

### Neighbour Meeting Minutes – July 13, 2016:

Due to the responses received, a neighbour meeting attended by 11 residents representing 7 properties within the 75m notification area was held on July 13, 2016 at the District Hall. The applicant was also in attendance.

Following a presentation by staff the concerns discussed were primarily related to:

- A need for additional tree retention opportunities on the site particularly in the south portion of Lot 1 along Windsor Road.
- On-street parking on the south and north sides of the 100 blk of West Windsor Road and the potential impact of two additional driveways.

At the conclusion of the meeting the neighbours in attendance indicated that they were generally in support of the subdivision and thanked the applicant for putting forward a proposal that offered an opportunity to retain the heritage house on the property.

In response to the on-street parking concerns the Approving Officer will require driveway cuts for Lots 1 and 2 at the minimum permitted width of 3m (10 ft) to potentially allow for two on-street parking stalls in front of Lots 1 and 2 and three stalls on the street in front of Lot 4. A proposed driveway layout will be available and presented at the public hearing.

The neighbours also suggested that the "No Parking" area along the south side of West Windsor Road in front of the property at 114 West Windsor Road be reviewed to see if the regulations could be amended to allow for additional on-street parking. Transportation Planning staff are reviewing this request and any opportunities to amend the restrictions will be presented at the Public Hearing.

Neighbours also outlined concerns with tree retention on the site particularly in regards to trees in the southwest corner of Lot 1. Four permit trees in this area will need to be removed to allow for construction. To address this concern the applicant will submit a landscape/tree re-planting plan which will be available at the Public Hearing for neighbour and Council review.



## NORTH SHORE HERITAGE PRESERVATION SOCIETY

2695 Nelson Avenue, West Vancouver, BC, V7V 2R8  
(604) 926-6096  
info@northshoreheritage.org

[www.northshoreheritage.org](http://www.northshoreheritage.org)

BC Society Registration No. S-49292

June 1, 2016

Kathleen Larsen  
Planner  
District of North Vancouver

Via email: [larsenk@dnv.org](mailto:larsenk@dnv.org)

Dear Kathleen:

RE: 114 West Windsor

We have recently had some communication with Ryan Deakin and were pleased to learn that he is working toward an HRA to preserve the "Green Gables" home in conjunction with a sub-division of the property. We understand that in his case, timing is of the essence, given that he needs to secure financing and close on this deal in the middle of August. We also understand that, due to the impending Council break starting in mid-July, the whole process needs to be completed by mid-July.

We would encourage you to do your utmost to meet this deadline as we fear that the inability to get the HRA approved will force his financiers to choose Option B, which would involve demolition, just because the process for building on a bare lot is more certain.

As you know, we are hosting an HRA workshop on June 22 to promote HRA's to other owners of homes on the heritage register so we hope that this HRA can be a model for those to come. We are especially hopeful that "Fast-Tracking" can become one of the incentives that can be offered to a developer or homeowner in conjunction with an HRA. To that end, we would encourage you to put together a timeline of the steps that need to happen in this HRA that can be provided to Ryan so that he can be prepared when it is time for him to contribute to the process. It would also be helpful if you could provide that timeline to our society so that we can set aside time to attend the Public Open House, the First Reading and the Public Hearing.

Once again, we are pleased that this HRA is moving ahead and would like to offer our assistance in any way possible to make this a reality. We look forward to receiving details of the timeline as soon as possible.

Regards,

Peter Miller,  
President

Cc: Ryan Deakin [REDACTED]  
Cc: Jennifer Paton ([patonj@dnv.org](mailto:patonj@dnv.org))

## Kathleen Larsen

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**From:** Stuart Prescott [REDACTED]  
**Sent:** Saturday, June 11, 2016 12:10 PM  
**To:** Kathleen Larsen  
**Subject:** Re Heritage Revitalization 114 West Windsor

Kathleen

I received in the mail the communication on the above redevelopment. I have no ties to the previous or current ownership ---- I'm simply a neighbour in the area who frequently walks my dog past this block of land. I am very much in favour of the proposed redevelopment and reconfiguration of this site. Perhaps the only change I would consider is actually opening the lane to avoid the shared access from Windsor-- this to me would improve the 'streetscape' from Windsor, however I know dealing with lanes is a whole additional aspect of complexity, plus people would tend to park on Windsor and clog it up even more than it already is.

These initiatives from the District planning which add to retaining the character of the community are really important, so, good work and I support the redevelopment.

