

From: [Cheryl Archer](#) on behalf of [Infoweb](#)
To: [DNV Input](#)
Subject: Rezoning at Crescentview, Edgemont Village
Date: Tuesday, October 25, 2016 10:24:56 AM

From: Glenda Savage [REDACTED]

Sent: Monday, October 24, 2016 2:43 PM

To: Mayor and Council - DNV; Richard Walton, Mayor; Mathew Bond; James Hanson; Robin Hicks; Doug MacKay-Dunn; Lisa Muri; Roger Bassam

Subject: Rezoning at Crescentview, Edgemont Village

Hi there,

I am writing in regards to the rezoning proposal for Crescentview in Edgemont Village. Edgemont Village is crowded with traffic at the best of times, at current densities. Walking or biking through the village is risky for all ages, and in particular for families with young children. Traffic is often backed up through Edgemont Village during morning and evening rush hours and during school drop off and pick up times. I've sent you pictures of what it looks like when lanes on the bridge(s) are closed.

Please do not increase the density in advance of dealing with the road infrastructure. The road on which the rezoning is proposed is a narrow road with no parking, and odd places where traffic could enter and exit onto the road - the road was built for a simple commercial building, and single family houses. I know because I once lived directly across from the building proposed for rezoning. It's a cramped street for cars. One corner has an intersection is not particularly safe at present for pedestrians. Increasing the density will only diminish safety on this street.

I understand that there are worthwhile goals for building townhomes and condos. No one is happy with the current state of affairs in housing, with single family houses out of reach for most families, and the rental market tight. But jamming multi unit buildings on lots that once held single family buildings or light commercial, surrounded by narrow street built for single family houses, will only lower everyone's quality of life.

The traffic problems here on the north shore are already impacting life here. I know people who are consistently late for work, or are considering moving to a townhome closer to where they work (in Vancouver). I am tired of signing my kids in late for school (along with lots of other parents) because we can't get to school on time. I walk to school when possible so have managed to avoid some of the traffic issues, but often my three kids activities require a car - and that's life on the north shore, there are some drives that can't be done by foot, bike, or transit.

So please do not approve the Crescentview rezoning - we cannot take any more density in Edgemont until the roads are improved.

Regards,

Glenda Savage

From: [Natasha Letchford](#)
To: [Shannon Martino](#)
Subject: FW: Edgemont
Date: Wednesday, November 16, 2016 10:53:46 AM

For the PH binder for 3105 Crescentview

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

From: Don Fraser [REDACTED]
Sent: Tuesday, November 15, 2016 5:06 PM
To: Natasha Letchford
Subject: Edgemont

Edgemont village is over run with construction And increasing traffic difficulties.

Any further development of the property on Connaught Crescent should not be allowed as it will only contribute to further difficulties

Please advise council to not approve this project.

D.C. Fraser-- [REDACTED]

FFF ☺

From: [Natasha Letchford](#)
To: [DNV Input](#)
Subject: FW: Edgemont /North van over building/3105 and 3115 crescentview 22 unit building
Date: Tuesday, November 15, 2016 4:06:31 PM

From: Natasha Letchford
Sent: Tuesday, November 15, 2016 2:42 PM
To: 'Lauren Fraser'
Subject: RE: Edgemont /North van over building/3105 and 3115 crescentview 22 unit building

Hi Lauren,

I received your voicemail from earlier today. Thank you for your input.

Regards,
Natasha

Natasha Letchford
Community Planner
District of North Vancouver
604 990 2378
letchfordn@dnv.org

From: Lauren Fraser [REDACTED]
Sent: Tuesday, November 15, 2016 1:49 PM
To: dnv.org/public_hearing@NVanDistrict.mac.com
Cc: Natasha Letchford
Subject: Edgemont /North van over building/3105 and 3115 crescentview 22 unit building

Good Morning North Van Council

I have had the privilege of living on the North Shore for over 55 years.

I can not stay silent any more.

The condo buildings that was been allowed all along Marine Drive, all of the multifamily units being put into Edgemont now, the towers at the bottom of Lonsdale, the towers by the second narrows bridge, the towers going up in Lynn vallley, the towers now started by the lion's gate is causing extreme unhappiness/stress.

You can not drive around.

I am not talking about construction causing driving issues!

I understand that will end.

I am talking about the fact that....

Traffic is stop and go **ALL DAY LONG**

You can not leave the North shore, by either bridge, [between 2:30pm and 7pm.](#)

I am not sure what the big plan is but I fear it is not working.

I am sure you live on the North Shore and are experiences similar issues.

I look forward to your feed back.

Please do not allow any more re zoning or anymore multifamily units and stop any others that have not been fully approved

Please note that the NSNews article ('Small condo triggers big debate at DNV council' was full of errors)

It seems Lisa Muri is correct 'it is becoming too much" (it has become way too much)

Thank goodness Doug Dunn is opposing the project!

Mr Bond - We do not want to walk or bike everywhere!! We want to walk if we choose and DRIVE if we choose!!

Mr Hanson - why do we need more housing? You are not creating roads or bridges ...we are over full now!!

North Shore Residents are very very upset

Please feel free to read this at the [Nov 22](#)meeting!

I look forward to all replies,

Lauren Fraser

[REDACTED]

North Van

My apologies for any typos.....proof reading is not my strong point....but I speak for a lot of NV residents!! In fact I do not know a North Shore resident who does not feel this why!

Lauren

[REDACTED]

From: [Louise Simkin](#)
To: [Shannon Martino](#)
Subject: FW: 3105 & 3115 Crescentview Drive
Date: Wednesday, November 16, 2016 8:24:12 AM
Attachments: [Local development.PNG](#)
[New development - from Edge & ridge.png](#)

For PH

From: DNV Input
Sent: Wednesday, November 16, 2016 8:17 AM
To: Mayor and Council - DNV
Subject: FW: 3105 & 3115 Crescentview Drive

The below noted and attached is forwarded for your information.

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

From: Michael Sileika [REDACTED]
Sent: Tuesday, November 15, 2016 3:10 PM
To: DNV Input
Subject: 3105 & 3115 Crescentview Drive

Providing some comments as to the proposed zoning change at the above noted address, also known as the 'Mike Radkis' development.

While I am not opposed to the development, I am concerned with the following:

- Edgemont Village has two major development projects currently underway at the intersection of Edgemont Blvd and Ridgewood, a third along Ridgewood at Brookridge is in the planning process. The seniors residence continues to be under construction. There is a lot going on at once, the actual implications on Edgemont Village, pedestrians and traffic is not yet known. The proposal on Crescentview should be postponed until all projects underway are complete and the District has had the ability to assess the impact. Basically, each project may have a 'manageable' impact on it's own, however, in a cumulative manner they will have a material impact. This should be considered.
- I have attached an image from Page 8 of the Crescentview proposal that displays the current and proposed construction activity. This shows how the area has transitioned into a full time construction zone.
- I have also attached a document showing the location of all the new and proposed driveways from the intersection of Edgemont & Ridgewood, this is a lot in a short period of time.
- there is a definite 'construction fatigue' going on in the Edgemont area. It seems that we

have gone from living in a neighbourhood and into a construction zone. Adding an active project on Crescentview will only make this worse

- The driveway for the development is planned to be on Connaught Crescent. This is a one way street, the exit onto Edgemont from Connaught is a tough turn, I am not convinced that this is ideal for traffic in the area.


While I have no overall opposition to re-development of Edgemont Village, it is being done at breakneck speed that is effecting the lives of people in the neighbourhood. The impacts of each project should be measured within the impacts of the projects in aggregate. I would like District Counsel to consider pausing new development until current development is complete and the impacts can be measured.

