

From: John Chersak [REDACTED]
Sent: Monday, June 16, 2014 10:44 AM
To: Kathleen Larsen
Cc: [REDACTED]
Subject: Wedgewood Ventures Public Meeting May 14, 2014

Hello Kathleen

On May 15th I sent you a message regarding people not living in the Calder Avenue area and not directly affected by the proposed development by Wedgewood.

I indicated that people who are not directly related, affected by this proposal and not even living in this area have no business supporting a development in a neighbourhood that they do not belong to.

I requested that at the next meeting, people attending and speaking in support or against this development should be directly related to this project.

I requested that those attending and speaking should supply their driver's licence to show their address is in this area or they should be confirmed by neighbours that they do in fact live in this neighbourhood and or directly related to this proposal.

Could you please advise if the District is planning to implement this at the June 24th meeting?

Could you also please advise if the School Board will be in attendance.

The School Board is a huge part of this process and stand to benefit from this development.

Members of the School Board need to be at this meeting as they need to be available to answer questions and to ensure that this process is transparent.

Please confirm receipt of this e mail and I would appreciate an answer to these questions sometime this week.

Thank you Kathleen.

Respectfully

Jane CHERSAK

From: John Chersak [REDACTED]
Sent: Thursday, May 15, 2014 8:04 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Wedgewood Ventures public Meeting may 14, 2014

Hello Kathleen

Thank you for attending the Public meeting at Braemar to hear the concerns of the citizens of the District of North Vancouver and specifically of those living in the area and their concerns regarding this proposed development

I wish to make you aware that there were people at this meeting who do not live in the area and who were making very strong comments supporting this development.

I believe this to be inappropriate as those making these comments are not affected by this development.

The people in question used to live here years ago but no longer live here now.

Several of my neighbours watched them get in their car and leave the area right after the meeting.

One lives south of Highway #1, east of Westview and the other person lives in Hong Kong.

May I suggest that at any future meetings, that those attending this meeting need to produce a photo driver's license that specifies and proves their address as actually being a resident.

This is not acceptable that people are attending these meetings(meant for those who actually live in this neighbourhood) and supporting a development that does not affect them.

There were several comments from some that do not appear genuinely concerned about future of this neighbourhood.

The perception is that Wedgewood has "plants" to promote their project.

If this is the game they are playing then it suggests that we can no longer "trust" what Wedgewood is saying.

Additionally, they were not forthcoming about the fact that they were building and planning for secondary suites.

My neighbour read the details and identified on "Wedgewood's Report" that they were suggesting "Secondary Suites".

Additionally, their proposed street size and lack of parking space is not sustainable and their residents will end up parking on the original Calder causing even further congestion.

Their proposals and what could actually happen are two different things.

The District of North Vancouver has traditionally had an excellent reputation for listening and considering the concerns of their constituents.

I respectfully request that the District of North Vancouver see how this neighbourhood is being bullied into a project we don't want.

How many times do we need to keep going to meetings to tell them "No, we don't want this development!"

We have gone to numerous meetings, telling them "No" and they continue to badger us.

NO means NO !!!

Shame on Wedgewood for using the elderly people and scare tactics to promote their cause.

Jane CHERSAK

From: [James Gordon](#)
To: [Brent Dunsford](#); [Louise Simkin](#)
Cc: [James Gordon](#)
Subject: FW: Proposed Braemar School Project by Wedgewood Ventures.
Date: Monday, June 23, 2014 7:49:07 AM

From: Kathleen Larsen
Sent: Sunday, June 22, 2014 7:21 PM
To: James Gordon
Subject: FW: Proposed Braemar School Project by Wedgewood Ventures.

[For Wedgewood Public hearing input](#)

From: Doreen [REDACTED]
Sent: Sunday, June 22, 2014 8:52 AM
To: Kathleen Larsen
Subject: Proposed Braemar School Project by Wedgewood Ventures.

We wish to indicate we support the proposed project. We have attended a presentation. Also following various news reports and feel it meets the needs of the community.

Jim and Doreen Box
3835 Dalkeith Drive,
North Vancouver, BC
V7N 3N7

From: [REDACTED]
To: [DNV Input](#)
Cc: [REDACTED]
Subject: I Say NO to the development proposal for 3600 Mahon
Date: Tuesday, June 24, 2014 7:53:38 AM

Hello ! My name is Richard Taylor from 3376 Calder Ave, North Vancouver.

I am very much Opposed to the development of Braemar School Lands.

I oppose this development and any other such development of Braemar School forest.

Thanks for reading.

RICHARD TAYLOR
3376 CALDER AVE

[REDACTED]
[REDACTED]

Jim and Kathy Cameron
164 East Kensington Road
North Vancouver, BC
V7N1P1

June 23, 2014

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

Attn: Mayor and Council

Dear Sirs:

Re: Proposed Development – 3600 Mahon Avenue (Braemar School)

We are writing in support of the proposed development at the above address.

My wife and I have lived in the District of North Vancouver for all of our lives and currently reside at 164 East Kensington Road – 3 blocks from the subject development.


We have been aware of the proposed development for several years now and have watched the rezoning process with interest. We are familiar with the plans and the nature of the development and see it as a significant benefit to the neighbourhood and the community as a whole.

This type of development is long overdue in our neighbourhood, and will address the need for smaller, more sustainable housing that empty nesters and retirees are looking for in North Vancouver.

In our view, the proposed development is very attractive, is sensitive to the neighbourhood, utilizes surplus School District land in a sensible way and will be a welcome addition to the neighbourhood and community.

We ask that consideration be given to approval of this rezoning and that moving forward, the application be addressed expeditiously as we are amongst a group of residents that have been waiting for a long time for this product to come to market.

