

The District of North Vancouver INFORMATION REPORT TO COUNCIL

October 14, 2016

File: 08.3060.20/044.16

AUTHOR: Erik Wilhelm, Community Planner

SUBJECT: FACILITATED PUBLIC INFORMATION MEETING - 1946-1998 GLENAIRE DRIVE (PCUrban Properties)

RECOMMENDATION:

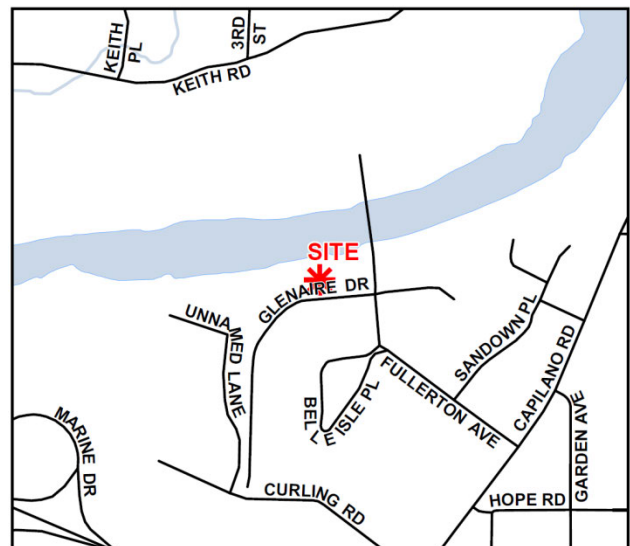
It is recommended that this report be received for information.

SUMMARY:

PCUrban Properties has submitted a detailed development application for the property at 1946-1998 Glenaire Drive.

The developer is holding a facilitated Public Information Meeting for the proposal which consists of 23 townhouse units. Three buildings are proposed, each three storeys tall, and all parking will be underground.

Residents within the peripheral area of the Lions Gate Town Centre and Woodcroft have been notified of this meeting.



PUBLIC INFORMATION MEETING DETAILS:

Date: Tuesday, October 18, 2016

Time: 6:00 p.m. - 8:30 p.m.

Location: 1633 Capilano Road (Grouse Inn Meeting Room)

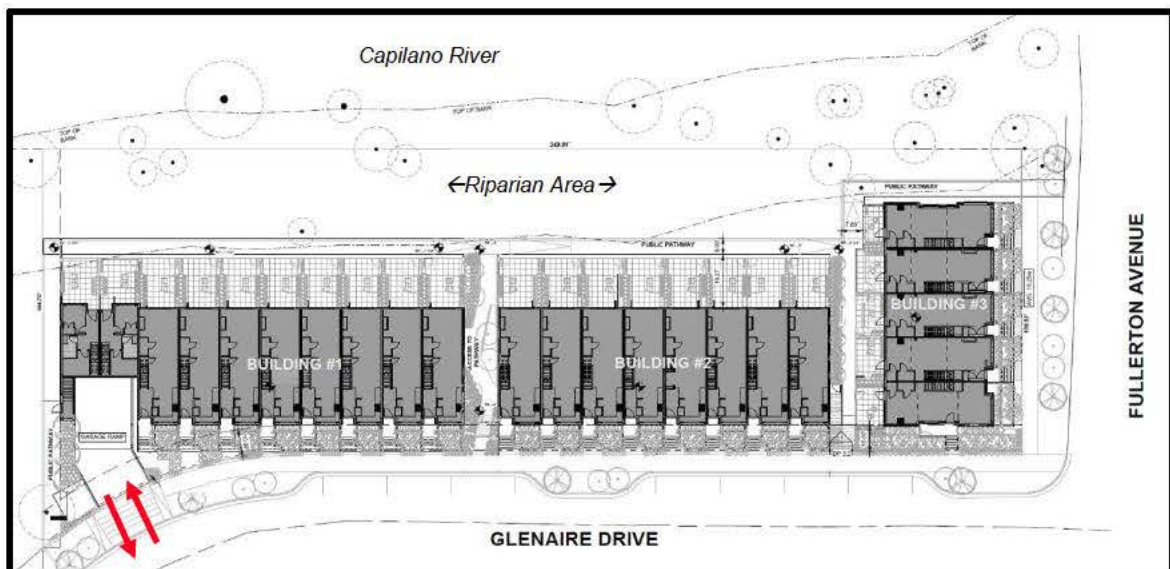
SITE AND SURROUNDING AREA:

The development site is located on the northwest corner of Fullerton Avenue and Glenaire Drive and currently consists of five single family dwellings. The Capilano River is located to the north of the site (within Capilano River Regional Park). Single family dwellings are located to the west and south. The development site and the surrounding properties are within the 'peripheral area' of Lions Gate Town Centre.

PROJECT DESCRIPTION:

The development site is approximately 1353 sq. m. (14,571 sq. ft.) in area. The development proposes 23 townhouse units with an FSR of approximately 1.06. Three buildings are proposed, all 3 storeys in height, and all units provide for 3 bedrooms. A total of 46 parking stalls and storage for 47 bicycles are proposed within the underground parking garage.

Given the location of the Capilano River just north of the site, the development will provide an average of 15 m. (49.2 ft.) riparian area setback from the top of bank. The trail proposed at the rear of the development is located outside the riparian area setback, as District policy indicates that no trail may be located within this setback. The riparian area will be rehabilitated and fenced as part of the development application.



COMMENT SHEET
District of North Vancouver

PROPOSAL: 23 Unit Townhouse Development in Lions Gate Area
PROPOSAL ADDRESS: 1946-1998 Glenaire Drive
DEVELOPER: PC Urban Properties Corporation

To help us understand neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

Concerned, as we all are, about the traffic. (I live in Woodcroft)

My unit in Woodcroft is on the 1st floor, Capilano, facing south. PLEASE leave lots of trees!! I love my view of the trees + the eagles who live there.

About the foot path - I would love to have another path right on the river (not right next to the buildings). I would love for this path to continue all the way down the river (as it does on the north side of the river). Wouldn't this be a great selling point?? I believe that the district is in favour of extending bike paths, foot paths - Thanks for listening!

Your Name _____ Street Address _____

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Please insert your comment sheet into the comment box provided at the Public Information Meeting; or alternatively, mail or email your comment sheet (no later than November 15, 2016) to:

c/o Erik Wilhelm, Community Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5

Email: ewilhelm@dnv.org

COMMENT SHEET
District of North Vancouver

PROPOSAL: 23 Unit Townhouse Development in Lions Gate Area
PROPOSAL ADDRESS: 1946-1998 Glenaire Drive
DEVELOPER: PC Urban Properties Corporation

To help us understand neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

None of my concern and questions were not addressed by District & Developer

With Total development that is going to happen in Fullerton area in different development that is going to happen around Edgemont Village you are going to make it the are so crowded that not so many people want to live on Lower Capilano Road and you are going to bring the value of all properties in the area down, are you going to bring the taxes

Your Name

Street Address

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District of North Vancouver

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PROPOSAL ADDRESS: 1946-1998 Glenaire Drive
DEVELOPER: PC Urban Properties Corporation

To help us understand neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

- 1 This project could make a Severe Traffic for district.
- 2 - None of ~~the~~ your traffic engineer answered the question and still I believe severe traffic.
- 3 - Concentration of buildings in a restricted area could make pollution in district.
- 4 Construction of all phases could disturb of residents.
5. Totally it is not a project which all aspects have been thought about and seems no Feasibility study has been performed about.

Your Name



Street Address

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COMMENT SHEET
District of North Vancouver

PROPOSAL: 23 Unit Townhouse Development in Lions Gate Area
PROPOSAL ADDRESS: 1946-1998 Glenaire Drive
DEVELOPER: PC Urban Properties Corporation

To help us understand neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

Insufficient Parking given all the other construction that will happen in this area.

