

From: [Graham](#)
To: [DNV Input](#)
Subject: Public Hearing 854, 858 and Lot 5 Orwell St and 855 Premier St
Date: Wednesday, January 25, 2017 7:34:02 PM

Hello,

I am against the rezoning. There is already not enough infrastructure to support the current residents of North Vancouver. 23 units is too many to replace the single family homes.

Graham Edmunds

[REDACTED]

From: [Chris Mitchell](#)
To: [DNV Input](#)
Subject: Feedback on 854, 858 & Lot 5 Orwell St and 855 Premier St - 23 unit townhouse development
Date: Thursday, January 26, 2017 9:35:28 PM

Hi,

My only feedback is disagreement with the visitor parking assessment. I note that CTS traffic engineers note 17 public parking spaces on Orwell St, however it has been my recent experience (over the last 10 months of living on Orwell St) that numerous residents from the 32 (Connect) and 55 (Wedgwood) unit townhouse complexes consistently park on Orwell St (due to insufficient garage space for larger cars); in addition to visitor parking. I would anecdotally note that there is rarely a parking space open on Orwell St by 6pm in the evening and any weekend day. Take a look any random day and you will see. This is very frustrating for visitors.

Something needs to be fixed here. Perhaps permit parking or time limited parking or the creation of more spots. Thanks for your consideration.

Thanks,

Chris



From: [Tamsin Guppy](#)
To: [Shannon Martino](#)
Subject: FW: Pubic Input re: Brody Development, Continuum, on Orwell/Premier Street
Date: Tuesday, January 31, 2017 9:03:49 PM

From: Leslie Larsen [REDACTED]
Sent: Tuesday, January 31, 2017 4:28 PM
To: Tamsin Guppy
Subject: Pubic Input re: Brody Development, Continuum, on Orwell/Premier Street

The visitor parking assessment is grossly under planned.
One parking spot for every 2 units, would be acceptable.
We live in the adjacent complex & parking is a daily issue for residents, let alone guests.
Brody Developments need to come up with more visitor parking within the property even if it means reducing the number of units to get that accomplished.

Thank you, Leslie Larsen
[REDACTED]

PS sorry for the late submission but I may not be able to attend tonight & want my input to be noted.

~~Mike Brody~~

For District of North Vancouver Council

SUBMITTED AT THE
JAN 31 2017
PUBLIC HEARING

From: Brianne Brody
Sent: Tuesday, January 31, 2017 5:07 PM
To: Mike Brody
Subject: Hearing stats and note

Stat's from recent 2016 report published by Resonance Consulting and Insights for the Real Estate Development Community.

- 70% of Millennials want to remain in their current location (meaning that 70% of North Van's youth would like to stay here and buy here). We need to provide housing for this demographic.
- 51% of BC residents polled will make a move within 5 years (to downsize, to purchase for the first time, to upgrade etc). This means in five years, half of all British Columbians do not plan to be in the same home they are today. 75% of those want to stay in the same region.
- 25% of millennials expect some form of financial aid from family.
 - o Although it can be perceived that Boomers have the windfall in their single family equity gain, they are in fact the ones doling out funds to support their families.
- Affordability is hot topic! What are the tradeoff's that millennials will give up to get into a home? They'll give up size in order to be closer to work, community & amenities. Those that want to be on the North Shore, that work here, play here, want to stay here and they'll take whatever they can get to not have to drive to get here.
 - o Not willing to give up parking spaces in exchange for a discount on price.
 - o Where do Millennials want to live? The number one factor is where there are job opportunities, followed closely by shorter commute to work. The product that we are building is for local millennials that currently live and work on the North shore or within a short distance to it.
 - o Jumping up to Gen -X (35-55) typically with growing families. This group is leading the way with regards to relocation (to Squamish, Sunshine coast, Interior etc). Why? Because they want larger homes. The 1 and 2bd condos/micro units at 600sqft being built in the cities and higher densities don't work for this group. Relocation is on their minds because what they can buy in Vancouver isn't large enough. They want outdoor space for their kids. They want a front door, safe community and proximity. Continuum provides this!
 - o Both Millennials and Gen-x's are more likely to live in townhouses than Boomers. We're building to demographic the District wants to attract and retain.
 - o Households with young children are unwilling to compromise on the fundamentals (even if the price tag is expensive). They want good schools, a safe/low crime community and maximized bedrooms for their real estate dollar.
 - Of 17 cities in BC cited by statistics Canada, North Van has the lowest crime rate!