Yours truly,



Jim and Kathy Cameron

From: [REDACTED]
To: [DNV Input](#)
Subject: municipal clerk re: 3600 Mahon Avenue
Date: Monday, June 23, 2014 3:34:02 PM

To the municipal clerk:

I am a twenty year old former student of Braemar Elementary School and I live at 3376 Calder Avenue, which is at the end of the street.

I really do not think it is a good idea to be using that area to creat seven single family homes. I loved that forest area as a child/student. I spent hours there playing, dreaming, inventing, creating and learning. I used that area after school to play games with my friends as well as within the classroom. The teachers would take us out there for field studies. WE would look for bugs and learn about insects, we would look at the trees and shrubs and learn about that. Sometimes we would go on nature walks and look for birds and other small creatures. When this is destroyed for housing...it will be gone forever and no other students will have the joy that these outings brought for me.

I hope that this letter helps you understand that this area is sacred to the children in the community as well as to the adults in the community and that you make the right choice...leave the undeveloped portion of land the way it is.

Sincerely,
Shane Taylor
3376 Calder Avenue
North Vancouver, B.C.

From: [REDACTED]
To: [DNV Input](#)
Subject: to the municipal clerk regarding 3600 Mahon Avenue
Date: Monday, June 23, 2014 3:46:41 PM

To the Municipal Clerk,
Hi,

I am a resident of Calder avenue and I am definitely opposed to the development of the land on the east side of the existing Braemar School.

As a mother of two children who went to Braemar School, as well as a parent living in the neighbourhood, I would definitely be opposed to this development. I am opposed to green space being absorbed by buildings and development. Once a green space, a living, huge, beautiful forest is destroyed, it cannot be replaced. I find that this is not thinking outside the box or thinking about the future.

Besides the importance of keeping our green space green, the thing that I want to talk about is this....I am a teacher of primary children. I have taught for 25 years. I could not even begin to imagine that if this goes through how thoroughly distracted children would be. The windows at Braemar look out into the green space. They are surrounded by beautiful forest and shrubbery. If they had to look out the window and see buildings and people in their back yards talking, cutting lawns, gardening, yelling, talking to each other...i know that this would be very distracting. It is already difficult to teach children of multiple levels and this added stimulation would only make it more difficult. The safety of the children as well would be a concern to me. It could mean people looking into a classroom full of children....that does not bode good feelings for me.

Again, I hope that you will reconsider developing this area. Leave it as a beautiful, well used living park for everyone to enjoy.

Sincerely,
Teri Taylor 3376 Calder Avenue,
North Vancouver

Kathleen Larson

June 20, 2014

Community Planner

District of North Vancouver

RE: Wedgewood Ventures Ltd

3600 Mahon Proposed 7 Single Family Strata Homes

As we are directly affected by this project (We will have two houses backing on our property) We must express our objections.

The elevation of these properties is much lower than ours, and as there is no provision for a retaining wall, we are concerned with the subsidence of our land, as well as the drainage /seepage which will occur.

Our understanding is that Wedgewood Ventures Ltd. will develop the property, but not actually build the houses. This would mean an ongoing disturbance to the neighbourhood. This will not be a gated community and yet this is not a public road with street parking. Who will be responsible for the upkeep of this 'Lane' ?

We also feel that there is precious little natural green space left in the District. The songbirds, wood pigeons, grey squirrels, black squirrels, pesky raccoons, sometimes skunks, deer and even bears would be displaced. These things are what make it unique and why we live here !

Lastly, and selfishly , we would lose our priceless privacy, and consequently devalue our property. Hopefully you will take these concerns into consideration in your deliberations.

Sincerely,

Beryl Henshaw and Stearnes Henshaw

From: George and Carole Robertson [REDACTED]
Sent: Tuesday, June 24, 2014 10:32 AM
To: Kathleen Larsen
Subject: Braemar School Project - Wedgewood Ventures

Further to Mr. Duyker's e-mail of 6/22/2014, we do support the above mentioned project as per my letter of support last month.

Regards
Carole Robertson

Public Hearing on Bylaws 8071 & 8070 – Braemar School

Corrie Kost – 2851 Colwood Dr. N. Vancouver – 24 June 2014

- Sale of public school lands to help pay for operations and capital projects are economically unsustainable, and is akin to a farmer selling part of his land to pay for seeds. However, if the collected monies of the sale of school lands are used to purchase lands for new/expanded schools in other areas that is another matter. Since we don't know the complete picture I for one suggest that this project not proceed.
- Follow the money: Where does the monies from the sale of these public lands go? Is it to the DNV? Is it to School District 44? Is it to the province? The 58,273sq-ft (about 1.34 acres) – normally worth about \$8million for housing, but being sold for \$2million is certainly ripe for a significant CAC contribution (\$3million at 50%).
- I am concerned about the fire safety of this development due to the lack of assurance that the proposed private road (as opposed to a public cul-de-sac) will continue to provide unimpeded access to all 7 lots.
- Since there is a lack of access to nearby transit this development encourages greater use of the automobile. (Ref: Urban Systems Feb 29/2012 report)
- The removal of much of the forest/vegetation currently populating the sloped area planned for these 7 homes seems to be out of sync with the ideals espoused in the OCP.
- It appears that public access will be allowed for the northern CP preservation area – but this needs to be clarified before any fences go up!
- Proposed lots 1,2,and 3 appear to be only some 20ft from the back of the school – which seems unusually close for these proposed single family homes. Certainly this would be problematic if the school should wish to rebuild to a greater height in the future. I have seen no shadow studies in this regard.
- Without this piece of land would the school still be in compliance with a 10% site coverage regulation?
- The OCP designated densification predominantly be directed to the designated Town Centres. This development can be viewed as being contrary to that directive.