People will rent out extra bedrooms which will result in more parking

The egress through the village will be very narrow to allow for walking BUT how is all that traffic to get in & out?
NO NO NO

3 DOUBLE SPEAK

Your Name

Street Address

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c/o Erik Wilhelm, Community Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5

Email: ewilhelm@dnv.org

From: [REDACTED]
To: [Erik Wilhelm](#)
Subject: 1948-1998 Glenaire comments
Date: Thursday, October 27, 2016 9:28:23 PM
Attachments: [1948 Glenaire comments.pdf](#)

Hi Erik,

Attached find my comments on the 1946-1998 Glenaire Townhouse proposal.

On the issue of opening Glenaire to Curling for traffic; the road was previously closed for good reasons. I can see the District wanting to open the road for fire/emergency access, and this could be done with a gate or a raised sidewalk/curb that only allows emergency vehicle access (similar to many locations in the west end of Vancouver). What are your thoughts on DNV requirements? I do not see any advantages to opening Glenaire to general traffic as the road is not designed for general through traffic. I will talk to my neighbours.

Regards [REDACTED]

COMMENT SHEET
District of North Vancouver

PROPOSAL: 23 Unit Townhouse Development in Lions Gate Area
PROPOSAL ADDRESS: 1946-1998 Glenaire Drive
DEVELOPER: PC Urban Properties Corporation

To help us understand neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

- ① The 3 storey townhouse building seems to be too close to Glenair and dwarf the street. ~~There~~
- ② The Glenair units run north/south with all the deck space on the north side. These decks will not get sun and will generally be too cold to sit on comfortably. Some of this deck should be moved to the south side of the units.
- ③ The Woodcroft/Fulerton Bridge is private thus the development needs to provide public access to the river trail at its east end.
- ④ Opening Glenaire Bt. Carling and/or Klaband will lead to high speed traffic on Glenair and accidents as it not designed for through traffic. ~~It is~~ Glenair should remain closed to through traffic.

Your Name

Street Address

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c/o Erik Wilhelm, Community Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5

Email: ewilhelm@dnv.org

Hi Erik,

November 13, 2016

Thank you for taking time (November 10) explaining the various issues pertaining to PC Urban's Glenaire Town Homes.

It was the first time we had the opportunity to read and review PC Urban's ADP document and design concepts in detail.

We must reiterate our serious concerns, putting it on record, that we had never said to PC Urban that we were 'happy' with the height of their building immediately next to our house, erecting a fence, location of the ramp entrance and the garage door location, etc.

We have reviewed the ADP designs and would like to submit our inputs and concerns as follows:

- (1) We plan to live at our current address for many more years. We also have plan to add single storey building to the front of our driveway. The developer's western units will be in very close proximity to our house.
- (2) According to PC Urban's ADP, SHADOW STUDY, on page 12: March 21 10am & June 21 10am, the tall 3 storey town homes will clearly be over-shadowing our house for long period of time. [see attached file 'pcUrban ADP p.12']
- (3) According to PC Urban's ADP, PARKING LEVEL PLAN, on page 24: We disagree that PC Urban's ramp to the underground parking should be at their designated location. It would be too close to our residence. The up ramp engine exhaust fume and noise will be concentrated near our house. This would be an unfair design only for the benefit of the developer. We may consider tolerating it if the garage door to be situated further from our house. The garage door if installed at **A** or **B** will be too close to our bedrooms in our planned extension. The operation of garage door will create too much noise, disruptive and harmful to our peace and quiet enjoyment. The noise may be reduced if the garage door is installed at **C**. [see attached file 'pcUrban ADP p.24']
- (4) According to PC Urban's ADP, OVERALL ELEVATIONS, on page 30:
 - a. We look at BUILDING 1 – SOUTH ELEVATION - The first 2 units on the left with height elevation of 92 ft 4.25 in. It over-shadows our house (please also see page 12). This is not adhering to a 'stepping-down line of sight guideline. We suggest that the last unit to be reduced to 2 storey of height.
 - b. We look at BUILDING 1 – WEST ELEVATION - There are many windows (10) over looking west onto our house. With their design of 6 feet set back, this is very close and clearly would be an intrusion of privacy. Also, the number of windows is unjustifiable for this wall and it should be reduced. The windows should be non-opening and framed with only frosted glass. [see attached file 'pcUrban ADP p.30']
- (5) Currently we have a shared wooden fence on the common boundary with 1946 Glenaire Drive. PC Urban has not provided documented plan for treatment of this fence. We request specific information and reserve further input opportunities upon receiving of the specific information.
- (6) We support the idea of a meandering PUBLIC PATHWAY within the natural landscape of their riparian area to be enjoyed by the public.

