Saint-Henri neighborhood in Montreal; narrow, tourist-clogged Commercial Street in Provincetown, Mass.; the Bulgarian spa town of Hisarya; and districts or suburbs of Cologne and Freiburg, Germany, and Auckland and Christchurch, New Zealand.

In England and Wales there are more than 70 registered home zones, the British variant of the woonerf; from hundreds of applicants, Manchester, Plymouth, Leeds and Nottingham were chosen to receive government money to establish the zones.

In the United States, more than 400 cities either currently have, or soon will develop, “complete streets,” which are much more broadly defined than woonerfs, even allowing for the likes of sidewalks and the authoritarian stop sign. Yet, according to the Chicago-based National Complete Streets Coalition, the spirit of the woonerf inspired even the American movement.

The key to the woonerf is the primacy of nonmotorized activities.

Although cars are allowed in most — but not all — of the zones, they are generally restricted to “walking speed” (in Britain, the limit is higher, at 10 or even 20 m.p.h.) with the onus of responsibility for safety entirely on the driver.

Legally, the automobile driver is generally liable for an accident. But there tend to be fewer traffic mishaps when cars, people and bicycles mingle in close proximity; studies have found that accidents dropped by 4 percent or more in Dutch areas converted to woonerfs.

“You either love them or you hate them, depending on whether you’re a car driver or a parent with kids,” said Dirk van den Heuvel, an urban architecture expert in the Dutch city of Delft. “But they’re popular places to live here — low density and lots of greenery — and that’s why the model is making a comeback,” he said.