The existing residential neighbourhoods in the District are largely comprised of detached houses. With a few exceptions, multifamily residences within neighbourhoods are ground-oriented (duplexes, triplexes or townhouses). Schools, corner stores and parks provide valuable amenities to surrounding residential uses. Neighbourhoods should be walkable, family-friendly places. Significant change is not anticipated in existing neighbourhoods. Sensitive residential infill opportunities may be considered to provide greater housing diversity or transition to adjacent uses through Neighbourhood Infill Plans and/or Housing Action Plans (Chapter 12). **Neighbourhood character and local support must be considered in these Plans and planning processes. The District's objective for Neighbourhoods is to provide safe, beautiful and inclusive environments for residents of all ages.**

POLICIES

1. Maintain ground-oriented detached and attached housing as the predominant residential forms
2. Accommodate the provision of schools, community facilities and other institutional uses and maintain public assembly uses where feasible
3. Integrate a network of parks and open spaces throughout neighbourhoods
4. Encourage the preservation of local commercial uses (corner stores) in neighbourhoods and encourage new local commercial uses where appropriate
5. Prepare Housing Action Plan(s) to identify criteria for low intensity infill housing, such as coach and laneway housing and small lot subdivision as appropriate
6. Enable sensitive redevelopment in appropriate areas, such as locations adjacent to existing multifamily or commercial uses, through Neighbourhood Infill Plans

Create a network of vibrant, mixed-use centres while **enhancing the character of our neighbourhoods and protecting natural areas**



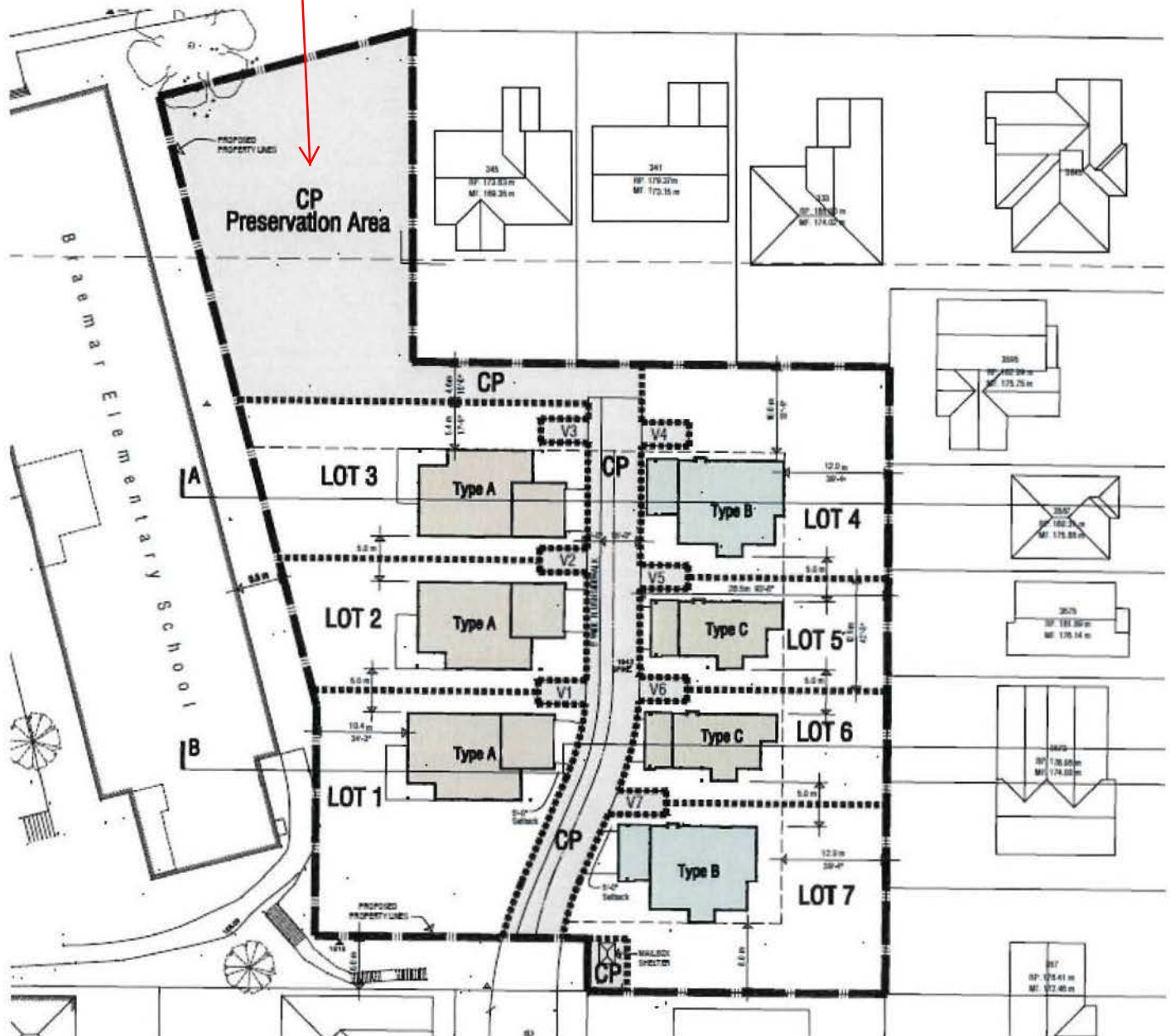
SUBJECT: Bylaws 8071 AND 8070: OCP Amendment and Rezoning for a Seven Lot Single-Family Development: 3600 Mahon Avenue (Braemar Elementary School)

May 29, 2014

Private fenced-off area? Trees retained/replaced, small kiosk/seating area here?