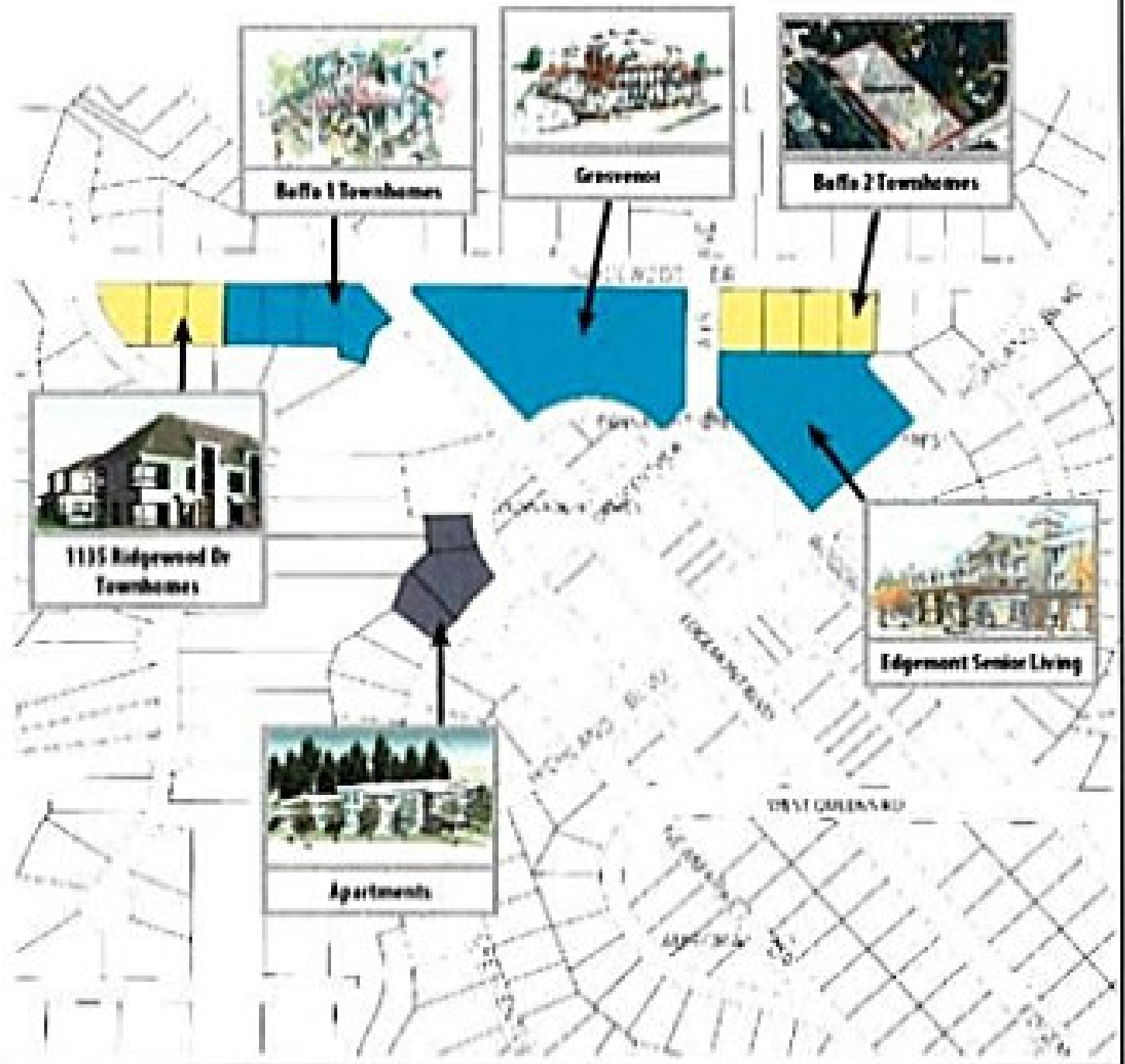
Regards

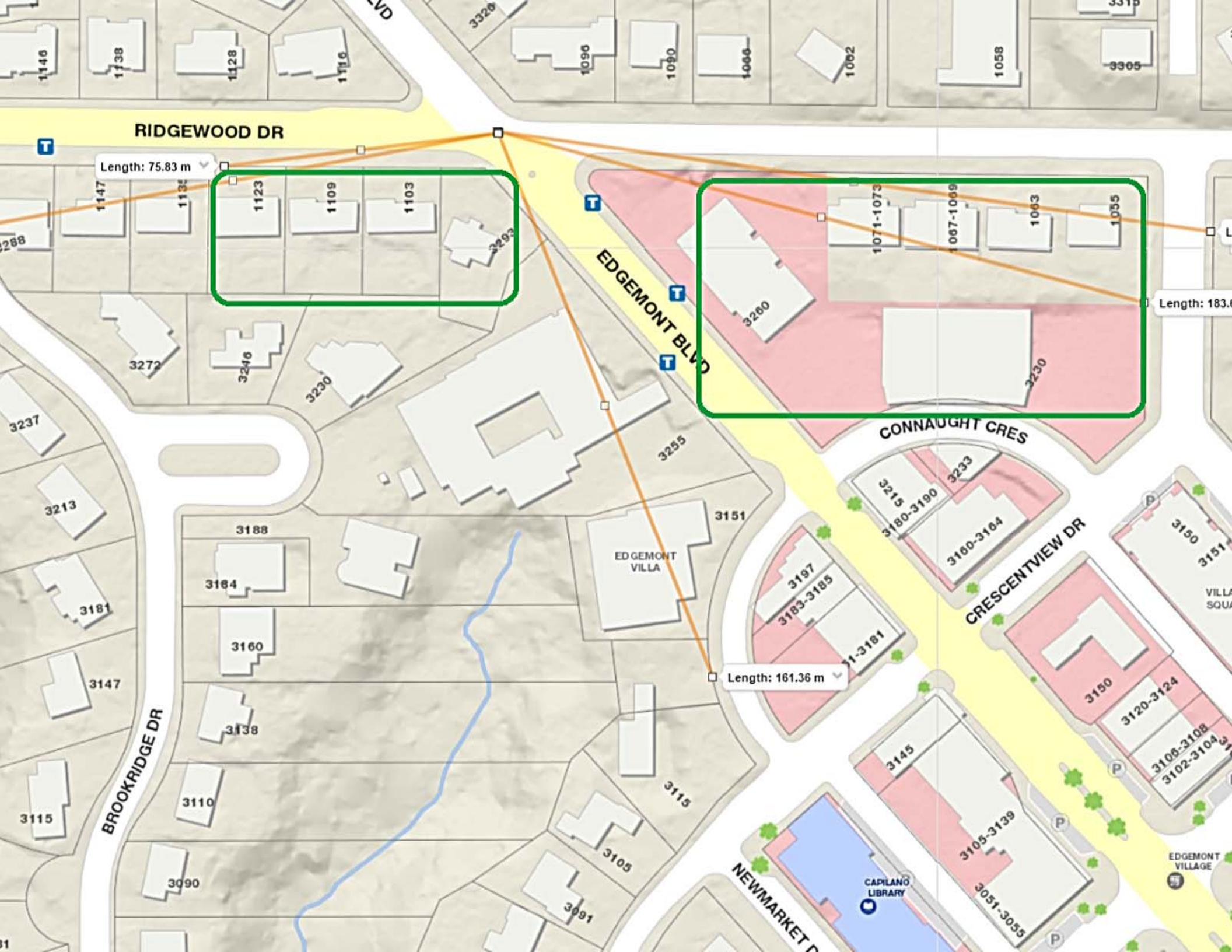
Michael Sileika



Edgemont

- LEGEND**
-  Preliminary Application Stage
 -  Rezoning Stage
 -  Development Permit Stage
 -  Approved or Under Construction





RIDGEWOOD DR

Length: 75.83 m

EDGEMONT BLVD

CONNAUGHT CRES

CRESCENTVIEW DR

Length: 161.36 m

Length: 183.6

BROOKRIDGE DR

NEWMARKET DR

CAPILANO LIBRARY

EDGEMONT VILLA

EDGEMONT VILLAGE

VILLA SQUA

From: [Sandra McLean](#)
To: [DNV Input: letchford@dnv.org](mailto:letchford@dnv.org)
Subject: 3105 & 3115 Crescentview Drive North Van Public Hearing
Date: Wednesday, November 16, 2016 10:57:53 PM

To: Municipal Clerk, District of North Vancouver
Ms. Letchford, Community Planner

My name is Sandra McLean and I am the owner of property located at [REDACTED] Crescentview Drive, North Vancouver. I also write this e-mail on behalf of my [REDACTED], Jessie Nobbs who is the owner of property located at [REDACTED] Connaught Crescent, North Vancouver. We wish to voice our concerns with respect to the proposed development located at the above-noted addresses (the "Proposed Development"). Specifically, we oppose the plan to make amendments to the Official Community Plan and Zoning Bylaw to permit the Proposed Development for the following reasons:

Esthetics

Do we need another substantial apartment complex to further rob the Village and Crescentview Drive, in particular, of its charm? An apartment building built on lots that were designed for single family residential homes will negatively affect the quiet residential neighborhood that exists on Crescentview Drive. Not only will it change the character of the street (Crescentview Drive) but it also contravenes the Official Community Plan. Moreover, it will negatively impact the peace, safety, quaintness and quiet enjoyment of the existing single family residential neighborhood. Crescentview Drive is one of the most beautiful blocks in the District of North Vancouver —why does the District want to ruin it by placing a multi family apartment complex facing it?

Density

Is the Proposed Development necessary or even desirable? Why do we need an additional 22 apartment units in Edgemont Village? We have the new Amica Senior Living complex (115 units) , the new Grosvenor Development (82 residential units with 59 of them being apartments) and the new Townhouses being constructed on both Ridgewood and Brookridge streets. This is in addition the to the Edgemont Villa on Connaught Crescent (20 units) and the other complexes scattered in the Village. Why is it that the District of North Vancouver now feels it necessary to amend the Official Community Plan to allow this development to continue? We all want improvements in Edgemont Village but this unnecessary development will impact the area negatively and is too much change without careful, considered thought. It would be prudent to let the current approved developments in the area come to fruition and settle before we continue blindly with more development.

Traffic Safety

A bottleneck already exists at the entrance of Crescentview Drive as it intersects with Connaught Crescent. With the cars parked on the right side of the street, only single lane traffic is possible as you travel along Crescentview Drive. As soon as one is faced with oncoming traffic, one has to dodge and jockey to let the other car pass safely. In addition, there are a number of people walking their dogs, children, wheelchairs, shopping carts and mobility devices along this block. Crescentview Drive is a very popular walking spot because it is bucolic, quiet, completely flat (making it easy to navigate) and long. It provides the connection to the trails of Murdo Fraser Park. There is no sidewalk to keep people safe along Crescentview

Drive. Everyone is on the street because there is nowhere else to go. We think that the addition of the Proposed Development is only going to add to the traffic chaos in this area and it will further pose a safety hazard to those who frequent the area now on foot.

In addition, there are already enough comings and goings of both people and vehicles at the Edgemont Villa. Between the sushi shop, the hairdresser and the 20 units at the Edgemont Villa, there are always vehicles and people entering and leaving the Villa and the surrounding parking spots. Now this proposed development will only add to that chaos. Given that Connaught Crescent is one way, with a stop sign at the Edgemont Blvd. intersection, we expect that any additional vehicles out onto Connaught Crescent are going to cause back up and traffic snarls at the Edgemont Blvd intersection. We can only imagine that with the new Grosvenor development it will be increasingly difficult to make a left turn onto Edgemont Blvd from Connaught Crescent. This is already an extremely tricky intersection to navigate with pedestrians crossing, kids leaving school, traffic traveling up and down Edgemont Blvd. and in and out of the Grosvenor development, not to mention the proposed bus pull out bordering the Grosvenor property.

Parking

Parking is already very difficult to find in the Village. If you look at Connaught Crescent and the portion of Crescentview Drive being considered for the Proposed Development from Monday to Friday between 9 and 5 you see cars parked bumper to bumper along the curb the whole day. Many of the people parked there are employees of the various businesses in the village. Many of these people live elsewhere and drive to the Village to catch the bus. They park and access the bus from Edgemont Boulevard. They use these side streets essentially as a "park & ride".

I quote from the Edgemont Village Transportation Study (2015):

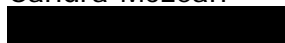
"Acknowledgment of the current limited parking supply in the Village means maintaining on-street parking is important to Village access. As property redevelops, there is opportunity to provide more on-site parking."

I note that the Proposed Development is going to provide some parking spots. But I have to wonder about the people who drive to the Proposed Development to visit someone, pick someone up, drop them off, or deliver something. They end up parking outside of the complex. And that only adds to the parking congestion in the area.

We thank you for the opportunity to provide input to this very important matter.

Sincerely,

Sandra McLean



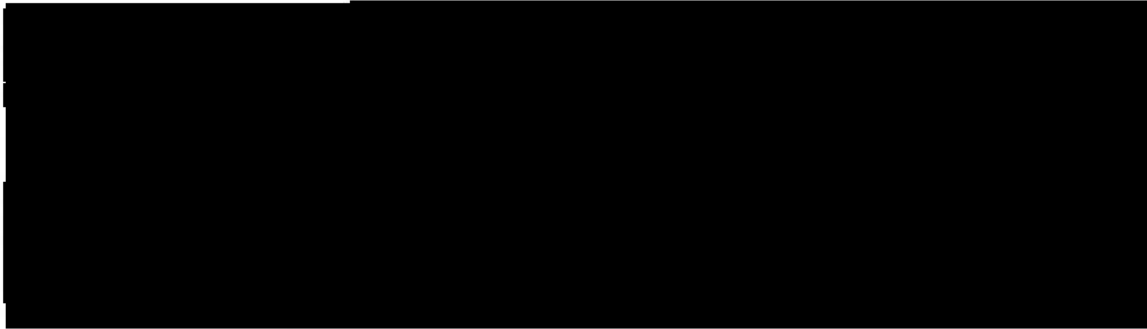
From: [Perovich, Lynda](#)
To: [DNY Input](#)
Subject: Attention Mayor Rickard Walton and District Alderman
Date: Wednesday, November 16, 2016 10:06:00 PM

Dear Mayor Walton,

I jointly own a condo on Connaught Crescent in Edgemont and I am in favor of the development proposed near our unit.

That spot has been an "eyesore" for some time and the new project will brighten and upgrade the area.

Lynda Perovich



From: [Maria Milas](#)
To: [DNY Input](#)
Subject: 22 Unit Development on Crescentview Drive
Date: Wednesday, November 16, 2016 11:05:01 PM

Hello,

My name is Maria Miliaras and I am a [REDACTED] mother of [REDACTED] I have lived in Westview Gardens for a number of years raising my children.

I have been looking for a new apartment, as I only have one daughter living at home at the moment. I am looking to downsize to a two bedroom condo in the area. I do not want to live in a high rise and prefer the quieter area of Edgemont Village.

I love Edgemont Village and I frequently walk there and back and would love the opportunity to buy one of these units that hopefully will be available soon.