Station Square, Burnaby



Asheville, North Carolina





European Woonerf



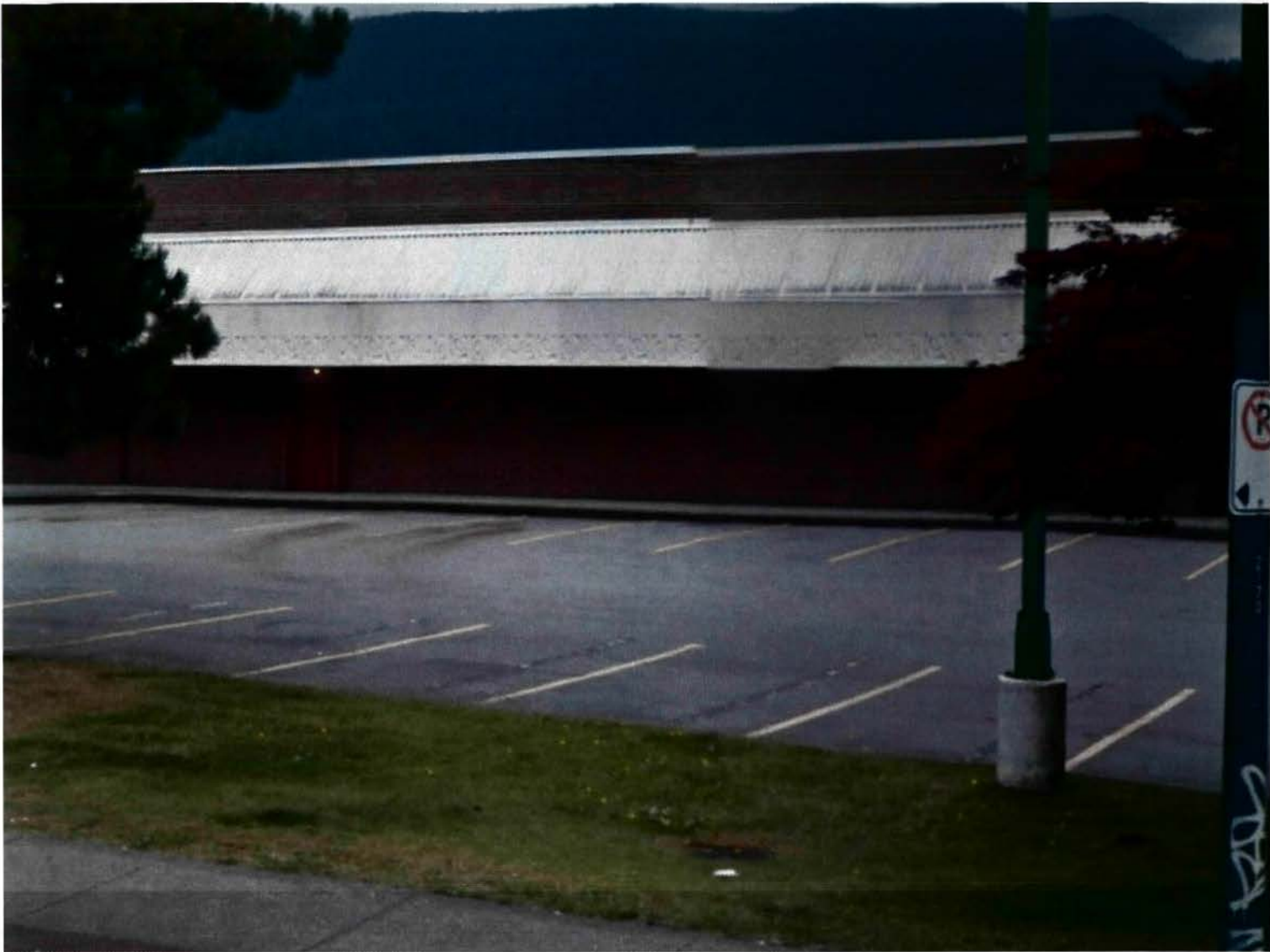
Residential Woonerf



Canary District, Toronto



Las Ramblas



Submitted @ the April 15, 2014
Public Hearing
15 April 2014

I very much agree with one gentleman who asked "Where is the critical voice in council"? The developer is a strong and powerful force that is drastically affecting our communities, but has a overriding motivation of making money. They should accept more responsibility for parking, keeping to the ~~13~~ 12 stories (not 13 1/2) etc etc

I believe in the municipal council; You are our voice and so I implore you to stand up against the "slight" (??) manipulations that happens by developers. If you slacken on the height restrictions - who knows what else or which next projects will be pushed through. Please be strong in keeping to your rules.

To be honest I am extremely sad about having such increased density in Lynn Valley. However I accept some increase is inevitable. I did not move here for this. I just wish there

would be one critical voice in council, that would be able to represent my concerns - and hold future developers accountable.

As one lady said at the meeting, please let the increase in density happen gradually. Let us see the true ramifications be felt and adapted to, before accepting huge increases in density suddenly.

~~Thank you~~ So after this --- which I know is very likely, please ~~at least~~ slow down!

Thank you

Jude Ruskton



Submitted @ the April 15, 2014
Public Hearing

Good Evening Mayor and Council

My Name is Linda Findlay, and together with my family we reside at [REDACTED]
[REDACTED] We have been residents of LV for 26 years and we love LV.

I am the person who initiated the petition supporting the re-zoning of the LV Centre. Over the past six months we have collected more than 1500 signatures of real people who live in LV, work in LV, shop and contribute to the local LV economy and play in LV and tonight I add nine more signatures (pass up the final page).

The people who signed this petition hope that their voices will be heard by this Council and also by those who are here tonight that wish to ignore and dismiss these voices. After years and years of studies, meetings and process it is time to approve this plan.

With our children soon to move from home my husband and I are looking at future housing options, not only for ourselves when we transition into retirement, but for our children as well. This new village presents exactly what we, and they, are looking for!

Somewhere vibrant where we can live, walk to dinner, walk to the library, walk to shopping, walk to recreation and for those who wish to, park their car or take transit to do the same.