Page 5

surrounding neighbours. The property at the north end of the site labelled "Preservation Area" will be retained as common property in an undeveloped state to provide a buffer to neighbouring single-family lots and the school to the west.



Site Plan

Concern: Since access is via private road (like "panhandle lots") fire access maybe limited (eg. private road blocked with vehicles).

SUMMARY:

The applicant proposes to subdivide an undeveloped portion of land on the east side of the existing Braemar school site to create seven single-family bare-land strata lots. The proposed homes range from 214m² (2300 sq ft) to 265m² (2850 sq ft), have been designed to work with the sloping topography of the site and will not include basement suites. The proposal requires an amendment to the Official Community Plan and rezoning of the property. The Bylaws are recommended for Introduction and for referral to a Public Hearing.

BACKGROUND:

Following a decision in 2003 to sell the subject portion of the Braemar school site, School District 44 hosted a series of public open houses. In 2007 the School District entered into a conditional sales agreement with the applicant. Two preliminary applications were completed, one in 2007 and a second in 2011, and the project has since been revised in response to public comment and consultation meetings.

Following the latest 2011 preliminary application, the District approved a Public Assembly Land Strategy Policy to help guide decisions around land-use change proposals for public assembly lands. The proposed OCP amendment and rezoning application was submitted in March 2014 and responds to the guiding principles of the Strategy as well as public input.

Official Community Plan:

The subject property is designated *Institutional* in both the District Official Community Plan (OCP) and the North Lonsdale-Delbrook OCP reference document reflecting the existing school use on the site. Land designated *Institutional* is intended predominantly for a range of public assembly uses such as churches, schools, recreation centres, care facilities and public buildings.

The proposed single-family development addresses policy in Section 2.3 of the OCP (Policy 2.3.1) which supports maintaining ground-oriented detached housing as the predominant housing form in keeping with the surrounding neighbourhood.

Zoning:

The subject site is currently zoned Public Assembly (PA) and therefore rezoning is required to permit the proposed residential development. Bylaw 8070 proposes the establishment of a new Comprehensive Development Zone 82 (CD82) tailored specifically to this project.

As I see it - the intention of policy 2.3.1 ("Maintain ground-oriented detached and attached housing as the predominant residential forms") was to prevent conversion of SF homes to multi-family, not to encourage densification of public assembly lands!



However Section 2.3 of the OCP (Policy 2.3.2) says "Accommodate the provision of schools, community facilities and other institutional uses **and maintain public assembly uses where feasible**"

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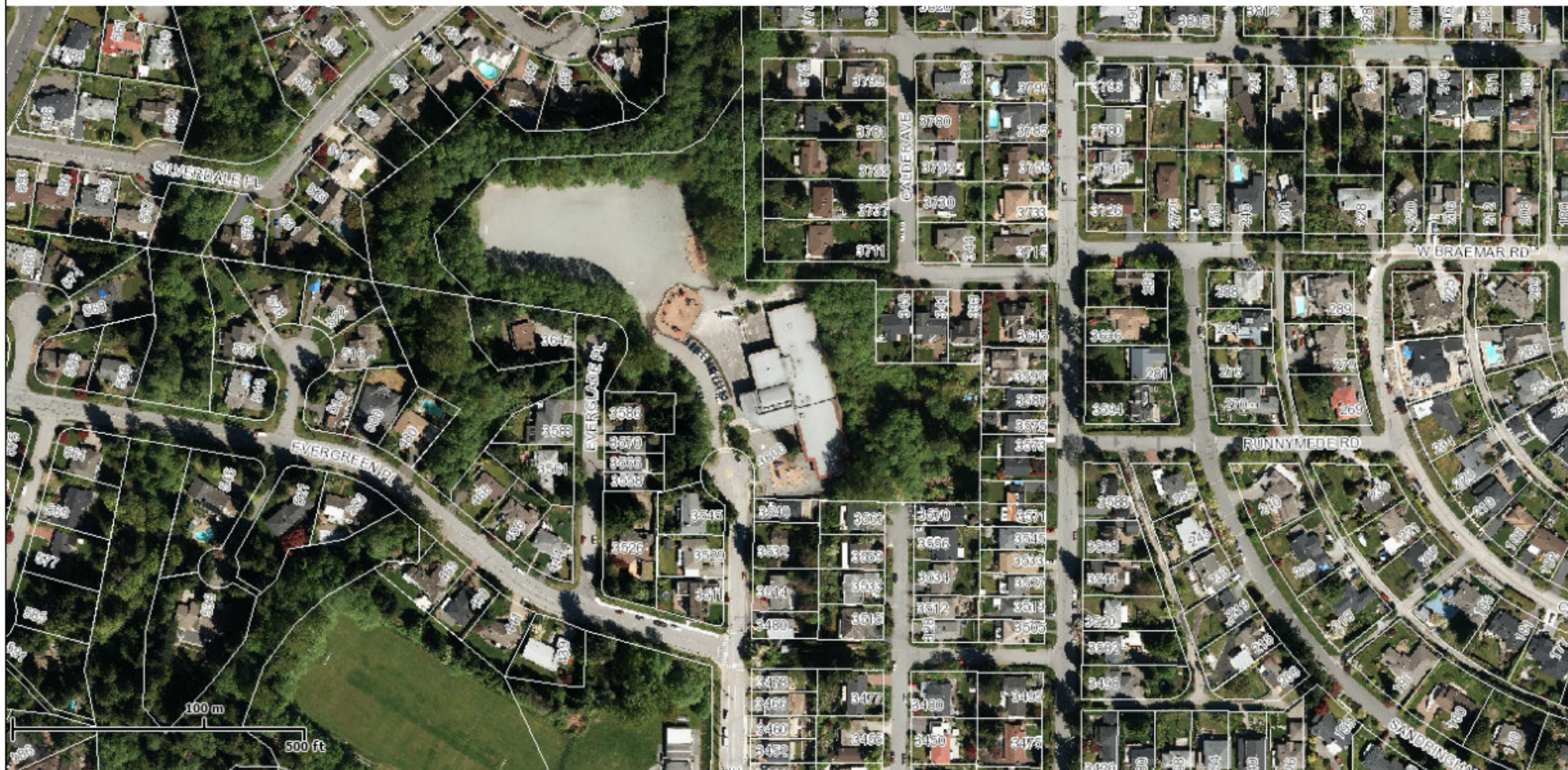
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GEOweb