Stuart Prescott  
[REDACTED]

## Kathleen Larsen

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**From:** [REDACTED]  
**Sent:** Thursday, June 16, 2016 10:37 AM  
**To:** Kathleen Larsen  
**Subject:** Re: Heritage Revitaization Agreement Proposal at 114 West Windsor Road

After reviewing your materials, the site and other comments, I have the following opinion on this proposal.

- I am in favor of preserving heritage buildings
- I am in favor of preserving North Vancouver's unique housing styles and mixture
- I am not opposed to secondary suites
  
- I am not in favor of giant mega-houses being built in our neighborhood
- I am not in favor of lot size being zoned at 33 feet wide.
- I am not in favor of encouraging property owners to subdivide their current properties just to make a profit.
  
- I don't want North Vancouver to end up looking like Vancouver city homes.

Valerie Woloshyn  
[REDACTED]

North Vancouver - resident [REDACTED]

## Kathleen Larsen

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**From:** Daphne Klebe <[REDACTED]>  
**Sent:** Friday, June 17, 2016 2:31 PM  
**To:** Kathleen Larsen  
**Cc:** [REDACTED]  
**Subject:** Deadline for Comments Tues. June 21-114 W. Windsor Rd.

Hello Kathleen,

The letter sent out to residents for the "Green Gables" development at 114 West Windsor Rd. may have been written on June 3rd but as it was not received until mid last week we are formally requesting to extend the time frame for comments on this proposal. Neighbours have also commented that they only recently received the letter and the Tues. June 21 deadline is far to close.

This is the busiest time of year for families and there has not been enough time given for a thoughtful response to this hugely impactful development in our neighbourhood.

Please consider lengthening the time for neighbours to properly respond to this project.

Respectfully,  
Daphne Klebe  
[REDACTED]

**Kathleen Larsen**

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**From:** David Porter <[REDACTED]>  
**Sent:** Saturday, June 18, 2016 11:00 AM  
**To:** Kathleen Larsen  
**Cc:** Robin Hicks  
**Subject:** Development of 114 West Windsor Rd.

I am writing to express my concern over the proposed development of the property at 114 West Windsor Road.

As a homeowner [REDACTED] I will be affected by this development.

I also expect the District to take the concerns of the community seriously and provide an opportunity to have our questions aired at a public forum or meeting. Our questions range from the scale of the proposed development of the property (is it 4 homes or 2 homes) to the care that will be taken to preserve trees.

I look forward to your response.

dp

—  
David Porter, [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

**Kathleen Larsen**

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**From:** LAURENT DOBUZINSKIS [REDACTED]  
**Sent:** Saturday, June 18, 2016 11:08 AM  
**To:** Kathleen Larsen  
**Subject:** 114 W Windsor Rd

Dear Ms. Larsen

As the of homeowner of [REDACTED], I am concerned about the proposal to divide the property at 114 West Windsor Road into four-single family lots. I would like the opportunity to find out more at a community meeting. I'm particularly concerned about the prospect of seeing all those magnificent trees being cut.

Best regards,  
Laurent Dobuzinskis

## Kathleen Larsen

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**From:** Krista Hennebury <[REDACTED]>  
**Sent:** Sunday, June 19, 2016 4:18 PM  
**To:** Kathleen Larsen  
**Cc:** Bryan Baker  
**Subject:** Site development 114 W.Windsor Rd.

Dear Ms. Larsen,

My husband Bryan Baker, our two teenaged children and I have lived at [REDACTED] for [REDACTED] years. We have many concerns with the proposed redevelopment of Green Gables and the adjoining lots.

We formally request a full public meeting/consultation between 100-block residents of W.Windsor Rd. and W. St. James with District staff and the developer to discuss our concerns in addition to receiving more detailed information as to the developer's plans.

In the past 12 years EVERY mature tree has been cut down from our block and the 200-block of W. Windsor when the existing homes have been leveled for district-approved rebuilds. This has dramatically reduced the heritage neighbourhood identity and wildlife habitat of our street. Loss of the mature trees at 114 W.Windsor will be a dramatic and undeniable alteration to our neighbourhood.

In addition, our street is incredibly busy with fast-moving traffic already as it functions as a main artery from Lonsdale Ave to the three schools located west of us. We have no sidewalks and very limited resident parking. Our home is [REDACTED] without a dedicated driveway. We already compete for parking in front of our own home with residents of the corner apartment building who choose not to pay for an underground space in their building. The loss of 4-5 parking spaces in front of 114 W.Windsor Rd. in addition to visitor parking for 3 additional homes on the lot will have a great impact on our ability to park in front of the home for which we pay taxes. Resident permitted parking will definitely be a topic we'll raise for discussion.