Mr. Bosa and his team have done an admirable job of addressing the community concerns and incorporating the ones of greatest import into this project. Compromise on both sides has occurred. Things are never black or white. Compromise is always required to provide the greatest good for the community as a whole. Yes, there will be construction, yes, there will be inconvenience, but this is only for the short term...the long term gains for the community as a whole far outweigh these inconveniences. This is a very forward thinking proposal and I personally feel that this is a plan we can and will all be proud of.

I sincerely hope that council will see their way clear and give unanimous support to the re-zoning bylaws for the Bosa redevelopment plan at Lynn Valley Centre.

Again my name is Linda Findlay and I thank you for listening.

Petition supporting the revitalization of Lynn Valley Town Centre Mall

We believe that the Lynn Valley Town Centre Centre Mall is in need of revitalization. We are thankful that plans have been produced as a result of extensive resident input, and are in keeping with the character of Lynn Valley. We fully support the plans in their current format and are excited to see the revitalization begin! Thank you!

Name	Address	Email	Comment	Signature
Jen Weiss	[Redacted]	[Redacted]	Great!!	[Redacted]
Boris Weiss	[Redacted]	[Redacted]	Great!!	[Redacted]
TED DAVIS	[Redacted]	—	Oo Ro	[Redacted]
Caroline Luoma	[Redacted]	[Redacted]	Awesome	[Redacted]
Esther Wong	[Redacted]	[Redacted]	Excellent!	[Redacted]
Wing Wong	[Redacted]	[Redacted]	Great	[Redacted]
Mandi Lamb	[Redacted]	[Redacted]	Lovely!	[Redacted]
George Lukin	[Redacted]	[Redacted]	Great	[Redacted]
Andrei Fox	[Redacted]	[Redacted]	Awesome	[Redacted]

Submitted @ the April 15, 20
Public Hearing.

I'm not keen on the density of the proposed development, however I think this or a similar proposal will be approved so here are some recommendations to improve the proposal.

I met Mark Sager and have corresponded with the planner Michael Hartford.

There is very little landscaping proposed on the north side of 27th. Currently there is about 4m of green space between the sidewalk and the parking lot. I understand that the new zoning regulations don't require as much set-back however that doesn't provide the type of environment we want in Lynn Valley. I propose at least 1 m of grass between the road and sidewalk in most locations. In addition there should be about 1 m of green ground cover or landscaping between the sidewalk and residential buildings. Mr. Hartford argued that since a transit hub is planned here, there is no room for landscaping west of Library Lane.

Counter
+

About the transit hub, I don't think 27th is a good location for this. I wouldn't want to buy an expensive condo right above a transit hub. And I don't think existing residents would want constant bus traffic on 27th. It is not far to walk to Mountain Highway or Lynn Valley Road.

I'm concerned that Library Lane will be quite busy just below the proposed residential buildings. Currently the main loading zone for the proposed grocery store is "under cover" and accessed from the west side of Library Lane (north side of Building B). I proposed to Mr. Sager and Mr. Hartford that access to the development be mostly direct from Mountain Highway. Due to the difference in elevation between Mountain Highway and Library Lane it would be feasible to put a direct entrance to underground parking just north of the Esso station. Perhaps Library Lane could be limited to commercial traffic in the morning between 7 and 11 for access to the Lynn Valley Centre shops. Mr. Hartford was concerned about adding more traffic off of Mountain Highway. But wouldn't that be better for new residents and the foot traffic on Library Lane?

Regarding the transportation improvements to Lynn Valley Road underneath Highway 1. This seems like money proposed where we don't have a major problem. The real issue is when the bridge or Highway 1 eastbound is backed up. Adding an extra lane won't fix the major issue. Looking at the site, I don't see how this is feasible without acquiring more property just north of Highway 1. You can't keep one lane going to the freeway entrance and have one lane feed into two lanes very easily. Can I see the feasibility study for this proposal?

Overall, I think that there needs to be more resident input into the proposal. Currently it seems to me that the proposal looks good at first glance, but not when you start to look at the details.