Regards.

Yours Sincerely,

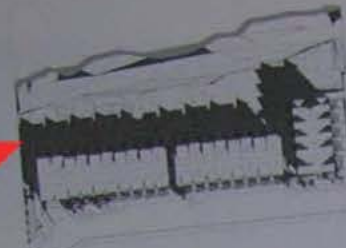
[REDACTED]

PC Urban
Advisory Design Panel
(page 12)

SHADOW STUDY

March 21 10 AM
&
June 21 10AM

Shadow over west neighbor house



MARCH 21ST 10:00 AM



MARCH 21ST 12:00 PM



MARCH 21ST 2:00 PM



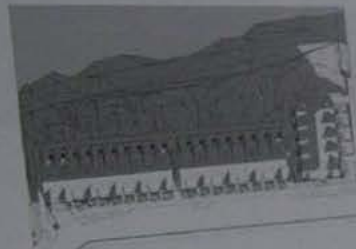
JUNE 21ST 10:00 AM



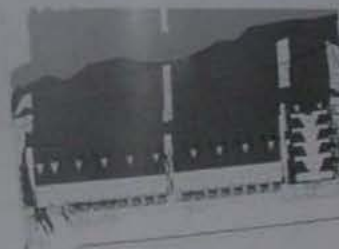
JUNE 21ST 12:00 PM



JUNE 21ST 2:00 PM



DEC 21ST 10:00 AM



DEC 21ST 12:00 PM



DEC 21ST 2:00 PM

Advisory Design Panel

VAR
ONLY
LOOKING

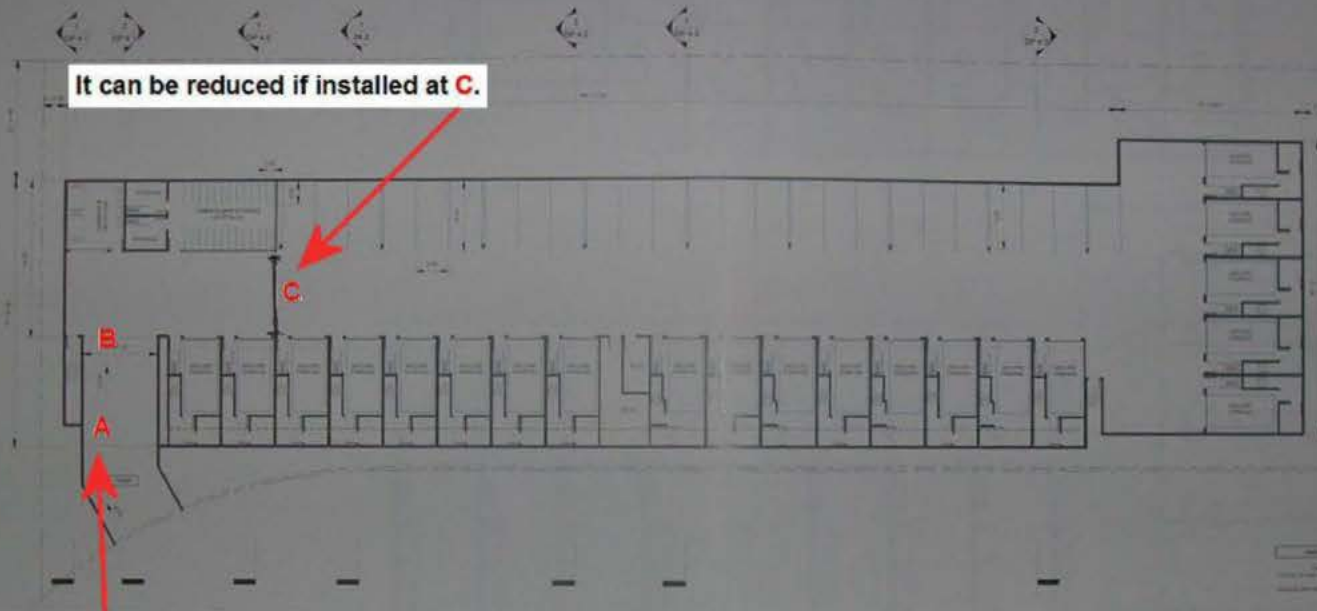
DEC 21, 2016
NORTH HAVEN, CT, USA

SHADOW STUDY

12

11.10.2016 18:52

PARKING LEVEL PLAN



It can be reduced if installed at **C**.

Garage Door if installed at **A** or **B**
will be too close to
West neighbor's bedroom.

The operation of door would create too much
noise disruptive and harmful to neighbor's
peace and quiet enjoyment

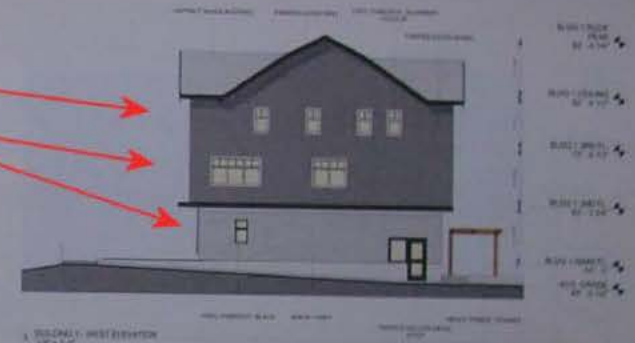
11.10.2016 18:54

PC Urban
Advisory Design Panel
(page 30)

OVERALL ELEVATIONS



BUILDING 1 – WEST ELEVATION
All windows (10) over looking west neighbor's house.
This is too close to create intrusion of privacy.
Suggest to reduce the number of windows and using only **non-open frosted glass** window.



BUILDING 1 – SOUTH ELEVATION
First 2 units on the left with height elevation of 92 ft 4.25 in. over shadows the west neighbor's house. (please also see page 12)

This is not adhered to a stepping down line of sight guideline.
Would suggest that the last unit to be reduced to 2 storey height.