Thank you,
Maria Miliaras
[REDACTED]

From: [John](#)
To: [DNV Input](#)
Subject: 3105-3155 Crescent view Drive
Date: Thursday, November 17, 2016 11:01:37 PM

Dear North Van District Council,

I just wanted to write this letter in support of the 22 unit development in Edgemont. I grew up with my family on capilano road and have moved to downtown over the years. I am looking to move back to North Van soon since I love to snowboard and be near the mountains rather than the city. I would like to continue to see more and more affordable condos being built in Edgemont which is my favorite area since the housing market is way out of my budget.

Thank you for your time,

John Hidalgo
Sent from my iPhone

From: [Michael Riglietti](#)
To: [DNV Input](#)
Subject: Re: 22 unit Development in Edgemont
Date: Thursday, November 17, 2016 5:51:32 PM

Dear Mayor R Walton and District Councilors,

I am submitting this letter for the development at 3105 & 3115 Crescentview Drive.

I have lived in Grouse Woods most of my life until i got married. My wife and I moved to Port Moody in 2007 and I commute to work on the North Shore 5 days a week.

We have for quite sometime decided to sell our house and move back to the North Vancouver.

We can not afford a house on the North Shore but have followed the Edgemont refresh for the last couple of years.

This is the area that we would prefer to raise our children.

Having an opportunity to purchase a 2 or 3 bedroom, 1 level condo in Edgemont would be ideal for us now that the property prices have settled down.

We look forward to a favourable consideration on this project.

Thank you,
Michael Riglietti



From: [Margaret Jonsson](#)
To: [DNV Input](#)
Subject: Public Hearing Nov. 22
Date: Thursday, November 17, 2016 9:30:19 AM

Natasha Latchford
Community Planner

Because I'm unable to attend the Nov. 22 Public Hearing, I am forwarding my comments with regard to the proposed development of 3105 & 3115 Crescentview. I am not against change and know it is inevitable but I fail to see why DNV staff and Council have approved so much development in such a short period of time, especially when there are no major changes to improve the already congested area.

My questions regarding the latest proposal are as follows.

1. What is the expected selling costs of the condos? Unless they are \$1K or less, these will not be affordable for families, the demographic we hope to encourage in order to help our younger families and to continue to maintain a community atmosphere. Grovenor is already planning to supply many 'high end' residences.

2. IF the development is approved, when will it start? With several major construction projects underway, we do not need another at the same time.

3. **Parking** - the ongoing issue, which will be exacerbated IF the development is approved

A. Does the condo development provide 2 parking spaces for each unit? This was not the case at a previous meeting. If not, why not? We all know the present difficulties of parking around Edgemont and subsequently, the impact on local businesses and residents.

B. During construction - where will construction vehicles and those owned by workers park? As you probably know, every weekday from Connaught to Highland Blvd. Crescentview Is completely blocked with non resident vehicles. These vehicles are often parked illegally, right up to driveways, making driving out hazardous.

I look forward to hearing the results of the Public Hearing.

Sincerely,
Margaret Jonsson



From: [Natasha Letchford](#)
To: ["Bill McClintock"](#)
Cc: [DNY Input](#)
Subject: RE: 3105-3115 Crescentview Drive
Date: Friday, November 18, 2016 11:34:31 AM

Good morning,

Thank you for your email – your concerns are echoed by some of your neighbours. Our transportation department has indicated they would consider time-limited parking in this area.

Regards,

Natasha

From: Bill McClintock [REDACTED]
Sent: Thursday, November 17, 2016 12:12 PM
To: Natasha Letchford
Subject: Fwd: 3105-3115 Crescentview Drive
Hopefully the message below will go through this time.
Bill McClintock

Sent from my iPad

Begin forwarded message:

From: Bill McClintock [REDACTED]
Date: November 17, 2016 at 10:48:22 AM PST
To: Bill McClintock [REDACTED]
Subject: Fwd: 3105-3115 Crescentview Drive

Sent from my iPad

Begin forwarded message:

From: Bill McClintock <[REDACTED]>
Date: November 17, 2016 at 10:45:15 AM PST
To: Natasha Letchford <letchfordn@dnv.org>
Subject: 3105-3115 Crescentview Drive

Hi Natasha,

I am writing to you regarding the proposed development at 3105-3115 Crescentview Drive. I live at [REDACTED] Crescentview Drive but as I am away I cannot attend the public hearing next week. I am pleased that the number of units has been decreased in order to add more parking underground. However, as discussed at the Council meeting on October 24th, I am concerned about the current pace of development in Edgemont Village. While I understand the need for increased density, at present Edgemont Village has three major projects under construction, the Amica at Edgemont senior community, the Connaught by Grosvenor and the Boffo townhouse development at Ridgewood and Edgemont. To add another

development project at this time is too much construction activity happening at the same time. I would request that at a minimum the Crescentview Drive project be put on hold until after the other 3 projects are finished. Only at that time will we know the effect on traffic and congestion that these 3 projects will have in and around Edgemont Village. At present the area is very congested and this will probably increase once the 3 projects are finished.

If the development on Crescentview Drive is allowed to proceed, I request that Council seriously consider 2 hour parking restrictions in the area close to the development, namely Crescentview Drive, Newmarket and Highland. At present cars are parked on a daily basis in front of my house. My family and friends cannot park in front of my house when they are visiting me. If parking was restricted to 2 hours, similar to the area around the businesses at Edgemont Village, it would prevent people who work in the village from parking all day long in front of my house. It would also prevent people parking in front of my house and then taking the bus downtown to go to work or people leaving their car or a few days while they go out of town.

While I recognize that development in Edgemont Village is inevitable, it should be done on an incremental basis, not all at once. I strongly urge Council to deny the proposed rezoning of 3105-3115 Crescentview Drive or at least delay consideration of the rezoning until the other 3 developments are completed and there is a study of the traffic congestion and parking in Edgemont Village.

Bill McClintock

Sent from my iPad

From: [Natasha Letchford](#)
To: ["Carol Milne"](#)
Cc: [DNV Input](#)
Subject: RE: Crescent view Drive Proposal
Date: Friday, November 18, 2016 11:35:41 AM

Good morning,

Thank you for your email. Your comments and concerns are shared by many of your neighbours and will be included in input for this Public Hearing.

Regards,

Natasha

Natasha Letchford

Community Planner

District of North Vancouver

604 990 2378

letchfordn@dnv.org

From: Carol Milne [REDACTED]
Sent: Thursday, November 17, 2016 9:35 AM
To: Natasha Letchford
Subject: Crescent view Drive Proposal

Hi there,

I have lived in the District in my own place for 20 years and at my parents (in DNV) before that.

It's stunning what is happening in the District as of late. In the worst way. I'm not sure what the plan is to allow what seems to be every proposal of development to go ahead.

The Edgemont village is a sad site.. and the surrounding areas of the all of the District.

I absolutely disagree with the constant changing of residential for more density development. Just because it can be done doesn't mean it should be.

Someone has to stand up and no to all this development. We do not have the infrastructure for all this additional development.. Traffic is at an all time ridiculous level.

Hopefully people will vote at the polls this time.. Please say no to this newest change to the OCP.

Carol Milne
[REDACTED]

From: [Maureen Speed](#)
To: [DNV Input](#)
Subject: Fwd: Public Hearing Nov. 22, also BROOKRIDGE DRIVE
Date: Thursday, November 17, 2016 3:01:12 PM

I too am unable to attend the meeting but concur with the concerns listed below. The density around Edgemont Village is becoming much TOO DENSE! Much too much TOO FAST. If it is being developed according to the Community Refresh plan, WHAT WERE THOSE INVOLVED THINKING?

1. Selling costs of all units in Village area - unaffordable for most young families.

2. & 3. Construction and Parking (or lack thereof). I've sent a separate email re my HANDYDART PROBLEM picking me up and dropping me off. It's a "Door to Door" service but sometimes Brookridge is parked so tightly that the bus can't get to my driveway.

Why is Brookridge Dr. not as Crescentview Drive with parking on one side only? Construction parking is also a concern.

4. The proposed exit driveway onto Brookridge from the development at Brookridge and Ridgewood is a MAJOR concern as our street has heavy pedestrian traffic, no sidewalks and VERY heavy vehicle traffic to and from Highlands Church.

Thank you for your attention.

Maureen and Tom Speed
[REDACTED]

Begin forwarded message:

From: Margaret Jonsson [REDACTED]
Date: November 17, 2016 at 9:30:10 AM PST
To: input@dnv.org
Subject: Public Hearing Nov. 22

Natasha Latchford
Community Planner

Because I'm unable to attend the Nov. 22 Public Hearing, I am forwarding my comments with regard to the proposed development of 3105 & 3115 Crescentview. I am not against change and know it is inevitable but I fail to see why DNV staff and Council have approved so much development in such a short period of time, especially when there are no major changes to improve the already congested area.

My questions regarding the latest proposal are as follows.

1. What is the expected selling costs of the condos? Unless they are \$1K or less, these will not be affordable for families, the demographic we hope to encourage in order to help our younger families and to continue to maintain a community

atmosphere. Grovenor is already planning to supply many 'high end' residences.

2. IF the development is approved, when will it start? With several major construction projects underway, we do not need another at the same time.

3. **Parking** - the ongoing issue, which will be exacerbated IF the development is approved

A. Does the condo development provide 2 parking spaces for each unit? This was not the case at a previous meeting. If not, why not? We all know the present difficulties of parking around Edgemont and subsequently, the impact on local businesses and residents.

B. During construction - where will construction vehicles and those owned by workers park? As you probably know, every weekday from Connaught to Highland Blvd. Crescentview is completely blocked with non resident vehicles. These vehicles are often parked illegally, right up to driveways, making driving out hazardous.

I look forward to hearing the results of the Public Hearing.

Sincerely,
Margaret Jonsson

[REDACTED]

From: [Louise Simkin](#)
To: [Kim Wasson](#)
Subject: FW: [REDIRECTED]3105 & 3115 Crescentview Drive – 22 Unit Apartment and Single Family House – Bylaw 8178 & 8179
Date: Friday, November 18, 2016 9:04:50 AM

For the Public Hearing Binder.

Louise Simkin

Administrative, Information & Privacy Coordinator

District of North Vancouver

604-990-2413

From: Hazen Colbert [REDACTED]
Sent: Thursday, November 17, 2016 7:41 PM
To: Natasha Letchford
Subject: [REDIRECTED]3105 & 3115 Crescentview Drive – 22 Unit Apartment and Single Family House – Bylaw 8178 & 8179

To the District of North Vancouver

I understand that a Public Hearing is scheduled on Tuesday, November 22, 2016 regarding the subject proposed development.

I have no position yea or nay re the development.

I understand that the Public Hearing is required under the Community Charter.

However the proponent and a number of associated stakeholders have already submitted documents to lenders and contractors stating that "*the DNV approved the project*" some time ago, when someone at municipal hall allegedly stated, "*except for the old curmudgeons in FONVCA who oppose everything we are good to go. Don't worry about the CACs, put some rocks around a tree and we will call it public art. Ignore affordable housing, we have for 45 years.*"

This is not the first time I have heard or read ageist statements from municipal hall. Councillor MacKay-Dunn rightly called Councillor Bassam out on his ageist comments re the Tragically Hip some months ago I recall.

I understand that the DNV will again fail to acknowledge Transgender Remembrance Day on November 20th, and refused to acknowledge the murders of 49 LGBTQ people last summer, and now we have the extension of municipal halls, transphobia, homophobia etc to ageism

From: [Cameron Fazli](#)
To: [DNV Input](#)
Subject: 3105-3115 Cresentview drive - 22 Unit Proposal.
Date: Friday, November 18, 2016 1:07:25 PM

Attention: Mayor Richard Walton and Members of council.