Remarks Presented at LVTC Public Hearing at DNV Office April 15, 2014

My name is David Hunter. My wife and I live in a house 3 blocks from LVTC. We are retired grandparents who have lived in Lynn Valley for the past 40 years and plan to remain here for the next 20+ years.

When we moved here in 1974, there was no Magnusson Recreation facility or Library Square. There was just a small library behind the Esso station off Mountain Hwy, a modest shopping centre with limited services, and a 7-11 store at the corner of Mtn Hwy and LV road that attracted mischief in the evenings.

We remember outcries from small but vocal groups when both Karen Magnussen and Library Square developments were proposed, and look at how wonderful and well used these facilities are today.

We have attended all the OCP Public Information sessions over the past 5 years, including two very special ones in the Library Community Room in October, 2011 and again in May, 2012 where Dr. Brian O'Connor from the Vancouver Coastal Health Authority spoke.

He clearly presented the proven positive influence that well planned Town Centres have in creating vibrant, healthy, walkable, livable communities. He encouraged compact town centres over housing sprawl that chews up precious green space.

If we want to attract young families to Lynn Valley and retain seniors who already live here, we need to have a wider variety of housing with more family related services.

For the above reasons, we fully support the current development proposal and transportation improvement plan and trust that District Council will lead, and use their combined wisdom to ensure Lynn Valley continues it's record of well planned sustainable growth which has worked so well in the past and needs to continue.

We cannot and should not shut the door to other families who want to live in and enjoy LV like we all do.

In conclusion, we also do not want to see traditional high rises in LV like those in Lower Lonsdale, but we **do fully support** the two 12 story buildings proposed here with a commercial business at ground level and 11 floors of residential living above. The designs we have seen are very compatible with the mountain and forest atmosphere of Lynn Valley and we do not consider these to be high rises at all.

Let's get started on the multi-year journey to revitalize LVTC.

Thank you.

David & Nancy Hunter



Submitted @ the April 15, 201
Public Hearing

To: District of North Vancouver Council
Re: Lynn Valley Redevelopment

My name is Marc Burrows. I grew up in Lynn valley from the age of 4. I went to Lynn Valley elementary school, I went to Argyle, and I have witnessed firsthand how this community has changed as the years have gone by. I actually feel that those in my generation have seen the most significant changes, which have been in more recent years.

For three years I worked at the old Time Out Sports (now Kins Farm market), until the owner made the decision to relocate to the bottom of Mountain Highway after rental increases. It still amazes me that a sports shop was unable to remain successful in an area as big as Lynn Valley. All of those kids that were involved in basketball, soccer, baseball, softball, hockey etc every year. Yet still people ventured out of Lynn valley to do their shopping, my family included.

My brother is 18, and will be graduating from Argyle this summer. He does not believe me when I describe what this area was like. I remember the days when the 7-11 was a place that the younger kids would have to avoid after dark or run the risk of getting robbed by the older guys.

Now that location is a gorgeous new town centre that serves as a gathering place for everyone in the area and those visiting the Canyon etc. The old library looked more like a mortuary than a building for learning. The improvements made to our town centre have made people in this area proud to spend their time and money within the establishments here, rather than driving to Lonsdale, Cap mall or Park Royal. The Browns restaurant is the most profitable location in the chain, and there are now a number of businesses that young adults can be excited to find employment, during and after high school. This project is about more than condos, traffic and the like. Bosa does not merely erect unsightly towers that become the scourge of neighbourhoods, if that were the case they would no longer be in business. It is about building a community.

One of my best friends whom I grew up with in Lynn Valley is a district of North Vancouver firefighter. If any of you ever suffer from a medical problem, or are unfortunate enough to experience a house fire, this young man will be one of those that helps save your life or your home, or both. Yet, with all he does for this community, he cannot afford to live here comfortably. The housing prices have exceeded what he can afford, and the remaining options are not realistic for him as he moves toward marriage and a family.

The additional housing is not going to attract hundreds of strangers from around the lower mainland and relocate them to Lynn valley; rather it will give those that grew up here the ability to enjoy the same as many of you over the past 20 years or more..