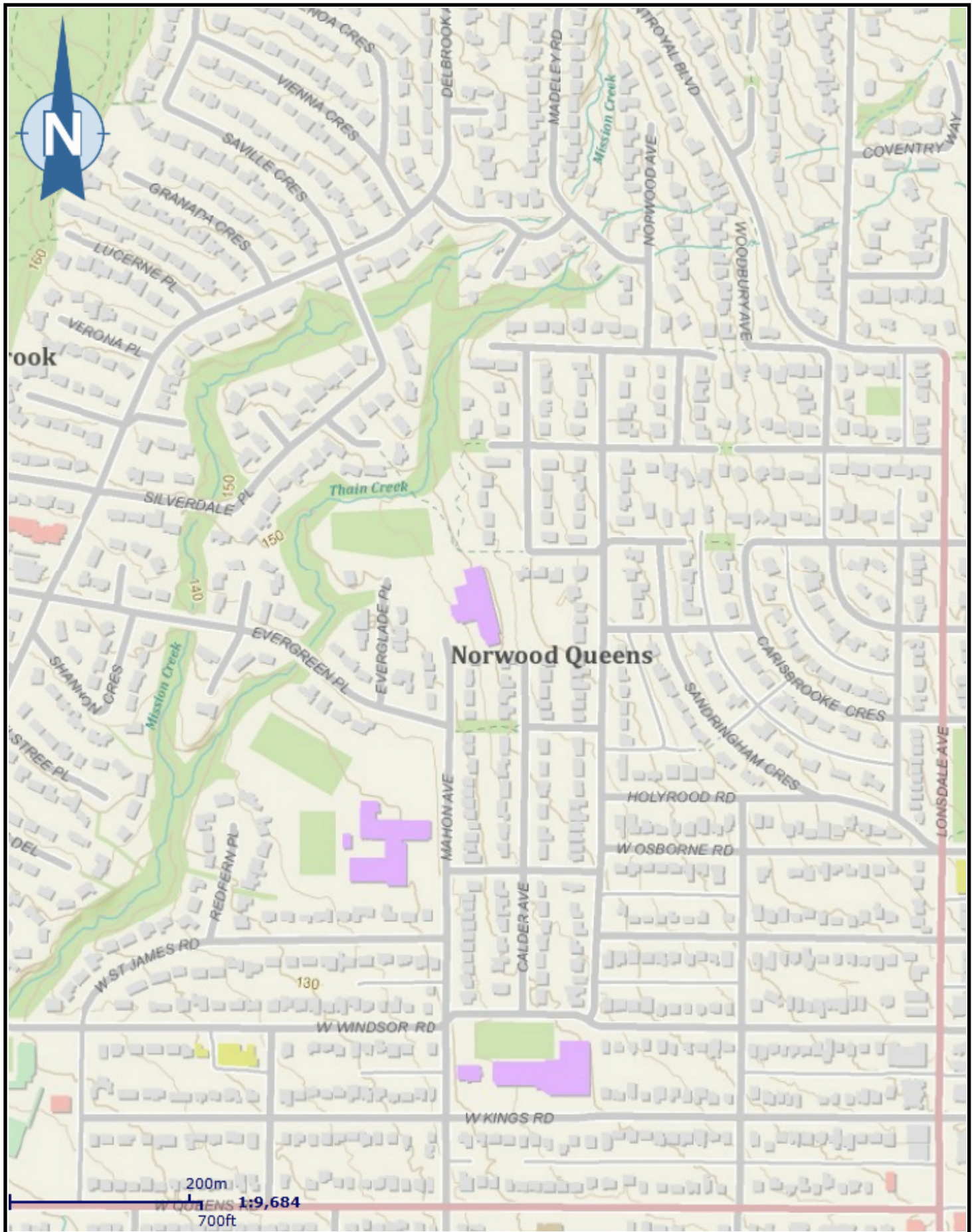
The District of North Vancouver
GIS Department
p: 604.990.2311
e: gis@dnv.org
w: www.geoweb.dnv.org