I am submitting this letter in full support of the current development proposal in Edgemont Village.

I have been a local residential property manager at Re/Max Crest Realty for the last 8 years and I feel that there is a lack of condos in the Edgemont Village area.

Best Regards

Cameron Fazli

Sent from my iPhone

From: [phil.jacox](#)
To: [DNV Input](#)
Subject: Edgemont Development
Date: Friday, November 18, 2016 4:20:10 PM

Mayor Richard Walton and Council members,

I'm writing this letter to support the development of 22 units on 3105 and 3115 Crescent view drive. I grew up in Edgemont village just off of Highlands blvd and attended both Highlands elementary and Handsworth secondary schools. I have recently moved out to Maple Ridge due to the housing costs. I have been following the Edgemont refresh closely because I love the area and would like to move back at some point in the near future. I really hope the decision is made to have more condos and affordable housing in the area where I grew up.

Thanks, Phil Jacox

From: [Taylor Morrison](#)
To: [DNV Input](#)
Subject: 3105-3115 Crescentview Drive
Date: Friday, November 18, 2016 5:53:14 PM

Attention: Mayor Richard Walton and Members of Council

I am writing this email in support of the current development proposal in Edgemont village. I have a son and unfortunately cannot afford the current housing market increase. This would be a great opportunity to be able to live in Edgemont Village.

Sincerely,
Taylor Morrison

From: [David Riccio](#)
To: [DNV Input](#)
Subject: Regarding 22 unit development in edgemont
Date: Friday, November 18, 2016 5:55:19 PM

Hello Council members,

I am reaching out to show support for the development on 3105 and 3115 Crescentview drive . I currently live in lower lonsdale at [REDACTED] grew up in canyon heights and graduated from Handsworth secondary.

At present, I am helping my parents prepare to sell our longtime family home, however they are hesitant to list the property for sale due to the fact that they do not have any affordable nor viable options.

I feel the dynamic of Edgemont has changed, and many long time residents who wish to stay within this community have limited options.

A development of this sort would be welcomed by many long time residents and I remain hopeful it will be fully approved.

Regards,

David Riccio
[REDACTED]

[REDACTED]

From: [Rick Stokes](#)
To: [DNV Input](#)
Subject: 3105/3115 Crescentview development
Date: Sunday, November 20, 2016 8:18:46 PM

To the Mayor and Council
[355 West Queens Rd](#)
[North Vancouver, BC](#)

My name is Rick Stokes. My wife Debbie and I have lived on the north shore for over 30 years. Our children went to Ridgeway Elementary and both graduated from Sutherland Secondary.

Our first apartment was in lower Lonsdale, we then bought our first house in Queensbury then finally built our custom dream home in upper lonsdale. Now that our children have moved out we recently sold our home and were excited to downsize and hoped to purchase a condo in Edgemont as the "Village" has always been a frequent haunt for us.

Regrettably we were unable to purchase a condo in the Grosvenor development as all of the suitable units were presold to "friends and family" of Grosvenor. We then purchased a condo off lonsdale.

If there was more inventory in the village area we would be encouraged to purchase and move there.

From a density perspective it would seem to make more sense to balance density more to the West given all of the developments on Lonsdale and to the East by Second Narrows. It also seems to me that the proposed development in Edgemont is a nice "boutique" development and also has the advantage of being done by a longtime North Van resident and business owner vs a large developer who really has no long-term stake in the area.

My wife and I would like to confirm our wholehearted support for this development and are hopeful that the Mayor and Council grant it's approval. If so, maybe we will have another chance to live in the village.

Sincerely,

Rick and Debbie Stokes

[REDACTED]

Subject: Review of the Official Community Plan

Date: Monday, November 21, 2016 at 5:24:11 PM Pacific Standard Time

From: Eric Godot Andersen

SUBMITTED AT THE

NOV 21 2016

REGULAR COUNCIL

MEETING

Good evening, Mayor Walton and members of Council,

My name is Eric Andersen and I live at [REDACTED] and tonight I am speaking as an individual and not representing any groups or associations that I may belong to.

I would like to address the issue of the Review of the Official Community Plan which will be discussed under agenda item 9.7.

There is no doubt at all in my mind that a number, if not all, of the reasons stated by Councillor Muri in her report to Council, resonate not just with me, but with a lot of people who live in the District of North Vancouver – and for that matter in other municipalities on the North Shore.

Undeniably the North Shore has been changing a lot over the last five years. Some of the causes this Council may have some control over, others are very likely beyond your control. However, calling for a review of the OCP after the first five years is not only prudent, but is also completely in line with the plan which stipulates quote

To ensure the ongoing validity of this plan, an OCP review WILL occur every 5 years

Unquote

The plan does not suggest that this option may exist, or that it is up to Council to decide this. It states clearly that it WILL occur every 5 years. In fact, one could even argue that this whole discussion tonight is unnecessary.

A point, that was agreed to in the OCP, was the concept of town centres. It made sense at the time that a few specific areas would be selected to take the majority of the residential growth in the DNV in the years to come, and that was a reason that many residents supported the OCP. This would not appear to be happening now, when developments are approved by this Council regardless where they may be suggested, including outside the designated town centres.

This is certainly the impression that many residents have (myself included), and a review would be able to determine what has been and is happening in this respect.

Transportation has become a total nightmare on the North Shore and, yes, our quality of life is slowly, but surely eroding because of that. I do not have to tell you this, as this is probably the most talked-about subject at dinner parties and when you speak with your own constituents.

This would be the time to evaluate if there is a connection to the OCP and, if so, how can this best be addressed for everyone.

Please abide by this clear stipulation in the OCP, that so many residents spent countless hours on.

I very strongly urge Council not to do anything radical, but simply follow the spirit and the wording of the OCP, which is to review the OCP as suggested in Councillor Muri's motion tonight. I look forward to a positive and constructive discussion.

Thank you.

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Objection to Edgemont Village over development
Date: Monday, November 21, 2016 3:37:21 PM

From: Julie Waltz [REDACTED]
Sent: Monday, November 21, 2016 11:54 AM
To: Mayor and Council - DNV
Subject: Objection to Edgemont Village over development

Dear Council,

I am writing in strong objection to further development of Edgemont Village and more specifically the development around Highlands United Church, Boffo 2 and the proposed Connaught project adjacent to the library.

Our community is overwhelmed with traffic. Pedestrians can no longer safely walk through the village. Soon we will increase our senior population with the opening of Amica. How will these residents safely navigate this congestion?

Please consider your constituents who have worked hard to provide their families with a home in a beautiful neighbourhood. Our quality of life is **eroding**. The traffic and safety of the community **MUST** be a priority. All one must do is spend a single hour in Edgemont Village to see that the main arteries are not functioning safely.

Please give these issues your full attention and do not "rubberstamp" an idea that looks good on paper. Listen to those who live in the neighbourhood and deal with these issues daily.

Julie & Eric Waltz
[REDACTED]

RECEIVED

NOV 21 2016

Clerks
District of North Vancouver

PUBLIC HEARING

3105 & 3115 Crescentview Drive

Twenty-Two Unit Apartment &

Single Family Home

Bylaws 8178 & 8179 Amendments to permit 22 unit apartment

And single family home at 3105 & 3115 Crescentview Drive

Municipal Clerk's Office

355 W Queen's Road

North Vancouver, B.C.

V7N 4N5

Presented to PUBLIC HEARING 3105 & 3115 Crescentview Drive – 22 Unit Apartment & Single family house

November 19, 2016

Council you have all but destroyed the quaint family orientated Edgemont Village. It was a place of unique shops, café lattes, fresh cinnamon buns, a place you could leave your wares as a shop keeper outside on a table. Not one thing would be stolen. Benches where residents could sit and children could lick their ice cream cones. What you are doing is attempting to turn it into a mini metropolis which it is not. Another apartment block and more residences is not wanted by anyone except the Mayor and council. There is little parking as it is, if what you want to be built in the village is built, there will be no parking spaces. This is not downtown Vancouver this was a special little yet not so little endeared village where in the summer residents gathered for the bands that would play on Fridays. The stores that are there are quite special and are having a very hard time right now with all the current construction that is going on. This never seems to enter any of your minds its money, more money and forget the ambience of a quiet very special village with a great mountain view.

It is time to stop all development no more. It looks overcrowded now. This is not Lynne Valley this is a gem in the middle of lovely homes all close to schools, and neighbourly conversation. West Vancouver is having elections and I am quoting one who said.

Development isn't the panacea for struggling business some might hope,

An applicant warned, referring to Edgemont Village in North Vancouver

As a cautionary tale of too much development

Destroying the essential character of the place.

This is exactly what you are doing with your lust for more tax money.

DESTROYING THE ESSENTIAL CHARACTER OF THE PLACE

We are requesting that council and especially Mayor Walton re consider the application for yet another apartment building and more homes nestled within the Village boundaries.

Thank you

Donna and Brian Seward



RECEIVED
NOV 21 2016
Clerks
District of North Vancouver

From: [ardalan zadehsoltan](#)
To: [DNV Input](#)
Subject: Crescentview Proposal, 3105/3115 Crescentview Drive
Date: Monday, November 21, 2016 11:01:23 PM
Attachments: [Mayor Richard Walton and Council Members- .docx](#)
[ATT00001.txt](#)

Hi,

Attached is my input.
Thanks,

Mayor Richard Walton and Council Members:

355 WEST QUEENS RD
NORTH VANCOUVER B.C

Hello council members.

Ardalan Zadehsoltan

██████████ ██████████
Crescentview Apartment Proposal, 3105/3115 Crescentview Drive

My family and I have lived in North Vancouver for ██████ plus years now and want everyone to experience the wonderful lifestyle this city has to offer. If it wasn't for affordable apartment units we wouldn't be here today.

The growth of this city has personally affected my family for the best and which it will continue doing so to all families that reside here. Because of this growth I was able to start a ██████████ company that was founded two years ago based solely on the growth of this city.

I fully understand that at first this may upset a lot of people but a good example I have is this.

Imagine wanting to jump into a pool, at first you may be very hesitant, you subconsciously see a 1000 different outcomes until you jump in and see that it wasn't so bad. Life is about taking risk and we are at the stage that if risk isn't taking it can affect the community for the worst. Nothing is perfect at first but with time and planning it all works out in the end for the best.

I would love to see the project get approved so it gives me and my mother the chance to purchase a condo and for her dreams to come true and live in the village like she's always wanted to.

This project gives the chance for 22 families to start a new life and experience the lifestyle of The Village. I personally drive by 3-4 times a week imagining one day pulling into the condos that I can call home for ages to come.

Please think of the long term benefits then the short term satisfaction for those who wish for this project to not go through while they live in multi storey homes and don't have to worry about affordable housing, not all of us are born into money, we must work for it.

Thank you for taking the time to read this letter, I hope it comes off well.

From: [Natasha Letchford](#)
To: [DNV Input](#)
Subject: FW: Multi-Family Development Proposal at 3105/3115 Crescentview Drive
Date: Tuesday, November 22, 2016 11:16:11 AM

From: Peter J Thompson [REDACTED]
Sent: Tuesday, November 22, 2016 9:56 AM
To: Richard Walton, Mayor; Doug MacKay-Dunn; Lisa Muri; Roger Bassam; Mathew Bond; Robin Hicks; James Hanson
Cc: Natasha Letchford
Subject: Multi-Family Development Proposal at 3105/3115 Crescentview Drive

Mayor Walton, Members of Council

I am writing in support of this re development proposal on behalf of my wife Joan and myself in case we are unable to attend the Public Hearing this evening.