As a young adult who hopes to one day purchase a property of my own in this area, I am incredibly hopeful that this project is approved. The generation before mine must accept that this venture is a natural and positive progression. One that will allow people like me to own property here and raise kids as they once did. One that is about creating a sustainable community that can function within itself. New shops, new jobs, new housing; not just for those who were raised outside Lynn valley, but for many who wish to move back!

I fear that this amazing opportunity for a celebrated builder to revitalize our community will be missed, which would be a great shame. Hopefully we can ensure this neighbourhood continues to become the most liveable on the North Shore, and the proposed redevelopment is approved.

Marc Burrows

Submitted @ the April 15, 2014
Public Hearing

north shore news

LETTER: Klondike gold rush comparisons not so golden

North Shore News
April 9, 2014 12:00 AM

Dear Editor:

In her letter Gold Rush Mentality Afflicts North Vancouver Developers published March 26 (<http://www.nsnews.com/opinion/letters/letter-klondike-gold-rush-comparisons-not-so-golden>), the writer (Irene Nevill) equates contemporary developers with the image of rapacious gold diggers of old, while forgetting that most miners to the Klondike went bust and ended their days penniless.

A similar fate awaits unwise developers who build outside of the economic restraints that determine any one project's viability, weighed against the broad scope of considerable risk.

Any developer requires land to operate and can only buy land that is offered for sale. While sale reasons can be many, they boil down to one: no one else wants or needs that property in that form, or of that age. While characterizing developers as "preying" on neighbourhoods, the fact is that (for example) the former Lynn Valley library site was only purchased by Bosa Properties under duress and pressure from District of North Vancouver staff and council as that building had no potential to be "sympathetically restored" for any purpose by anyone.

If the writer truly wants to retain their "heritage" they should be demanding that wooden sluice boxes be built to convey water from the Capilano, the pavement and curbs be torn up from Lynn Valley Road, and those unwelcome electrical wires be removed from all but the telegraph office, ending somewhere over towards Lonsdale.

As far as deciding who are the winners and losers in the equation, one aspect of the winners' gains is easily found in the community amenity contributions, paid by developers to offset many costs residents themselves are unwilling to pay for through increased taxes.

One can have sympathy for middle-class homeowners who feel the pressure of rising costs, but in many areas the costs simply represent the actual costs of a standard of living most have become accustomed to but would prefer someone else pay for. How we go about logically and prudently preparing for the net generation who will live here is the critical question. Two things are immediately obvious: most of your own sons and daughters will not be able to afford the \$1 million+ homes you presently enjoy and which will increasingly be felt as a weight on your life and pocketbook, and where will you live then?

Douglas Curran

Submitted @ the April 16/
reconvened Public Hearing

April 16,2014

Good Evening Your Worship and district Councillors. Thank you for your work on behalf of the people who live in the District.

My name is Jeremy Long, I live 3 blocks from the Mall at [REDACTED] which my wife and I bought in 1979 and where we raised our 3 boys. We also operate a business in the District. I've appreciated the mature trees, developed gardens, and mix of many different types of homes, the easy access to the mountains and wilderness behind us.

I haven't been proud of our town centre and tired old mall. However I am delighted with the library development and how it's being used. Well done!

I like a number of things in the plan as presented by Bosa. I like the fact there's been movement to downsize on their part after listening to the people of Lynn Valley. I like the general look of the outside cladding with highlights of wood and granite and the change to the shops looking outwards instead of inside. (pause) But I still think the towers are too high. 6-8 stories would be more appropriate in my mind. Once the maximum height precedent is established I would be naive to think other developers wouldn't want to do the same. If one developer can do it how would you stop others? I think over time various councils would not. How would you stop Sobey's from being the same height? Any moral imperative to stop it would be gone.

If you truly want to create a people friendly place you do not populate it with many large buildings. For those people who wish to downsize and retire in the Valley I believe there will be plenty of 5 storey condos to chose from in the Lynn Valley core. The loss of those few extra floors won't stop them moving here.