Advisory Design Panel

SCALE
DATE
LOCATION

NO. 111 2114
NORTH VESCOVIA, BC, CANADA

OVERALL ELEVATIONS

30

11.10.2016 18:55

COMMENTS

Re: Proposed Development 1946-1998 Glenaire Drive

I like the design of the building and change in colouring to break up the façade. However I think replacing five single family homes with 23 units is too much density, adding to the traffic issue.

Although I am opposed to opening up Glenaire and Curling, I can understand the advantage of this during construction. If it stayed open on a permanent basis it would encourage bridge traffic to come through the neighbourhood from Capilano Road. It was said at the meeting that this would be addressed, but it wasn't said how this would be done.

I also would prefer 2 storeys rather than 3. My reason being that with the roads in our neighbourhood being narrow, like Glenaire, 3 storeys throughout would create an unappealing tunnel effect.

I am still concerned about people crossing the road towards the end of our bridge to go from one riverside trail to the other. It is very dangerous and I hope a satisfactory solution can be found.

If approved, I would request that this project and all further developments, be phased and not commence until the completion of the project on the Larco site in order to avoid more congestion along Fullerton Avenue.

In conclusion, what I would prefer to see in our neighbourhood is a nice two storey townhouse complex similar to the one at Chesapeake in Ladner.