I was a co-chair, for the development of the Upper Capilano Local Area Plan (UCLAP) which was completed and approved by Council in 1998. I was also a member of the working group for the recent Edgemont Village Refresh Project which was completed and approved by Council in 2014.

A low rise multi-family development on this site was identified and included in the UCLAP almost 20 years ago. This Plan reflected the community view that there was a need to provide housing alternatives adjacent to Edgemont Village. The development next door, Edgemont Villa, which was also identified in the UCLAP, has been a very successful component of alternative housing, particularly for residents who wished to downsize from single family homes.

The recent Edgemont Village Refresh Project, continued recognition of the need for housing options and continued to include low rise multi-family development on this site.

The proposed project meets key aspects of the District's development criteria including

- Providing a range of unit sizes – 1, 2 and 3 bedroom units
- An attractive design with effective transition to adjacent existing single family homes
- Parking provisions which will ensure onsite availability to residents and visitors.
- Close to public transit services to Lonsdale Quay, Phibbs Exchange, Grouse Mountain and Vancouver.
- Supporting opportunities for economic viability for Village businesses

through an increased number of residents immediately adjacent to the village and within walking distance.

The proposed development provides a range of housing alternatives for residents who wish to downsize from their existing homes and 3 bedrooms units appropriate for families. Your support for this proposal is requested.

Peter Thompson

Peter and Joan Thompson

[Redacted signature]

From: [Jamie Wallace - Boffo Properties](#)
To: [DNV Input](#)
Subject: 3105 & 3115 Crescentview Drive - Support Letter
Date: Tuesday, November 22, 2016 11:37:37 AM
Attachments: [image002.png](#)
[image003.png](#)
[20161122_Crescentview_SupportLetter.pdf](#)

Dear Mayor Walton and Members of Council,

We understand that the proposal at 3105 & 3115 Crescentview Drive for 22 apartment units and 1 single family home will be proceeding to Public Hearing tonight.

Please find attached a letter on behalf of Boffo Properties, fully supporting the proposal.

Sincerely,

Jamie Wallace



JAMIE WALLACE
Development Manager



PLEASE think of the environment before printing this message

BOFFO PROPERTIES



This email contains confidential and privileged information. Should you not be the intended recipient of this email or you have received this email in error, please notify the sender immediately and destroy this email. Any unauthorized copying, disclosure or distribution of the content of this email is prohibited.

Letter of Support | November 22nd, 2016

Mayor Richard Walton and Members of Council
355 West Queens Avenue
North Vancouver, BC
V7N 4N5

Re: Proposed Development at 3105 – 3115 Crescentview Drive, North Vancouver, BC

Dear Mayor Walton and members of Council,

We are writing to you to express our support for the current development proposal from Mike Rakis for the Edgemont Village neighbourhood at the above noted address.

We believe strongly that with strong community input, Council and Staff are helping move Edgemont Village in the right direction. We have confidence that this proposal will further the goals for the neighbourhood and will enhance Edgemont village for the following reasons:

- This proposed project is consistent with the Edgemont Village Centre Plan and Design Guidelines, which was unanimously approved by Council in 2014 following extensive community consultation and direct engagement.
- The building height and density (FSR) proposed are also consistent with the limits set out in the Edgemont Village Centre Plan and Design Guidelines.
- The proposed uses are supportive of Edgemont Village becoming a more sustainable, complete community and that these additional housing units will support community services and local businesses.
- The apartments proposed are primarily two and three bedroom homes, which are well suited for families and will be attractive to a wide range of residents, responding to Goal #2 of the DNV's OCP to "encourage and enable a diverse mix of housing types...to accommodate the lifestyles and needs of people at all stages of life."

This project will complement and support other developments in the Village and should be welcomed by local businesses and community service providers.

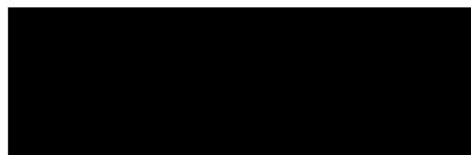
Thank you for considering our comments in your deliberations, we look forward to your favourable consideration of this application.

Yours truly,

Boffo Properties Inc.



Daniel Boffo, Principal
Boffo Properties Inc.



Jamie Wallace, Development Manager
Boffo Properties Inc.

From: [Predrag Petkovic](#)
To: [DNV Input](#)
Subject: Crescentview Apartment Proposal
Date: Tuesday, November 22, 2016 11:49:58 AM

Good morning,

My name is Sanja Petkovic, [REDACTED] My family lives in North Vancouver for [REDACTED] years, and both of our children finished schools in Edgemont Catchment Area: [REDACTED] We passed Edgemont every day on the way to school and we are very familiar with the area.

Our family strongly support Crescentview Apartment Proposal as well as the all similar developments in the Edgemont area.

Currently Edgemont is very expensive area with very little housing opportunities for mid-class people and young families. During last 18 years lot of schools were closed in North Vancouver and lot of young families that were raised here moved from North Vancouver. We hope that in the future Edgemont will become more dense area with more commercial and residential opportunities and diversifying living styles.

Thank you

Sanja & Predrag Petkovic

From: [Lydia Elliott](#)
To: [DNV Input](#)
Cc: [REDACTED]; [Lydia Elliott](#)
Subject: 3105 and 3115 Crescentview Drive PUBLIC HEARING
Date: Tuesday, November 22, 2016 1:28:06 PM

To Whom It May Concern

MY NAME IS LYDIA ELLIOTT AND I LIVE AT [REDACTED]
[REDACTED]

Please be advise that the noise level, traffic and parking storage being generated from the existing Connaught Apartment and Townhouse Project construction site is already intolerable. There is also a Boffo project [REDACTED] where those lots have just been cleared for another townhouse development.

Your timeline to start this project is very important. I would project at least a two year timeline as Boffo still has to break the ground.

Please keep me in the loop as to what was discussed this evening. I am currently in school and am not able to attend your Public meeting this evening.

Sincerely,

Lydia Elliott
[REDACTED]

From: [Arran Mofrad](#)
To: [DNV Input](#)
Subject: Crescentview Apartment Proposal
Date: Tuesday, November 22, 2016 2:17:35 PM

Re: Crescentview Apartment Proposal, 3105/3115 Crescentview Drive

To: Mayor Richard Walton and Members of Council

I am writing this letter in full support of the Crescentview Apartment Proposal. I believe the project will provide affordable housing options to local residents who wish to remain in the community, in particular Edgemont Village. Many first time homebuyers are being forced to enter the housing market in rural areas which does not promote sustainable living. The increase in supply of such housing will assist in calming the rise in home prices we are continuously seeing.

As a long-term resident of the North Shore for the past twenty years, I wish to continue living in the community where I grew up. The Edgemont refresh is an integral part of our beloved North Shore and I hope it will provide the opportunity for local residents to remain living in the area.

I look forward to a positive outcome for this project and Edgemont Village.

Warm regards,

Arran Mofrad

Mayor & Council, Fellow neighbours,

I am Elizabeth McLenehan and I live at [REDACTED].

*H6 signed
- to express
concern
(a copy
can be
provided)*

Over the past week I have gone door-to-door meeting with my neighbours, mostly on Newmarket Drive as well as along Crescentview and Aurora. I have also heard from many others in the broader community. Almost unanimously we are very very concerned about the scale of development - both commercial and residential projects - going on in and around Edgemont Village. Besides the whole matter of construction, among other major issues that we all feel are not being adequately addressed is the matter of traffic infrastructure and planning and that of parking which have become extremely contentious and sources of increasing distress and frustration for all of us.

Mayor Walton and some other members of council have said, to paraphrase, that these are just the necessary evils of re-development, that it will all be over within two years (or 2-3 months!!) and so we should just suck it up.

First, this now is not the beginning of it all. Rather we have been in the midst of some major project redevelopment in our immediate community for the past three years already with the Blue Shore Financial, the Amica Seniors' development, and the Rec Centre to name but three big projects. Added to this are many residential redevelopments, the Capilano water main replacement. And now we have the Grosvenor and Boffo sites just underway and will be enduring construction for at minimum the next 2 to 3 years. So to proceed with yet another major construction project at this time or within the next 3 years is insane to say the least.

At this point we the neighbours of this community and residents are approaching redevelopment meltdown. Whether one supports all of this or not, do we really need to do it all at once? The two major projects - Grosvenor and Boffo - that have commenced will increase density with 106 new residential units, as well as big retail units As well we will have the 127 units at Amica. So we will have a total of 240 new units.

What this translates to upon completion is a substantial influx of new residents, employees, and customers and visitors, which very conservatively can be estimated to amount to around 700 additional people travelling in, out and around the village. While there will be those who walk or ride bicycles or take public transit, there will still be a huge number of vehicles that must be accommodated. Undoubtedly there will be insufficient parking spaces for all residents as well as everyone else; no... many will drive their cars and will be parking in front of our homes on our streets.

We already have been dealing with major traffic congestion and parking problems. I live on Newmarket Drive and over the past few years the through-traffic down our street has increased alarmingly as impatient drivers attempt to short-circuit congestion and the traffic lights along Edgemont Blvd. Vehicles speed down our street from Crescentview and Connaught to the end just north of the Fell Street

overpass. We have no sidewalks, we have parked cars and many of us walking are always at risk of being mowed down as we dodge out of the way of motorists zooming past us. We have children who play along our streets who are really at risk; there have been one too many near misses with screeching tires and unrepentant motorists giving their one-finger salutes when we ask them to slow down. I imagine with even more people residing here traffic will increase exponentially down Crescentview too.

No doubt about it: we have growth problems.

So, we as residents are suffering and our merchants are suffering. We desperately need the promise of a break not the prospect of even more construction. It is absolutely critical that we step back, revisit and revise the OCP as was agreed upon at last night's council meeting, and take into full account the complexity and integration of related issues including traffic flow and parking. Let us see the full impact of the current developments on our neighbourhood once they are completed before we give the go-ahead for any further proposed projects here. I recommend a very thorough examination of traffic and parking and some workable solutions both through the short term construction phase and thereafter when these projects are completed.

To this end, I oppose this development at this time. With due respect, I recommend that we put this residential condo project on hold to be revisited at a later date.



SUBMITTED AT THE
NOV 22 2016
PUBLIC HEARING

Good Evening Mayor Walton and fellow Councillors of the North Vancouver District.

My name is Alison Rakis.

I would like to introduce our Project Team, ^{seated in the front row,} Ray Letkeman, Richard White, Ronan (Hegrdy) Hegardy and Jane (Farkissen) Farquarson,

I am here representing my family who are with me tonight, my Husband Mike, and my 3 sons, Michael, Alec & Steven.

We have lived in the Edgemont Village community for over 40 years.

We bought our first house on [REDACTED] and have lived there ever since.

Our 3 children have attended both elementary and high schools in the District.

I have strong ties to the Edgemont community and have volunteered in many different roles over the years.

I frequent Edgemont Village regularly, know most of the merchants on a first name basis and over the past few years have been asked regularly how our project was going and when we were starting.

I love North Vancouver and we have made many friends over the years in the Community. My children all reside in North Vancouver and we all hope to continue to call it our home for many years to come.