3600 Mahon rezoning

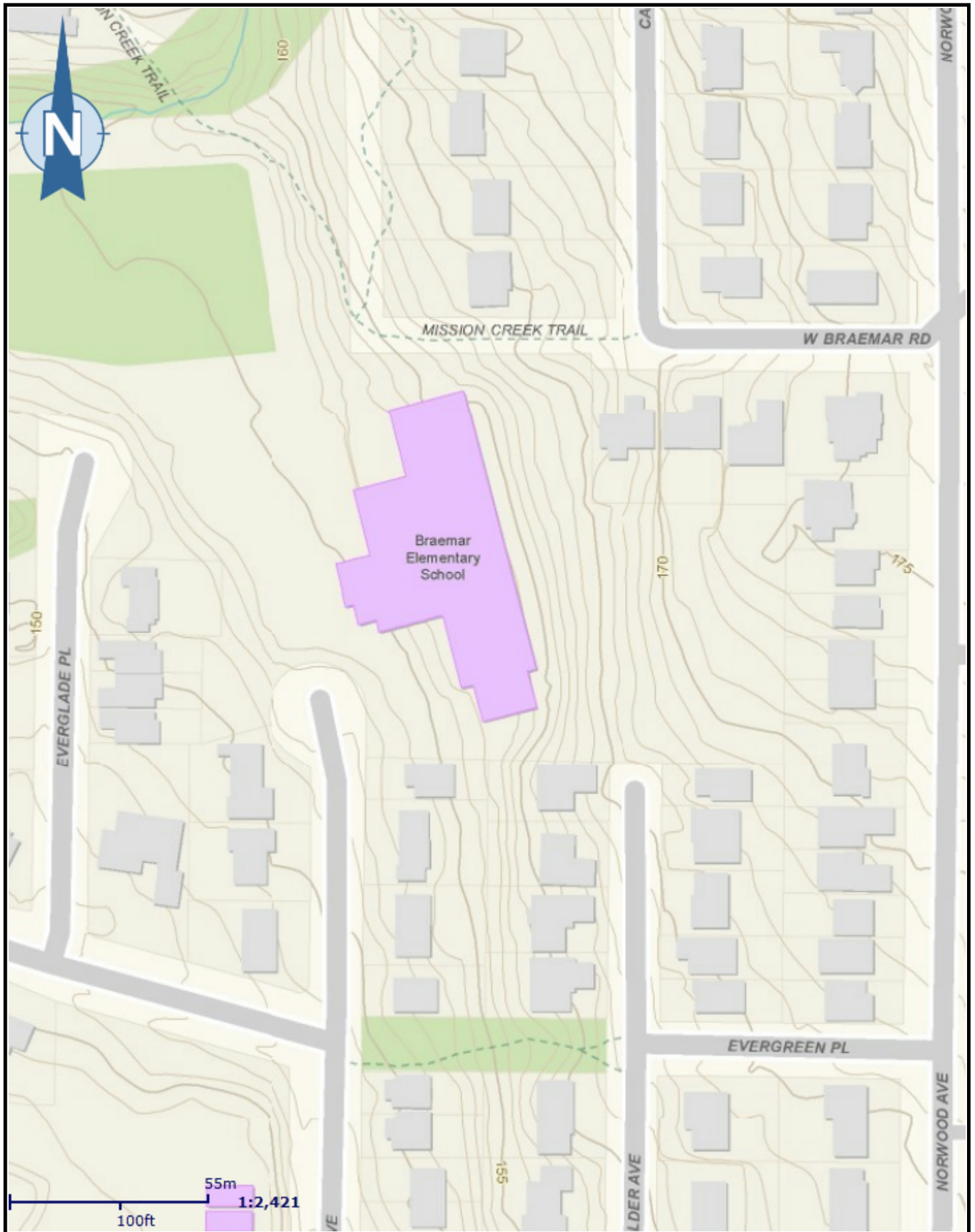
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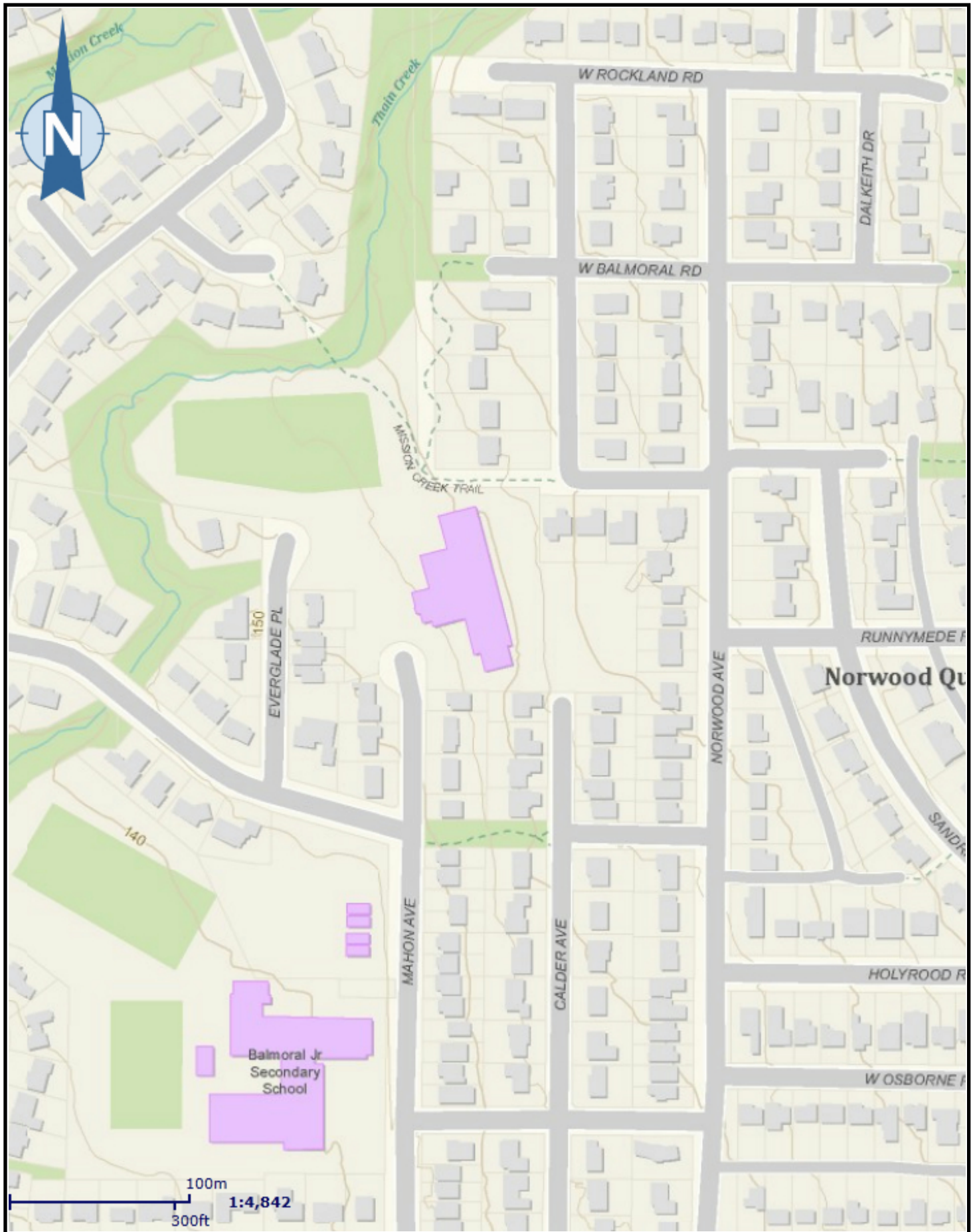
Braemar School - note bus routes