Conclusion:

The demand is always going to be high for homes in North Van. We are building product that speaks to the missing generation of younger Gen X's and millennials. The product we are offering them is large enough for families, in a safe and revitalized community, surrounded by parks, good schools, new amenities on the up and up and a ton of new young families.

Proof of Concept

Demographic:

29 of 32 (90%) units sold in the last project were to the targeted missing generation on the North Shore. The majority are local North Shore residents, couples and young families, moving from within Greater Vancouver. Over half of those homeowners have young school aged children and infants.

CARS

Connect Approximately 75% are two car households and probably again around 75% use both garage stalls. The rest park on the street as trucks don't fit well in the garages and several owners are using one of their stalls for storage or work space.

Speaking to Councilor Bond's question at first reading regarding parking. We spoke with residents at both Connect and Legacy and found that in Legacy about a 50% are two car households and in Connect 75% are 2 car households. 40 of out 61 units only. It's a residence issue with regards to parking on the street! Of those that have two car garages, most park both cars in the garage. Those that park one car on the street tend to have direct street frontage. Those that have tandem units in Legacy, all 4 are two car households and all 4 park both cars in their tandem garages.

In Connect – 4 units are tandem and 3 of those are single car households.

Comments regarding green space over parking: gardens are nice but they may only be for a few where as parking could be shared by all (comment from Legacy where there is no communal green space).

No one has had an issue where they have had people over and they couldn't find street parking in the area.

Connectivity

- Young families have requested that the side walk be linked from the North to South on the West side of Premier, especially for those who are walking to the park. They don't want to cross the street with strollers.
- Another drive aisle onto Premier is a potential hazard as it is the primary entrance into Digger park.
- We received strong feedback from the community against the addition of more cars onto Premier street.
- Development is set up for safety of the target market and to permit circular play.
- It is too small of a development to require multiple entrance/exit points. It doesn't make sense for the future homeowners or the community. No additional gain vehicle access through the townhouse development that cannot be fulfilled by driving one block around on principle streets.

From: [Kim Wasson](#)
To: [Mayor and Council - DNV](#)
Subject: FW: Letter in Support of 854-858 Orwell Street / 855 Premier Street
Date: Friday, February 03, 2017 2:10:15 PM
Attachments: [854-858 Orwell Street 855 Premier Street.pdf](#)

Please find attached another submission for the Orwell/Premier Street PH for your information. It was received in the afternoon on Tuesday, but just forwarded from planning now.

Regards,

Kim Wasson

Records Management Clerk

District of North Vancouver

604 990 2210

From: MK Real Estate Group [REDACTED]

Sent: Tuesday, January 31, 2017 12:41 PM

To: Tamsin Guppy

Subject: Letter in Support of 854-858 Orwell Street / 855 Premier Street

Hi Tasmin,

Please find a letter in support of the proposed development by Brody.

Thank you for your consideration.

Warm Regards,

Morgan DuVernet

Medallion Club Member

Top 10% of Vancouver Realtors

VPG Realty
[REDACTED]

This communication is not intended to solicit existing listings or agency agreements. This e-mail message contains confidential information intended only for the use of the individual or entity named above. Any unauthorized use or disclosure is strictly prohibited.



Dear Council,


My name is Morgan DuVernet, I am a resident/owner at Wedgewood, the townhouse development on Orwell Street next to Brody's proposed building site. I am also a Real Estate agent who works in the neighbourhood.

I urge you to approve the development application Brody is putting forth. We are in desperate need of more homes of this style. The single family home market has become increasingly more unaffordable in North Vancouver and if we want to keep the families here we need to have more options for them. Inventory levels of townhomes suitable for families is extremely low and has been some some time.

As a neighbour I also feel this new development will be a great addition to our neighbourhood.

Unfortunately, I won't be able to attend the meeting tonight but hope the council can think about what the District needs to keep the future generations in our community.

Regards,


Morgan DuVernet