Our entire family has run and operated a business on Lonsdale Avenue, successfully, for over 40 years.

Mike and his family owned and operated an Italian restaurant on Lonsdale in the early 70's and then in 1988, at the same location, we opened and to this day, run our family business,

[REDACTED] and presently employ 62 employees.

With that, I would like to say that we also have acquired a few investment properties over the years in North Vancouver, both in the District and in the City.

We are not developers.

We are a local family and want to create a great building in Edgemont Village.

We have purchased and invested in properties over the years. Some of the projects we completed we have sold and some we have kept for rental properties. Our latest being a 5 Unit Strata Townhouse complex on the corner of 8th and St. Georges, which we continue to operate as rental properties.

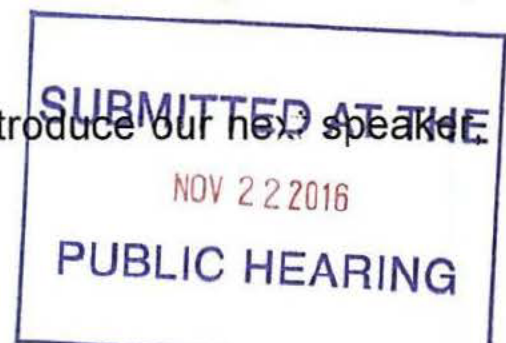
We acquired this Crescentview Property many years ago. Crescentview has been designated since the year **2000** as a multi family development site consisting of 25 Strata units or 25,000 buildable square feet.

After reviewing the revised OCP in 2011 and meeting with District planners, many neighbours and the Edgemont Village Association we submitted our application for our Proposal.

In 2013 the District asked if we could wait until the refresh of Edgemont Village was complete. In the meantime other Projects were approved and are presently under construction in the village.

Since submitting our application we have worked hard to meet all the Community and District Staff concerns, which included parking **constrictions** and now have redesigned a very attractive 22 Unit development.

Thank you, and now I would like to introduce our next speaker, Richard White .



3105 & 3115 Crescentview Drive

- My name is Adrian Chaster. My wife and I have lived at [REDACTED] [REDACTED] from the proposed development, for almost 25 years. We raised a family here, and now that the kids are grown and gone, we have no plans to leave.
- When we arrived, this was a quiet street, largely populated by 1950s and 60s ranchers, many of them hidden behind big mature hedges.
- Edgemont Village was a commercial area a couple of blocks long, with a supermarket, a library, a hardware store, and other small businesses as well as a couple of gas stations and banks.
- It truly was a cozy little Village in a big city.
- But with two or three exceptions, ever since we moved in, every lot which has been sold on our street has been clearcut, and the homes have been demolished and replaced by houses which are generally in the range of 4 or 5,000 sq. ft
- The centre of the Village is being redeveloped as well, with the Delany's building, the credit union building, the 55+ building next door to the property under consideration this evening, the senior living facility which is just nearing completion, and the Grosvenor complex and the Boffo townhouse development, which are under construction.
- I decided to get involved to try to have a positive influence the inevitable changes.
- I became a member of the Executive of EUCCA, the Edgmont and Upper Capilano Community Association.
- As well, I wormed my way onto the Working Group which the District struck to draft the new Edgemont Village Plan and Design Guidelines under the District's new Official Community Plan.

SUBMITTED AT THE
NOV 22 2016
PUBLIC HEARING

- I should say now that I am speaking here solely as a resident, not as a representative of EUCCA or the Working Group, but that background informs my comments this evening.
- The Working Group consisted of 16 local residents and business owners working under the capable guidance of David Hawkins, then of the District's Planning Department, sadly now lost to West Vancouver.
- I was honoured when the Working Group made me its chairperson.
- After over a year of work, with extensive public consultation and input every step of the way, the Group had a draft Village Plan. It had good community support and was adopted unanimously by District Council in March two years ago.
- The property which is the subject of this public hearing was earmarked almost 20 years ago, long before the new Village Plan, for exactly the kind of development which we are discussing this evening.
- When an early version of the development proposal came before us on the EUCCA Executive, we made various suggestions to make it better. All of them were implemented.
- Parking was the only sticking point. The District's Planning Department was of a mind to allow a relaxation of the bylaw requirement of 2 parking stalls per residential unit, because that bylaw dates back to the 1970s, and modern thinking is that this high a rate of stalls per unit is no longer required.
- But to us on the EUCCA Executive, parking has always been a problem in the Village, and adequate parking is the life blood of the Village's commercial viability. If people can't find places to park, they won't shop here.
- We held the developer's feet to the fire, and he responded. He bought a chunk of the adjoining property to increase the area of the floorplate and therefore the available space for parking. He also reduced the number of

dwelling units in the complex by making some of them three instead of two bedrooms, so reducing the number of required parking spaces.

- In the result, the building will fully comply with the 2 lot per unit bylaw requirement.
- This addition of three bedroom units has the added benefit of making more residences available for families, which was one of our objectives with the new Village Plan.
- And as I understand it, the units will not be as stratospherically expensive as those in the Grosvenor and, I'm sure, the Boffo developments which are currently under construction, and so they'll be more financially accessible.
- There are concerns about the amount of construction going on in the Village right now and what this project will add. I gather that the developer here has acceded to Planning staff's request that he wait until spring 2018 to start, by which time, Grosvenor and Boffo will be largely complete.
- I am not in love with the changes in Edgemont Village. I don't particularly like the homes on our street being knocked down and replaced by great big houses. And I used to like the commercial centre of the Village just the way it was. I don't like change, and I especially don't like change in my back yard, but change of the kind we are seeing is inevitable, and we need to manage it for the benefit of the community. That's what the new Village Plan is all about.
- The development proposed for 3105 and 3115 Crescentview Drive is exactly in accord with the terms of the new Edgemont Village Plan and Design Guidelines. It will promote low density residential housing at more reasonable prices than anything else on the horizon. At the risk of making some of my neighbours mad, which I'm sure I am, I feel that I must respectfully suggest that Council approve the proposed development.

SUBMITTED AT THE

NOV 22 2019

PUBLIC HEARING

3105 - 3115 Crescentview Drive

Hi, My name is Josie Harrison.

My family and I lived near Edgemont Village for over 32 years. ~~Our kids were born and raised~~ there.

Due to changes and life's circumstances, our family home was sold and I had to move temporarily [REDACTED] to a family home, where I have since been living for the past year.

Meanwhile, in spite of the real estate market, my entire family, including my children, have managed to purchase condos and live along the Lonsdale corridor. I miss North Vancouver and have been looking for a place to move back to but I miss the boat constantly, there's not enough on the market that is in my affordability, having downsized.

I missed out on the Grosvenor. It seemed a lot of "family and Friends" bought fast, leaving only a few townhouses available. I prefer the Condominium style housing, on one floor.

I would love to move back to North Vancouver where I know so many people and to be close to my friends and my family. I have known about this project for a few years now and the timing would be perfect for me.

I also hope it goes ahead because it will provide much needed accommodation in that area. I like that this project is not being built by a big developer, rather a family business, and one who feels his projects are his legacy to his community. That appeals to me.

I would love to live in the Edgemont area, back in my old, neighbourhood and I'm hoping that my speaking here today helps towards that end.

Thankyou.

Multi-Family Development Proposal at 3105 & 3115 Crescentview Drive

Mayor Walton Members of Council

Peter Thompson, [REDACTED], speaking in support of this development proposal.

I was a co-chair, for the development of the Upper Capilano Local Area Plan (UCLAP) which was completed and approved by Council in 1998. I was also a member of the working group for the recent Edgemont Village Refresh Project which was completed and approved by Council in 2014.

A low rise multi-family development on this site was identified and included in the UCLAP almost 20 years ago. This Plan reflected the community view that there was a need to provide housing alternatives adjacent to the Village. The development next door, Edgemont Villa, which was also identified in the UCLAP, has been a very successful component of alternative housing, particularly for residents who wished to downsize from single family homes..

The recent Village Refresh Project, continued recognition of the need for housing options and included low rise multi-family development on this site.

The proposed project meets key aspects of the District's development criteria including

- Providing a range of unit sizes – 1, 2 and 3 bedroom units
- An attractive design with effective transition to adjacent existing single family homes
- Parking provisions which will ensure availability to residents and visitors onsite.
- Close to public transit services to Lonsdale Quay, Phibbs Exchange, Grouse Mountain and Vancouver.
- Supports opportunities for economic viability for Village businesses through an increased number of residents immediately adjacent to the village and within walking distance.

The proposed development provides a range of housing alternatives for residents who wish to downsize from their existing homes and 3 bedrooms units appropriate for families.

Peter and Joan Thompson
[REDACTED]
[REDACTED]

SUBMITTED AT THE

NOV 22 2016

PUBLIC HEARING

Re: Multi-family Development Application 3105/3115 Crescentview

Mayor Walton and Councillors

I support the application submitted for the Multi-family Development Project on Crescentview Drive.

My support emanates from experience arising from my participation in the 2011 District OCP development process, my membership in the 16 - person Working Group that developed the 2014 EVLAP Refresh, and my involvement with the EUCCA Executive for many years.

In brief, I support the project for the following reasons:

- This site was identified in the original UCLAP (Upper Capilano Local Area Plan) in 1998 as suitable for low-rise multi-family housing which had an identifiable need in the Village.
- The 2011 OCP contains policies and objectives to provide diversity (and enhanced affordability) in housing choice in Town and Village Centres. This proposal satisfies this.
- The 2014 EVLAP Refresh retained the preferred use of this site for low-rise multi-family. It is adjacent to a development of similar size and use to the north and the single family home provides a sensitive transition to the residential neighbourhood to the south.
- The project conforms to the Design Guidelines established in the EVLAP Refresh which will result in an attractive building complementing the Village character.
- Of the 22 units, only 3 are 1 B/R with the rest a mix of 2 B/R, 2 B/R + Den and 3 B/R. This will provide an opportunity for younger people in the “missing generation” to raise families in the Village.
- The project fully meets the bylaw parking requirements so that there should be negligible impact on adjacent street parking.
- Being in the Village core, which is a designated transit “hub”, means that the site is well served by buses. Of note, it is proposed that the Village be linked by frequent transit to Lynn Valley.
- The increased Village resident population will boost the customer base for local businesses.

In summary, this project meets all the expectations contained in the OCP and EVLAP.

November 22, 2016

Council should be wary of it becoming a scapegoat for the current angst emanating from the large volume of work currently underway. It should be remembered that there have been protracted discussions over the years with the Proponent which included the suggestion not to proceed with development plans until the EVLAP Refresh was completed. Thus the District bears some responsibility for the current timing of the application.

The work on this project should be integrated into the DNV planning process currently in place to coordinate the construction activities on the various sites to minimize the impact on Village residents and visitors alike.

In conclusion, I respectfully request that you support this application.

Grig Cameron



SUBMITTED AT THE
NOV 22 2016
PUBLIC HEARING

Michaela
Dannelly
point form
notes.