The other topic of concern is traffic. Parking is bound to become more difficult. No multi-unit developments seem to take complete care of all the extra cars they bring in. Do Bosa's towers have adequate spaces for the condo owners? I have seen the traffic become much more dense over the years I've been here and I really don't think any realistic steps have been taken which will alleviate the further clogging of our roads. There's only 2 arterial ways out, Mountain Highway and Lynn Valley Road with no plans to effectively increase their capacity and no concrete transit plans.

So let's not get carried away with rapid development so that the impact of each stage is known and adjustments made to keep this a liveable place.

To steal a bit from Joanie Mitchel. You don't know what you've got till it's gone.

Submitted @ the April 16, 2014
reconvened Public Hearing.

Barry Fenton

From: Barry Fenton [REDACTED]
Sent: April-16-14 3:28 PM
To: dncouncil@dnv.org; input@dnv.org
Subject: Redevelopment of a portion of the Lynn Valley Shopping Centre (Bosa Development Proposal) - Barry Fenton in support - April 16, 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 North Vancouver for over 30 years. (25+ years in the Seymour area).

My family lives at [REDACTED]

Over the past few years I have been involved in a number of the meetings in creating and developing the new Official Community Plan for the District of North Vancouver and in previous public meetings regarding the Redevelopment of a portion of the Lynn Valley Shopping Centre by Bosa Development.

I have read the background material relating to this proposal and provide my support for the following reasons:

- 1) The development of this mixed use development will provide 393 multi-family condos, 6 long term affordable rental units to a non-profit society and new retail space. This will be a significant improvement over the current shopping centre. I appreciate the building form and the quality of the materials being used.
- 2) This an important step in creating a vibrant Lynn Valley Town Centre.
- 3) The new condos will create the opportunity for many long term residents to remain in the Lynn Valley area (and North Vancouver) and sell their larger homes.
- 4) Younger families moving into in these "empty nester" homes may allow for an increase in our school age population.
- 5) The new condos will create the opportunity for many younger people to buy a home in Lynn Valley when single family homes are beyond their budget.
- 6) The Community Amenity Contribution will be beneficial to residents in the District of North Vancouver.
- 7) The 6 long term affordable rental units are definitely needed in our community.
- 8) Residents have expressed concerns over transportation issues and there will be transportation and infrastructure improvements. The increased density will be necessary to have improved public transportation options in the future.

In summary I am in support of the proposal for the Redevelopment of a portion of the Lynn Valley Shopping Centre by Bosa Development and I look forward to enjoying the new plaza areas in Lynn Valley.

I am hoping to attend the Public Hearing (Part Two) this evening in addition to providing this short email.

Best regards,
Barry

Barry Fenton
[REDACTED]

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.

Remarks Presented at LVTC Public Hearing at DNV Office April 16, 2014

Submitted @ the April 16 2014
reconvened Public Hearing

My name is David Hunter.

My wife and I live in a house 3 blocks from LVC at [REDACTED]
We are retired grandparents who have lived in Lynn Valley for the past 40 years and plan to remain here for the next 20+ years, possibly in the new LVTC.

After listening to the speakers here last night, I went home and gave this topic some more thought.

My first lasting impression was the gentleman who so eloquently described the beauty of driving into Lynn Valley, then being hit with the drab looking mall in the heart of the community.

The old mall was designed for cars and parking.

The new LVC is designed for people and will enhance the joy of living here.

My next thought was ^{some of} the analysis paralysis thinking that suggests ^{ed} we should solve ALL problems before proceeding.

The ability to do this never happens in our personal or business lives – why do we think this concept should apply to something like community planning ?

With this type of thinking, nothing would ever change in the world.

It also seems to me that two fabricated boogeyman were introduced and continuously repeated.

The first boogeyman being traffic.

If we look at demographics, an increasing percentage of LV residents will be seniors and young families.