[REDACTED]

[REDACTED] – Woodcroft

From: [jamaal shahrokh](#)
To: [DNY Input](#)
Subject: Re : Development on Glenaire
Date: Thursday, April 06, 2017 6:14:04 PM

Hi
Have you thought about traffic for all the development happening in 100
meter radius in this area?
Jamaal

Sent with AquaMail for Android
<http://www.aqua-mail.com>

From: [Antoinette Dumalo](#)
To: [DNV Input](#)
Subject: Fwd: public hearing 1946-1998 Glenaire Drive 23 unit Townhouse
Date: Monday, April 10, 2017 1:08:21 PM

Dear DNV Planning Department,

We wish to bring to your attention our increasing alarm as numerous proposals stack up for imminent submission to Council for the rezoning and redevelopment of most of the Lower Capilano Village Centre Peripheral Area. If approved we would see most of the approximately 200 homes in our community demolished leaving only a handful of residents remaining to remind you of the apparent disregard for the "Good Neighbour Strategies" provided in the Peripheral Area Housing Policy: "Redevelopment in the Peripheral Area surrounding the Lower Capilano Village Centre core is expected to take place over many years and provide opportunities for a mixture of built forms on a single block."

Instead, project by project, the development community would have the entire area bulldozed and subjected to many years of continuous construction only to be replaced with essentially one type of housing unit, effectively an extension of the development found along Marine Drive.

We appeal to you not to support the collapse of our community at the hands of the highly motivated development community, intent on competing for the very lucrative capital gains released from rezoning to the highest permissible housing densities, in a very heated market.

We do not support this proposal to amend to the OCP to permit transition of five lots into 23 townhouses. The density is too great when the Larco site, other maximum density proposals and the Grouse Inn property are taken into consideration for the Lower Capilano Peripheral Area.

Antoinette Dumalo and Dennis Myronuk

[REDACTED]

Lower Capilano Village Centre Peripheral Area resident

From: [Vickie McDonnell](#)
To: [Erik Wilhelm](#); [DNV Input](#); [Richard Walton, Mayor](#)
Cc: [Roger Bassam](#); [Mathew Bond](#); [James Hanson](#); [Robin Hicks](#); [Doug MacKay-Dunn](#); [Lisa Muri](#)
Subject: Letter of Support - Holland Row
Date: Tuesday, April 11, 2017 2:38:23 PM
Attachments: [Holland Row Letter of Support.pdf](#)

Please find attached a letter of support for the Holland Row proposed townhouse development in the District of North Vancouver.

Best regards,

S. Vickie McDonnell

[Redacted]

[Redacted]

[Redacted]

S. Vickie and D. Neil McDonnell

[REDACTED]

April 10, 2017

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

Dear Mayor Richard Walton and Members of Council:

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council,

We are writing this letter as we are unable to attend the Public Hearing on April 18, 2017 and we would like our opinion voiced during the Hearing. As residents of the District of North Vancouver for the past 30 years, we would like to express our support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

Townhome developments such as Holland Row are needed as there are currently few housing options other than the single-family home in the District of North Vancouver. These three and four bedroom townhomes provide an affordable alternative option for young families who may not be able to buy a single-family home on the North Shore, or for families/empty-nesters that are downsizing, such as ourselves. We support the District of North Vancouver's plan for increased density in village centres such as Lions Gate Village. Holland Row not only meets the local community plan, but is an attractive townhouse project that will provide density near transit.

Thank you for considering our opinion. We look forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Sincerely yours,

[REDACTED]

S. Vickie and D. Neil McDonnell

[REDACTED]

From: [Moe Samieian Jr.](#)
To: [Erik Wilhelm](#); [DNV Input](#)
Subject: 1946 1998 Glenaire Drive (Holland Row) Rezoning Application
Date: Wednesday, April 12, 2017 7:34:05 AM
Attachments: [FE4391D9-1CA4-4108-914D-B766B4719800\[230\].png](#)
[D2B71D44-C68E-4BA5-81EE-10DBE757E4B5\[230\].png](#)
[33AAFA94-F291-40E6-B8EA-FA7156CB0D69\[230\].png](#)
[B1115A4F-E661-41EA-B4EB-EA56D723BC74\[230\].png](#)
[Holland Row Public Hearing Letter.pdf](#)

Hello

Unfortunately I will not have the opportunity to attend the public hearing on April 18th. Please see attached my letter instead