Evening Mayor, Council, District Staff

Name MD

Live in Upper Capilano on Clements Avenue

Speaking against the proposed development – at least for now

In light of the work by the proponent, suggest at the end of today, that the public hearing on this development be adjourned, pending the outcome of the OCP review agreed to by Council last night

I Consider Edgemont to be my “village center”

I buy gifts in Edgemont

I buy my vegetables there

I go to the library

I go to the chiro

Far too often, after soccer games, I go to Delaneys and get my daughter a smartie cookie

SUBMITTED AT THE
NOV 22 2016
PUBLIC HEARING

We drive in the winter

We ride our bicycles in the summer

My daughter rollerblades

We feel part of the community there

HOWEVER

Over the last year, those habits, and that feeling of community, has changed

There is no parking

There is far too much traffic

Find myself not wanting to ride or walk there with my daughter

too many people trying to find a way around the traffic (the traffic on capilano, Highland, ridgewood)

And They are driving on the back streets too quickly

I find myself wanting to go somewhere with my family that is more welcoming, and safer.

As I go on a run, and pass by all of the ongoing development in this small area, I realize that, although the retirement home may be close to being done, there is no end in sight for developments in Edgemont. And that is just from what I can see with my eyes – what has already broken ground.

No question that some of the development is necessary and good

It may be that THIS development is necessary and good – BUT I CANNOT FAIRLY MAKE THAT ASSESSMENT, not now

What Can I Say now?

1. The relentless pace of development in Edgemont has significantly impacted my affection for Edgemont
2. It has significantly diminished my interest in spending time in Edgemont

*but you will say - this too shall pass -
- transitory impact.*

What do I worry about?

1. I worry that the character of Edgemont ^{+area} will be irreversibly altered by all of this development, and not for the good
2. Taking a step back, I worry that this development is just another one in the seemingly endless line of developments in the Upper Capilano/Edgemont/Lower Capilano corridor.

I worry that I don't have a clear handle on the basic facts --- exactly how many developments are planned for or are happening in this area – where are they and how big are they and how many more people and cars will they bring? → in total

I worry that I don't know the impact of the already started or approved developments – impact on traffic within the area, on traffic OVER THE LIONS GATE, on the loss of our trees and forest canopy

And I worry that YOU don't know the answers either –
either Council or the hard working and overworked District staff.

AND as a result, without knowing this broader context,

how can I possibly assess whether THIS development, proposed for an area that is already trying to manage an unprecedented amount of development, is a good one?

I CANT, and with great respect, I don't see how you can make that assessment either.

I appreciate that there may be some economic impacts to some developers – and probably this developer --- if Council agrees to press the pause button

property owner
But remember – once made, these decisions cannot be unmade

AND decisions must be made on the basis of evidence

Evidence of where we are now as a community

Evidence of how the community has been changed to date by the implementation of the OCP

Evidence of where the community wants to go from here and how quickly

ALL of that provides the necessary CONTEXT for this decision

If that evidence is LACKING, the decision simply cannot be made... for now

Didn't attend meeting yesterday – I saw some online, and heard about it

but it is clear that council is sorely divided on this issue

It is clear that there is a strong and growing call in the community for council to stop and to assess where we are and if we are going down the right path, at the right pace.

Most importantly It is clear that QUALITY OF LIFE of the residents of this community is being significantly and negatively affected.

And at this rate, the future – not months, but YEARS – does not look much better

With respect

- ✦ I will not simply “suck it up”
- * I will not just hope that it all works out

AND make decisions on that basis

That is not my job as an engaged citizen , *it is unprincipled*

Also not your job as an engaged council who care about their community – which I know that you all do.

For all those reasons

Ask that once everyone has been heard, this public hearing be adjourned until that time that all of us – neighbours, staff, councillors – can truly say they can make an informed decision about this development.

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Concern about District of North Vancouver Development
Date: Tuesday, November 22, 2016 4:40:05 PM

From: Alexandra Wright [REDACTED]
Sent: Tuesday, November 22, 2016 4:23 PM
To: Mayor and Council - DNV
Subject: Concern about District of North Vancouver Development

Dear Mayor and Council,

I am writing because I am opposed to the proposed Crescentview development. I am also increasingly worried about the scale and pace of development on the North Shore. I will be attending the Council meeting this evening to share my concern, however I think it is important that I share it with you here in some detail.

We moved to Capilano Heights two and a half years ago from London, UK. We chose to live here because of the tranquility, mountain vistas and excellent schools. All of those things are here in abundance, but we are very worried that the current rate and pace of development, along with the effects it will have on our quality of life.

Simply put, we are worried about the District's willingness to allow projects to evolve in isolation without recognizing the greater context of development in the community.

We live between Grouse Mountain and the Capilano Suspension Bridge, which are arguably two of Vancouver's most desirable tourist destinations in a city that prides itself as a world-class tourist destination. And now the Cleveland Dam is heading in the same direction. Tourists and Vancouverites alike come out of the woodwork to take advantage of what is on our doorstep. And yet the local infrastructure is still antiquated. Add to the mix the constant flow of new projects and we have an increasingly bigger problem -- one that puts the desirability of the North Shore at risk (and in turn the value of our neighbourhood).

Community engagement is strategically limited (we are on to that!) and in isolation, and arguably does not serve the current resident. For instance, how are we going to cope with a 900 unit development at the bottom of Marine, where traffic is already a nightmare? The Lion's Gate Bridge is already overwhelmed and yet this new development does not seem to have to pass any sort of stress tests.

The developments are too numerous to name. Forty units here, another 30 there, another

10 here, etc., etc. This is adding hundreds of people and cars into an already pressurized system. It has to stop at some point and in light of this, Crescentview cannot proceed.

At the end of the day we chose to live here because it is not London. Too much development there has and continues to affect the quality of life. Traffic is a nightmare and there is no escape. Don't get me wrong, well-designed and orchestrated urbanization is a great thing in the right place (Lonsdale comes to mind) but it is not meant for this little corner of heaven.

We only get one chance to do this right and I call upon each and every one of you to use your best judgement. Chasing the all mighty dollar never wins out in the end.

With respect,

Alexandra Wright

And yet there is no new infrastructure or

Municipal Clerk

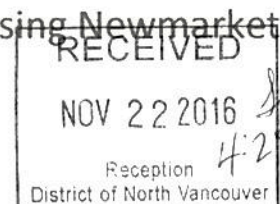
District of North Vancouver

355 West Queens Road

North Vancouver, BC, V7N 4N5

In regard to the PUBLIC HEARING for 3105 & 3115 Crescentview Drive, slated for 7:00 pm, Nov. 22, 2016, the residents of 3151 Connaught Cres., Edgemont Villa, view this application negatively for the following reasons:

- The developer plans to place the driveway to the underground parking next to our driveway, causing his owners to exit left along Connaught Cres. & then onto Edgemont Blvd. There is no traffic light at this intersection.
- Connaught Cres., is a narrow one way street with parking allowed on one side with no time limits.
- Many businesses are located on the south side of Edgemont Blvd. between Crescentview Dr. & Connaught Cres.; hairdresser, sushi shop, floral shop, book store, gift shop, & a proposed food market. The rear of these businesses are located on Connaught Cres., directly across from our building.
- Delivery trucks & vans use Connaught Cres., unloading their goods for these businesses, often partially blocking the street. Add to that, garbage & recycle pick-up, when huge trucks occupy the width of this little street.
- It is noted the developer has not included a service lane for deliveries or service contractors to his building as we have. Ours is located right next to our driveway leading to the underground parking.
- If the developer would place his driveway on Crescentview Dr., cars from his building would have the option of using Newmarket

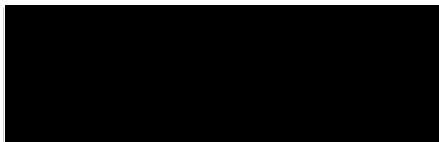


Dr. to West Queens Rd. where there is a traffic light, enabling an easy exit in any direction.

- We, at [REDACTED] are presently surrounded by new construction; townhouses on Ridgewood Dr., the 'Connaught' on Edgemont Blvd., new homes on Crescentview Dr., & the possibility of this apartment & single family home right next door to us.

Respectfully submitted,

Sheila Randolph



From: [Alexandra Wright](#)
To: [DNV Input](#)
Subject: Re: Question for Council
Date: Tuesday, November 22, 2016 7:32:42 PM

There is a chance I will not be here by the time this question is asked. Apologies but I also have other family commitments this evening.

Sent from my iPhone

> On Nov 22, 2016, at 7:23 PM, Alexandra Wright [REDACTED] wrote:
>
> Dear Mayor and Council,
>
> I am worried about the cumulative effects of all of the developments in the Capilano corridor, in and around Edgemont and beyond. Each project is reviewed on a case by case basis.
>
> Can you please provide us with an overview of all of the developments in the community -- top of Capilano to bottom (i.e. from Chinese food restaurant to 900 unit development at Marine).
>
> I think we need to understand the totality of the development in light of this proposal.
>
> Kind regards,
>
> Alex
>
> Sent from my iPhone

From: [Alexandra Wright](#)
To: [DNV Input](#)
Subject: Cost of units
Date: Tuesday, November 22, 2016 7:36:36 PM

Hello,

Grateful if you can shed some light on how much the units will be marketed for? I want to understand in light of affordability.

Thank you,

Alex

Sent from my iPhone

From: [Mel Montgomery](#)
To: [DNV Input](#)
Subject: Crescentview
Date: Tuesday, November 22, 2016 8:24:15 PM

Dear Mayor and Council,

I am opposed to the proposed development for Crescentview Drive, at this time.

I am not opposed to development in general but I am opposed to the onslaught of development that has besieged this Capilano Highland community.

Too much, too fast, please pause and let us breath and review what is happening.

Mel Montgomery



Sent from my iPhone

Mel Montgomery

From: [Omar Memisevic](#)
To: [DNV Input](#)
Subject: Subject: 22 unit condo development 3105-3115 Crescent View Drive
Date: Tuesday, November 22, 2016 9:06:41 PM

Attention members of council.

After hearing some of the comments in the north shore news and some of the district councillors I honestly can't see that this 22 unit development is going to change the traffic all over North Vancouver. I am in Edgemont Village frequently and I can say with confidence that I have never been in traffic in that area. I graduated from Carson Graham secondary school in 2005 and I want to continue to live here the rest of my life and that will only happen if you continue to build affordable condos.

Sent from my iPhone

From: [Christopher Berry](#)
To: [Mayor and Council - DNV](#)
Cc: [Linda Brick](#)
Subject: Public input on Connaught Crescent and Crescentview Drive
Date: Tuesday, November 22, 2016 7:05:00 PM

From: Christopher Berry of [REDACTED]

Dear District of North Vancouver Town Council,

Apologies for doing this in writing - I really wanted to give my perspectives in person, but my work unfortunately took me out of town at short notice. I'd like to make the following statement in strong support of the development of the 22-unit building proposed for Connaught Crescent and Crescentview Drive

Core to the council's debate seems to be the pace of development and change in North Vancouver. I'd like to make the argument that change is not coming quickly enough for a generation of young adults and young families that is getting pushed out of the North Shore. Between the 2006 and 2011 census the district lost 20% of adults between the ages of 25 and 45, and as a result saw a 10% decline in the number of children under-15. And yet since 2011 the housing crisis has become significantly more severe - with North Vancouver property prices up 60% on average (and for detached homes, up 80%). For this generation of young families, new attached housing supply is needed in critical numbers, and fast.

I write this as a father raising 2 young children in [REDACTED], a condo building newly completed in 2015. Me and my friends come from a generation which has largely accepted that we will be forever priced out of single family homes. We accept this, but ask for an entirely different "housing ladder" be allowed to be built for us. What we need on the north shore is a diversity of rental units, small condo buildings, large condo buildings, townhomes and duplexes - to allow us the stability that comes from getting into home ownership and giving us a diversity of choice as our life situations change. And yet when we look around, we see a vast, vast majority of land held back for single family homes that my generation will not ever be able to afford. And we see continued opposition to further development - even though that development is so critical for allowing my generation back onto the north shore, and benefiting from home ownership.