We look forward to your reply with a meeting date where we will have an opportunity to discuss our concerns with the developer and District of North Vancouver planning, permitting and zoning department representatives.

Respectfully,

Krista Hennebury and Bryan Baker

[REDACTED]



## Kathleen Larsen

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**From:** Gerda Swift <[REDACTED]>  
**Sent:** Friday, June 24, 2016 12:26 PM  
**To:** Kathleen Larsen

To whom it may concern

I have owned my house at [REDACTED] for [REDACTED] years. I have serious concerns about the proposal for development of 114 West Windsor road.

I want the opportunity to express my concern, and hear the views of my neighbours in an open community meeting so that we can find out more about the impact of this development in our neighbourhood.

Kind Regards

Gerda Swift

## Kathleen Larsen

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**From:** A&N Alladina [REDACTED] >  
**Sent:** Wednesday, July 06, 2016 4:42 PM  
**To:** Kathleen Larsen  
**Subject:** 114 Windsor Road West - tree pruning

Hi Kathleen,

As you know, the current property has not been maintained. There are a few branches that are overgrowing into our property and close to power lines. Usually, I would discuss this with Max and split the cost if need be.

Could you get me the contact of the new purchaser or can someone investigate a quick pruning from power lines? This, obviously, is a unique situation as the district is involved with this property.

Regards,

Aslaam Alladina



## Kathleen Larsen

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**From:** Krista Hennebury <[REDACTED]>  
**Sent:** Friday, July 08, 2016 1:54 PM  
**To:** Kathleen Larsen  
**Subject:** Re: 114 West Windsor Neighbour Meeting

Received, thank you! We'll be there.

Krista  
[REDACTED]

On Jul 8, 2016, at 12:32 PM, Kathleen Larsen <[LarsenK@dnv.org](mailto:LarsenK@dnv.org)> wrote:

Dear Krista:

Recently we received an e-mail from you with regards to a proposed Heritage Revitalization Agreement for 114 Windsor Rd. A letter has been hand delivered or mailed to all neighbours within a 75m radius of the site with the details of a neighbour meeting upcoming next week.

Due to your expressed interest this e-mail is to ensure that you are aware of the meeting date and time as follows:

**Date: Wednesday July 13, 2016**  
**Time: 6:00pm-8:00pm**  
**Location: 355 West Queens Road**

Note that the applicant and District staff will be attendance at the meeting. If you have any further questions please give me a call at (604) 990-2369 or by return e-mail at [larsenk@dnv.org](mailto:larsenk@dnv.org).

Kathleen Larsen  
Community Planner

## Kathleen Larsen

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**From:** Patricia Evans [REDACTED]  
**Sent:** Tuesday, July 12, 2016 3:44 PM  
**To:** Kathleen Larsen  
**Subject:** Heritage House Revitalization Agreement Proposal at 114 West Windsor

Hi Kathleen,  
Thanks for getting back to me and answering my questions.  
The 2 properties I was talking about are 180 & 194 West Windsor.

Thanks again  
Tricia Evans

## Kathleen Larsen

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**From:** Bill Hudson [REDACTED]  
**Sent:** Wednesday, July 20, 2016 9:43 AM  
**To:** Kathleen Larsen  
**Cc:** Mary Hudson  
**Subject:** Green Gables Proposal

Hello Kathleen,

My wife and I attended the Green Gables proposal meeting last week. We live directly behind lots 1 & 2. I'm emailing you to let you know that we are not opposed to the removal of any trees on any of the proposed lots. I have spoken with the residents at 101 & 124 West St. James and they are not opposed to any tree removal either. On a side note, we have a permit request to prune the large tree in the lane behind lot 2 as it overhangs 5 metres into our back yard. I'd also like to say that we think you did a great job chairing and explaining the subdivision proposal.

William & Mary Hudson  
[REDACTED]

## Kathleen Larsen

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**From:** A&N Alladina <[REDACTED]>  
**Sent:** Thursday, July 21, 2016 5:04 PM  
**To:** Kathleen Larsen  
**Cc:** [REDACTED]  
**Subject:** HRA - 114 Windsor Road West - neighbourhood meeting follow-up

Dear Ms. Larsen,

My property is located at [REDACTED]. As you may remember, the neighbourhood meeting between the purchaser, Ryan Deacon, and our immediate community brought up a variety of issues. Given that the proposed development probably affects my property the most, I would like to formally address the mentioned concerns.