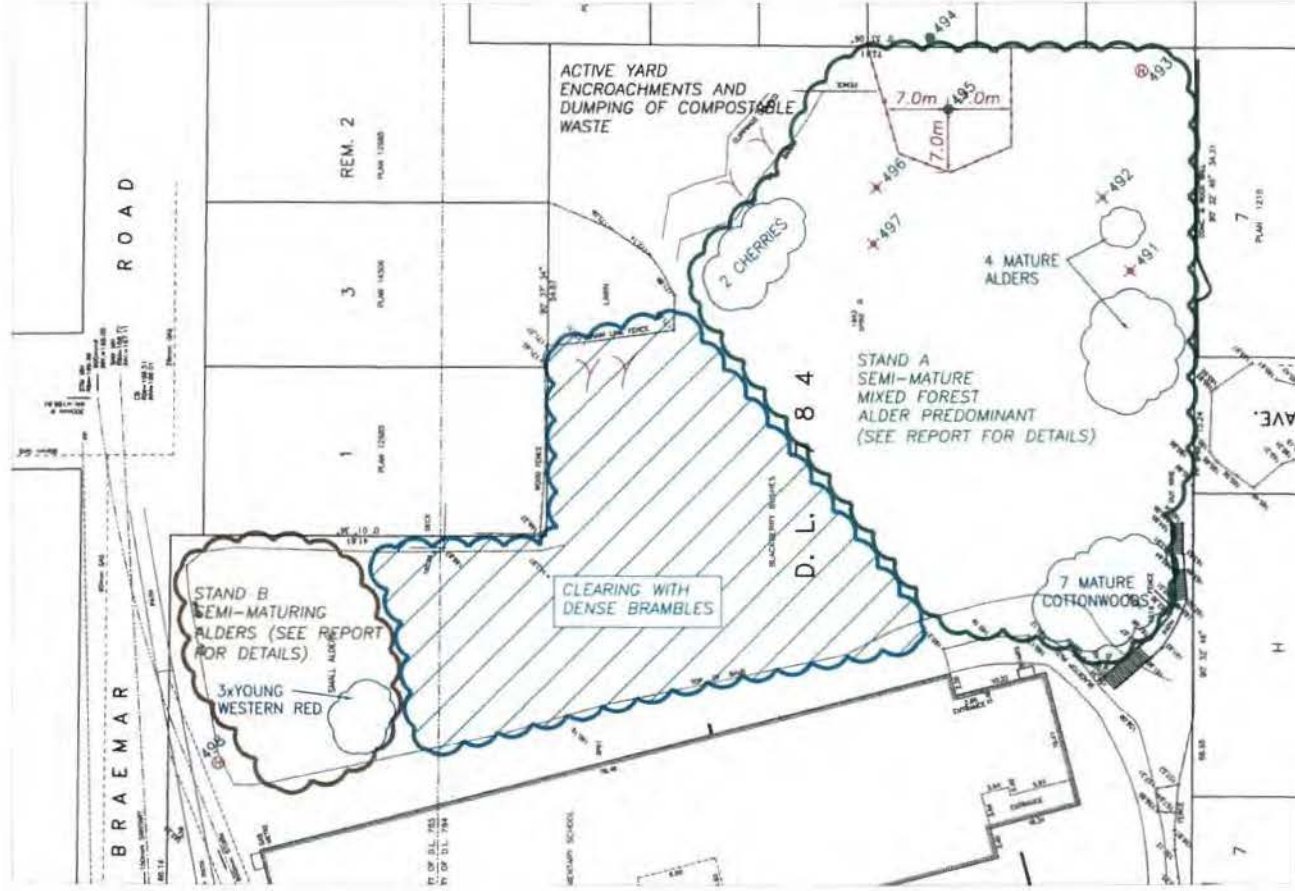


Braemar School



Braemar School





LEGEND - TREE RETENTION

- ① denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
- ② denotes BYLAW tree to be RETAINED.
- ③ denotes BYLAW tree to be REMOVED.
- ④ denotes BYLAW tree to be REMOVED for mitigation of HIGH RISK (CTRA).
- denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.

Plan Notes:
 1. This plan is based on a topographic and tree location survey provided by the owner. Registered British Columbia Land Surveyor (BCLS) and Aerial Photography provided by the owner. Engineer (P. Eng) and/or Design Consultant.
 2. This plan is provided for information only and is not intended to be the basis of any construction or other work. It is not intended to be used for any other purpose. Please refer to the original plan for these purposes.