New developments allow us back onto the north shore. I can see this in my own building at [REDACTED]. I see this at my brother-in-law's building at the newly completed Lynn Creek Apartments. And I see this at my friends building at Sealynn Village. Each of these buildings brings in a diverse mix of young couples, young families, parents of older children, and retirees - though the skew to young families is evident, and the buildings are crawling with young children. There is a wonderful mix of doctors, teachers, construction workers, retail workers, nurses, businesspeople - truly a cross section of society. Nearly everyone has work of family connections to the North Shore. And yet all of us would have struggled to find quality housing at affordable prices without the recent construction.

The district of North Vancouver has for decades neglected to build the attached housing that is needed to bring balance to its communities and allow the next generation to raise families here. The recent increase in construction is a great start - but only a start. We don't need to slow down - we need to build more housing - and undoubtedly, the infrastructure to support the new housing. Buildings such as Connaught Crescent, by adding to the diversity of supply of high quality attached housing options and giving us attached property owners new options for moving up (or down) in the housing ladder, is part of a wider solution. And therefore I strongly urge the approval of this building, and the District's continued support of adding attached housing supply

for the benefit of all of its residents.

Many thanks,
Christopher Berry



From: [Robin Hicks](#)
To: [Alexandra Wright](#)
Cc: [Mayor and Council - DNV](#)
Subject: Re: Concern about District of North Vancouver Development
Date: Tuesday, November 22, 2016 5:46:45 PM

Individual Councillors do not respond to every comment letter submitted but as another UK immigrant, albeit here for almost 40 years now , I am prompted to respond.

Here in North Vancouver we are close to the City, 15 minutes and as you know in major world cities like London all suburbs close to the centre like London....Chelsea , Mayfair, Oxford Street, real estate is extremely valuable. With the desire of immigrants and residents alike to live here ,there is an insatiable demand for property and if we do nothing or slow down development(which is both undemocratic and inequitable) , we would have another surge in real estate prices and even more problems in affordability.


We do not want to move to a divided society which is occurring more often in countries throughout the world, which promotes the gulf between the haves and have nots. I have lived through society divisions in England and the attitude of " I am alright Jack " and I do not want to see it occur here. We need a variety of home forms and people to provide a vibrant society and even more so young people and children , not an enclave of seniors and the wealthy. I have 7 grandchildren who are fortunate to live here on the North Shore and I would like to see them able to reside here , probably renting which will be the norm in the future without government intervention. My daughters in their late thirties embrace the change that is occurring, strive to avoid the private vehicle and are supportive of our OCP which sets the parameters for growth in the future . If we did not have this District wide guide , development would be chaotic.

Houses in Canada have been built with a defined lifetime, 60 to 70 years and without regular maintenance and significant upgrades over time they will require major renovation or replacement. The main development outside of the town centres where growth is directed, is that renovation and replacement which is one of the main contributors to both traffic and construction. These owners have complete right to carry out changes to their homes within zoning and building permit codes. Many older residents are also cashing out and moving to apartments leaving older homes on lots valued at over \$1M , which makes new house construction financially attractive.

Exacerbating the traffic are the service employees and construction support workers who cannot afford to live here . Unless we allow construction of more affordable and rental units even more of these workers will be excluded from being residents and have to join the commuting traffic.

Hopefully that will explain at least my motives for fully supporting the OCP.

Robin Hicks Councillor DNV
I pad message

On Nov 22, 2016, at 4:23 PM, Alexandra Wright <> wrote:

Dear Mayor and Council,

I am writing because I am opposed to the proposed Crescentview development. I am also increasingly worried about the scale and pace of development on the North Shore. I will be attending the Council meeting this evening to share my concern, however I think it is important that I share it with you here in some detail.

We moved to Capilano Heights two and a half years ago from London, UK. We chose to live here because of the tranquility, mountain vistas and excellent schools. All of those things are here in abundance, but we are very worried that the current rate and pace of development, along with the effects it will have on our quality of life.

Simply put, we are worried about the District's willingness to allow projects to evolve in isolation without recognizing the greater context of development in the community.

We live between Grouse Mountain and the Capilano Suspension Bridge, which are arguably two of Vancouver's most desirable tourist destinations in a city that prides itself as a world-class tourist destination. And now the Cleveland Dam is heading in the same direction. Tourists and Vancouverites alike come out of the woodwork to take advantage of what is on our doorstep. And yet the local infrastructure is still antiquated. Add to the mix the constant flow of new projects and we have an increasingly bigger problem -- one that puts the desirability of the North Shore at risk (and in turn the value of our neighbourhood).

Community engagement is strategically limited (we are on to that!) and in isolation, and arguably does not serve the current resident. For instance, how are we going to cope with a 900 unit development at the bottom of Marine, where traffic is already a nightmare? The Lion's Gate Bridge is already

overwhelmed and yet this new development does not seem to have to pass any sort of stress tests.

The developments are too numerous to name. Forty units here, another 30 there, another 10 here, etc., etc. This is adding hundreds of people and cars into an already pressurized system. It has to stop at some point and in light of this, Crescentview cannot proceed.

At the end of the day we chose to live here because it is not London. Too much development there has and continues to affect the quality of life. Traffic is a nightmare and there is no escape. Don't get me wrong, well-designed and orchestrated urbanization is a great thing in the right place (Lonsdale comes to mind) but it is not meant for this little corner of heaven.

We only get one chance to do this right and I call upon each and every one of you to use your best judgement. Chasing the all mighty dollar never wins out in the end.

With respect,

Alexandra Wright

And yet there is no new infrastructure or

From: [Alexandra Wright](#)
To: [Robin Hicks](#)
Cc: [Mayor and Council - DNV](#)
Subject: Re: Concern about District of North Vancouver Development
Date: Tuesday, November 22, 2016 6:23:51 PM

Thank you for your letter. I should begin by stating that I grew up in Canada and hold dual citizenship.

As stated, I am open to urbanization in the right place and at the right pace, however I don't think either of those things are happening.

The reason I mentioned our move from London because what makes this community desirable is the fact that it is not London! It is a unique community where you can walk your children to school, know your neighbours, play road hockey, etc. etc. Development at any cost puts all of that at risk.

And with all due respect, the affordability argument is just not realistic. We paid \$1.6 million our home on a 33 foot lot a year and a half ago. It is now worth around \$2.2. An aging condo in the area rarely sells for less than \$1m. Rents reflect the enormous mortgages people carry on their properties and those too are only going in one direction. The new condos being sold in Edgemont are being sold for North of \$1.3. How does that fit the affordability argument?

Again, my concerns lie in how engagement is unfolding -- on a (limited) case by case basis without a broad vision (and driven by the ever hungry building community). I know I am not alone in this. And to that point, and following last night's Council meeting, I understand the OCP will be reviewed which is a very positive step.

I look forward to the discussion this evening.

Regards,

Alex
Sent from my iPhone

> On Nov 22, 2016, at 5:46 PM, Robin Hicks <HicksR@dnv.org> wrote:

>

> Individual Councillors do not respond to every comment letter submitted but as another UK immigrant, albeit here for almost 40 years now, I am prompted to respond.

> Here in North Vancouver we are close to the City, 15 minutes and as you know in major world cities like London all suburbs close to the centre like London....Chelsea, Mayfair, Oxford Street, real estate is extremely valuable. With the desire of immigrants and residents alike to live here, there is an insatiable demand for property and if we do nothing or slow down development (which is both undemocratic and inequitable), we would have another surge in real estate prices and even more problems in affordability.

>

> We do not want to move to a divided society which is occurring more often in countries throughout the world, which promotes the gulf between the haves and have nots. I have lived through society divisions in England and the attitude of "I am alright Jack" and I do not want to see it occur here. We need a variety of home forms and people to provide a vibrant society and even more so young people and children, not an enclave of seniors and the wealthy. I have 7 grandchildren who are fortunate to live here on the North Shore and I would like to see them able to reside here, probably renting which will be the norm in the future without government intervention. My daughters in their late thirties embrace the change that is occurring, strive to avoid the private vehicle and are supportive of our OCP which sets the parameters for growth in the future. If we did not have this District wide guide, development would be chaotic.

>

> Houses in Canada have been built with a defined lifetime, 60 to 70 years and without regular maintenance and significant upgrades over time they will require major renovation or replacement. The

main development outside of the town centres where growth is directed, is that renovation and replacement which is one of the main contributors to both traffic and construction. These owners have complete right to carry out changes to their homes within zoning and building permit codes. Many older residents are also cashing out and moving to apartments leaving older homes on lots valued at over \$1M , which makes new house construction financially attractive.

>

> Exacerbating the traffic are the service employees and construction support workers who cannot afford to live here . Unless we allow construction of more affordable and rental units even more of these workers will be excluded from being residents and have to join the commuting traffic.

>

> Hopefully that will explain at least my motives for fully supporting the OCP.

>

> Robin Hicks Councillor DNV

> I pad message

>

> On Nov 22, 2016, at 4:23 PM, Alexandra Wright

[REDACTED] >> wrote:

>

>

>

> Dear Mayor and Council,

>

>

> I am writing because I am opposed to the proposed Crescentview development. I am also increasingly worried about the scale and pace of development on the North Shore. I will be attending the Council meeting this evening to share my concern, however I think it is important that I share it with you here in some detail.

>

>

> We moved to Capilano Heights two and a half years ago from London, UK. We chose to live here because of the tranquility, mountain vistas and excellent schools. All of those things are here in abundance, but we are very worried that the current rate and pace of development, along with the effects it will have on our quality of life.

>

>

> Simply put, we are worried about the District's willingness to allow projects to evolve in isolation without recognizing the greater context of development in the community.

>

>

> We live between Grouse Mountain and the Capilano Suspension Bridge, which are arguably two of Vancouver's most desirable tourist destinations in a city that prides itself as a world-class tourist destination. And now the Cleveland Dam is heading in the same direction. Tourists and Vancouverites alike come out of the woodwork to take advantage of what is on our doorstep. And yet the local infrastructure is still antiquated. Add to the mix the constant flow of new projects and we have an increasingly bigger problem -- one that puts the desirability of the North Shore at risk (and in turn the value of our neighbourhood).

>

>

> Community engagement is strategically limited (we are on to that!) and in isolation, and arguably does not serve the current resident. For instance, how are we going to cope with a 900 unit development at the bottom of Marine, where traffic is already a nightmare? The Lion's Gate Bridge is already overwhelmed and yet this new development does not seem to have to pass any sort of stress tests.

>

>

> The developments are too numerous to name. Forty units here, another 30 there, another 10 here, etc., etc. This is adding hundreds of people and cars into an already pressurized system. It has to stop at some point and in light of this, Crescentview cannot proceed.

>

>

> At the end of the day we chose to live here because it is not London. Too much development there has and continues to affect the quality of life. Traffic is a nightmare and there is no escape. Don't get me wrong, well-designed and orchestrated urbanization is a great thing in the right place (Lonsdale comes to mind) but it is not meant for this little corner of heaven.

>

>

> We only get one chance to do this right and I call upon each and every one of you to use your best judgement. Chasing the all mighty dollar never wins out in the end.

>

>

> With respect,

>

>

> Alexandra Wright

>

>

>

> And yet there is no new infrastructure or