Seniors (like us) are motivated to drive less than we used to for ^{both} budget and health reasons, and the younger generation are increasingly shunning cars in favour of public transit and bicycles, ^{for the same reasons.}

I think the this problem will not be as serious as alarmists are saying.

The use of the inflammatory word “High Rise” is also a fabricated boogeyman, ^{showing up on lawn signs}
Twelve stories ^{even} (with a commercial ground floor and peaked roof) is NOT a high rise, by any stretch of the imagination, especially when it is so well designed to fit in with Lynn Valley mountains and trees.

Let's get out of analysis paralysis and get started on the multi-year journey to revitalize LVTC and make it the people friendly centre of Lynn Valley.

Thank you.

David & Nancy Hunter
[REDACTED]

submitted @ the April 16, 2014
reconvened Public Hearing.

My NAME IS DENISE RUTHERFORD

I LIVE AT [REDACTED]

I AM OPPOSED TO THE PROPOSED
REDEVELOPMENT OF THE LYNN VALLEY
MALL SITE. My MAIN OBJECTION IS
THE HEIGHT OF THE TWO APARTMENT
TOWERS, I FEEL LYNN VALLEY AS I
KNOW AND LOVE IT WILL BE RUNNED
FOREVER. I AM ALL FOR BUILDING A NEW
MALL AND MAYBE A FEW SMALLER APARTMENT
BUILDINGS, BUT I DO NOT BELIEVE WE
HAVE THE INFRASTRUCTURE OR THE TRANSIT
IN PLACE FOR THE PROPOSED NUMBER OF NEW
RESIDENTS.
~~PEOPLE~~ TRAFFIC IS A NIGHTMARE NOW AND
WILL ONLY GET WORSE.

Sincerely, D. Rutherford

From: [REDACTED]
To: [DNVCouncil](#)
Subject: Censoring Alex Schwartz?
Date: Wednesday, April 16, 2014 7:32:03 PM

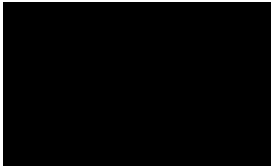
Is it true that the microphone was turned off at yesterday's meeting so that Alex Schwartz was censored?

I believe that he was talking about corporate contributions to councillors at that point.

How do you explain that?

Thank you.

Steve Coffin



From: [REDACTED]
To: [DNV Input](#)
Subject: Input for Lynn Valley Centre re-development
Date: Wednesday, April 16, 2014 7:39:53 PM

To council members,

I am writing to you in support of the re-development, of Lynn Valley Centre. The pictures of the proposed re-development look amazing. Thank you for all of the effort you are putting in to collect the opinions of Lynn Valley residents. I have some concerns that I would appreciate for you to read about in this e-mail.

I am a property owner in Lynn Valley and as beautiful as the area is, unfortunately a lot of my shopping and leisure time is spent in areas other than Lynn Valley. Ideally I would like to stay in Lynn Valley and in the near future raise a family here, however if the area does not improve with more shopping, leisure options, and better transit I will be selling my property to live elsewhere.

The re-development of Lynn Valley Centre should help to attract more young families to the area, and to satisfy the people who currently live in the area that are hoping to raise a family here.

Thank you for hearing my concerns,

Ann Strohmaier

(resident of [REDACTED])

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley Development
Date: Wednesday, April 16, 2014 8:16:53 PM

Hello Council,

We wanted to be at the meeting last night, but could not make it happen with our work demands and our daughter, so we had to miss it. We would like to express our concerns as young professionals and parents who own a home in Lynn Valley. Here are our big ones:

1. We didn't move to Lynn Valley to deal with traffic jams and busy streets. This is why we left Kitsilano to raise our daughter in a calm, mountain village. We are very concerned about how you will manage the traffic issues that seem inevitable.
2. We moved to Lynn Valley to enjoy the mountain views and small-town feel. We are sad to even see the tower going in by the Superstore as we lose beautiful mountain views.
3. We are very concerned about the schools and how this will impact our daughter's opportunity to go to a school in our area that she can walk to (which has always been the plan for us).
4. I am a chiropractor at YYoga and many of my patients come over from West Vancouver. If my patients have to deal with traffic on Lynn Valley road, it will make it less appealing to come my way. This development may also negatively impact business for some.