TREE RETENTION DRAWING

Client:	WEDGEWOOD VENTURES
Project:	PROPOSED DEVELOPMENT
Address:	LAND EAST OF BRAEMER SCHOOL
Date:	22 FEBRUARY 2011
Our File:	11114
Muni File:	XXX

ACL
 arbortech consulting ltd
 Suite 200 - 3140 Chatham Street
 Vancouver, BC V6K 3K4
 Tel: 604 275 5454
 Fax: 604 275 5454
 Email: info@arbortech.bc.ca



Scale 1:500

From: Jonathan Simpson [REDACTED]
Sent: Tuesday, June 24, 2014 6:52 PM
To: DNV Input
Subject: Public Hearing 3600 Mahon Avenue

To Municipal Clerk,

I am opposed to the development at 3600 Mahon Avenue.
The constant loss of forest and wilderness must stop.

Sincerely

Jon Simpson
3343 Calder Ave
North Vancouver

From: Ainslie [REDACTED]
Sent: Tuesday, June 24, 2014 6:58 PM
To: DNV Input
Subject: Re: 3600 Mahon Avenue

Hello,

My name is Ainslie Koopmans and I live at 3287 Calder Avenue. I am writing to voice my objection at the proposed rezoning of the green space at 3600 Mahon Ave.

This rezoning will prevent any possible expansion at Braemar elementary. I am the mother of a child starting at Braemar in September. I am also 8 months pregnant with another child who will attend Braemar.

Thank you very much.

Sincerely,
Ainslie Koopmans

From: Lee [REDACTED]
Sent: Tuesday, June 24, 2014 7:02 PM
To: DNV Input
Subject: Amendment to the OCP and the zoning bylaw

My name is Lee Gainer and I live on Calder Avenue. I strongly object to the proposed amendment and zoning bylaw at 3600 Mahon Avenue. My concern is based on an inability for any expansion at Braemar Elementary School should this change take place.
Sent from my iPhone

Re: 3600 Mahon Avenue (Braemar School)

I support the redevelopment of the unused school land east of Braemar School

There are many very good reasons for the development:

1. Wedgewood Properties is a solid well respected local developer.
2. The proposal will meet the equivalent of "Built Green Gold"
3. The proposal is low density development that fits well into the neighborhood and the local community plan.
4. The school board needs the money to upgrade and replace Argyle Secondary School.
5. The seven homes will add to the residential tax base.

The rational for delaying this project are ridiculous and selfish for the adjoining property owners who feel they are entitled to a green belt or park. This is not a park and has never been zoned park in the OCP.

I feel that council and the mayor have a responsibility to do good for the whole community not a local few nay Sayers. The adjoining property owners should buy this property at market value if this proposal is blocked on their behalf. The community as whole should not have to subsidize a few special select people.

Carla and Alfonso Pezzente
3746 Norwood Avenue
North Vancouver, V7N 3P9

A handwritten signature in dark ink, appearing to read 'CPezzente', with a long horizontal flourish extending to the right.

Fax or email to
Kathleen Larsen, Community Planner – 604-990-2388
District of North Vancouver
Fax: 604-984-9683 or email: larsenk@dnv.org

From: Lauren Sinclair [REDACTED]
Sent: Tuesday, June 24, 2014 3:25 PM
To: Richard Walton, Mayor; Roger Bassam; Robin Hicks; Mike Little; Doug MacKay-Dunn; Lisa Muri; Alan Nixon
Cc: Chris Sinclair; Louise Simkin
Subject: Braemar Land Development

Dear Mayor Walton and North Vancouver District Councillors,

My husband and I have been residents of the Calder neighbourhood for 5 1/2 years. We have 2 young children: our daughter Hannah is 3 and our son Brady is 14 months. One of the reasons we chose to move here was the proximity to an elementary school. We want our children, like we did as youths, to walk to school and enjoy playing on the school grounds.

Our opposition to this development is based on how we believe it will negatively effect our children's future education and development at Braemar elementary school. All of our children need a safe place to explore and experience nature, and what better way to do this than at school while they're young and full of wonder. By destroying this land for the purpose of profit, the OCP, seemingly in place to prevent actions like this, is directly violated. We, and our community, have a vested interest in protecting Public Assembly lands for our children and for future generations. We should be teaching our children the importance of preserving nature and the environment, not showing them destruction out their classroom windows. Access to the Calder forest has an important educational benefit for our children, and it should not be squandered.

Our neighbour, a very articulate young man (only 20 years old), recently shared with the council his fond memories of exploring the Calder forest during his schooling at Braemar elementary. I really hope that Council takes these words to heart, from a person who grew up in this community. I want the same experiences available to my son and daughter. These memories are sacred, and our province protected these lands for the children for generations to come. Once this forest is rezoned, sold, demolished, and developed, it cannot be re-claimed. These decisions are permanent. The consequences everlasting.

My husband and I are also concerned about increased traffic in the area. If the proposal goes ahead and the cul-de-sac is transformed into a round-about with school access, more people will use Calder avenue for drop of/pick up. Our street has no sidewalks and safety is already an issue. I have personally witnessed several near accidents involving both cars and pedestrians where I live at the corner of Calder and Osborne.

I urge you to please consider my statement above, and leave the Calder forest undeveloped for the benefit and wellbeing of our children, and future generations.

Regards,

Lauren and Chris Sinclair

3368 Calder Avenue,
North Vancouver, BC V7N 3R7
lkbsinclair@icloud.com
[REDACTED]