1. **Parking.** As you know, the proposed development would eliminate the availability of some of the street parking. Directly across the street, a no parking zone has been established in front of a low-rise apartment building. This no-parking zone can be modified to offset the potential loss of street parking.
2. **Density.** As part of the HRA, basement suites would not be allowed. I believe the unanimous opinion is that the HRA is the best option to minimize excessive density given there are already two low rise apartment blocks on the corner. This coupled with a narrow street without sidewalks necessitates the HRA stipulation of eliminating basement suites.
3. **Variances.** From what I can see, five variances have been proposed; four variances to address setbacks to the heritage home and behind it, and one variance for height. I do not support any further variances particularly on lot 1 as modifying setbacks or height here would have direct consequences on our property. Design covenants are obviously supported.
4. **Trees.** As you well know, trees provide a multitude of benefits including carbon sequestration, climate control, storm water run off, etc. At the same time, the district must recognize responsibility to minimize risk to public and property. Over the last few years, excessive rain and weather has caused some damage to our home directly attributed to these trees. At the same time, these very trees have provided privacy and the aesthetics that have drawn many to the North Shore. After consulting with Ryan Deacon, I am in approval of the full careful re-landscaping of this site, including any tree removal (especially the NW corner of Lot 1) provided;
  - a) any necessary tree removal be conducted with a strategic replantation of both deciduous and coniferous trees that would be both beneficial to him and our property.
  - b) that such strategic planning include myself and his landscaping team to ensure proper aesthetics that directly affect our property are considered (e.g. site lines, privacy, types of vegetation, number of trees replanted, etc.).
  - c) that such tree removal be accomplished with the most careful methods to ensure safety of adjacent structures, including all necessary permits and insurance

Please forward this correspondence to any necessary department if needed. I look forward to working with Ryan and the district in the development of this property.

Full regards,

|Aslaam Alladina

[REDACTED]

[REDACTED]

[REDACTED]

cc: Ryan Deakin



RECEIVED

JUL 25 2016

City of Vancouver  
District of North Vancouver

July 25th, 2016

Re: 114 W Windsor Rd

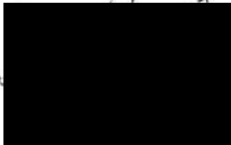
Mayor and Councillors,

I'd like to thank each of you for your time upon me approaching you about our desire to subdivide 114 W Windsor Road and to rehabilitate the 1915 'Green Gables' house through an HRA. We will be coming before council today, July 26th 2016 for first reading.

The neighbourhood response has been very well received. In fact, my family and I have already met with all of the immediate neighbours, which was facilitated by Dan Milburn and Kathleen Larsen. We received very encouraging support and will work with them positively moving forward. After all, they will be our new neighbours so my fiancé and I are happy that we were able to get off on the right foot. I have also received strong support from various community members, heritage expert Donald Luxton, and the North Shore Heritage Society. Since the property is within an area that is OCP designated as a Small Lot Infill Area, and our proposed lot areas conform to this zoning, I am hopeful that this subdivision will be viewed as a rather conservative request especially when the benefits of saving the home are considered. I am very pleased that we have an opportunity for a win-win situation to occur with the property and home, and look forward to continuing to contribute our best efforts to create benefit for the community, municipal objectives, and my family.

Sincerely,

Ryan Deakin & Shana Chow



**From:** [Linda Brick](#)  
**To:** [Shannon Martino](#)  
**Cc:** [Linda Brick](#)  
**Subject:** FW: Aslaam Alladina - HRA - 114 Windsor Road West - neighbourhood meeting follow-up  
**Date:** Monday, July 25, 2016 2:49:36 PM

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Hi Shannon,

Please include this in the public hearing binder for Bylaw 8187 and 8188.

Thank you,

Linda

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**From:** Kathleen Larsen  
**Sent:** Friday, July 22, 2016 10:23 AM  
**To:** Louise Simkin  
**Cc:** Linda Brick  
**Subject:** FW: HRA - 114 Windsor Road West - neighbourhood meeting follow-up  
FYI

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**From:** A&N Alladina [REDACTED]  
**Sent:** Thursday, July 21, 2016 5:04 PM  
**To:** Kathleen Larsen  
**Cc:** [REDACTED]  
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Full regards,

|Aslaam Alladina



cc: Ryan Deakin

RECEIVED

JUL 25 2016

City of Vancouver  
District of North Vancouver

July 25th, 2016

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Sincerely,

Ryan Deakin & Shana Chow