We understand you are not hearing as much from our demographic, but let me assure you, we are very concerned, but with many of us raising young families and growing our professional careers, we have a hard time making these meetings.

I am a business owner myself and act as an independent contractor also at YYoga and therefore understand the business benefits for the community with the development, but feel passionately that we must protect the peacefulness of Lynn Valley and avoid excessive development. I support low-level development, but even over 3 stories starts to become something we never wished for and the traffic could destroy this perfect little community forever. I saw it happen in my hometown in Ontario. Please consider these factors.

With thanks,
Dr. Carla Cupido & family



From: [REDACTED]
To: [Infoweb](#)
Subject: Lynn Valley revitalization
Date: Wednesday, April 16, 2014 4:42:31 PM

Hello,

I am a resident of the district of North Vancouver and attended the council meeting held April 15/14.

I would hope that council looks favourably on the proposed Bosa development and Lynn Valley Mall revitalization.

I am a business owner in the Lynn Valley Mall and am very aware of the lack of amenities the mall has to offer this community. I agree that Lynn Valley is a beautiful place to live and raise a family but really it is time to step into the modern age! This area is old and tired and driving away customers as Park Royal, Metro Town and even Park and Tillford malls have so much more to offer the average consumer.

I have young adult children that I would hope might have a chance to raise their families In an area such as this. There has to be some housing options for young families as well as retirees. Won't this community be up in arms when we haven't enough children to fill our schools.

I think Bosa Development should be commended for being the ONLY developer to ask the opinion of the community it is serving. No one else has bothered to do this, and these other builders will be responsible for contributing to the traffic situation that has everyone so concerned.

It' called progress people!!!

Sincerely,
Janice Rothenbush
The Red Tulip

From: [REDACTED]
To: [DNV Input](#)
Subject: Lynn Valley
Date: Wednesday, April 16, 2014 4:56:08 PM

I would like to put my support behind the District plans for Lynn Valley Centre as we move forward in this exciting time. I live in Lynn Valley: my children went to school here; I shop locally and feel this is a community I want my children and grandchildren to love and benefit from in the future.

Thank you for all the work that makes this possible.

Yours, Christine Rowe

From: [REDACTED]
To: [DNV Input](#)
Subject: Public Hearing for Bosa Development at Lynn Valley Town Centre
Date: Wednesday, April 16, 2014 8:11:46 PM

Dear Mayor and Council,

I am writing in support of the rezoning application under review.

My only point of regret is that the original proposal under the approved OCP was compromised and the Council gave in to the protest of a small but loud group. The current OCP was adopted as a result of a sound public consultation process over a considerable amount of time. To not uphold it will render all this effort useless.

As a result, we are settling for a less than ideal situation. The restriction on height that is put on the buildings means that more land is going to be covered at the expense of viable and practical public open space and green space and resulting in a compromised approach to streetscape.

I hope that in the process of reviewing the development permit application, ADP, staff and council reconsider the notion of a "Whistler Look". Lynn Valley is not a contrived mountain resort. It needs to look to the future with a timeless and clean architecture and landscape architecture that respects its North Shore location. This does not necessarily mean inundating the building with heavy timber and peaked roofs. The adjacent library building is a very good example of how these notions could be incorporated in a subtle way.

In closing, I am supporting the application because developing the Town Centre is the right thing to do regardless of my personal opinion on the form and character. And if this compromised approach means some of the disgruntled residents are going to be satisfied, then it has accomplished something. I do hope however that in future applications, some of the above issues are revisited and the inclusion of a high quality and meaningful public realm is given priority.

Thank you.

Nastaran Moradinejad