Moe Samieian Jr



April 10, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

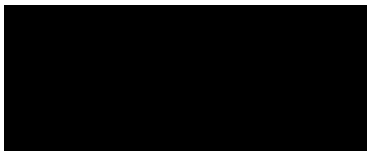
Your Worship and Members of Council:

I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a former resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

These three and four bedroom townhomes provide an affordable alternative option for young families who may not be able to buy a single-family home on the North Shore. I was born on the North Shore and spent my entire childhood until the age of 23 living in both North and West Vancouver. Currently, I have 2 different businesses with locations in North Vancouver, and also have a young family; but unfortunately the current home pricing does make it more difficult to reside on the North Shore, and projects like Holland Row will help this cause.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Your Sincerely



Moe Samieian



From: [Rick Hunter](#)
To: [Erik Wilhelm](#); [DNV Input](#)
Subject: Holland Ro Public Hearing
Date: Wednesday, April 12, 2017 12:23:08 PM
Attachments: [Holland Ro Public Hearing Letter.docx](#)

Please find attached, my support letter for the Holland Ro project.

Thanks!

Rick Hunter



April 12, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

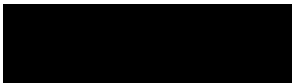
Your Worship and Members of Council:

I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

I believe this will be an attractive option based on the fact that these three and four bedroom townhomes provide an affordable option for families who may not be able to buy a single-family home on the North Shore.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Your Sincerely

A black rectangular redaction box covering the signature of Rick Hunter.

Rick Hunter

A black rectangular redaction box covering the contact information of Rick Hunter.

April 11, 2017

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

RECEIVED

APR 12 2017

Clerks
District of North Vancouver

Attention: Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:

I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a long-term resident of the District of North Vancouver, I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

Townhome developments like Holland Row are much needed as there are currently few housing options other than the single-family home in the District of North Vancouver. Over the past several years, homes in this area have become quite unaffordable for our young upcoming families that have lived in the area for years. These three and four bedroom townhomes provide an affordable alternative option for these young families.

I support the District of North Vancouver's plan for increased density in village centers such as Lions Gate Village. Holland Row not only meets the local community plan, but is an attractive townhouse project that will provide density near transit. We certainly need more of these types of projects.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Your Sincerely



Darlene Hilden

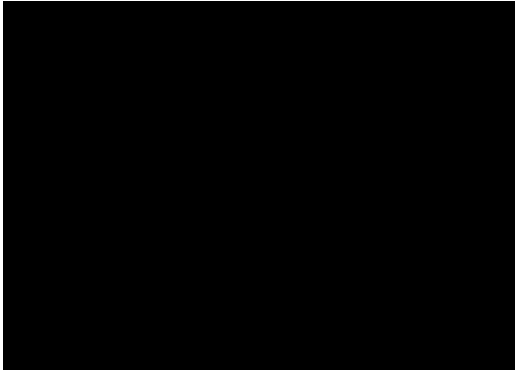


From: [Terry Thies \(Avison Young\)](#)
To: [Erik Wilhelm](#); [DNV Input](#)
Subject: Letter of Support - Holland Row
Date: Wednesday, April 12, 2017 1:50:34 PM
Attachments: [Holland Row Public Hearing Letter.pdf](#)

Hello please see the attached letter of support for the Holland Row project appearing before council on Tuesday April 18th.

Thank you,

Terry Thies*, BSc
Principal



April 13, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:

I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

These three and four bedroom townhomes provide an affordable alternative option for young families who may not be able to buy a single-family home on the North Shore.

I have had the opportunity to work with PC Urban in the past on both commercial and mixed use projects. They are a reputable developer who make a sincere effort to be mindful of the community, and the immediate neighborhood during their development process. In the end the finished product is pleasing to look at, it fits into the neighborhood, and they leave a positive impact on the neighborhood in general. A great example of this is their attention to detail on the project known as "Heywood on the Park", a mixed use development, where PC Urban and Marcon delivered a quality mixed use project, but as importantly, helped to create a wonderful and aesthetic setting along MacKay Creek and the adjacent Heywood Park.

I support the District of North Vancouver's plan for increased density in village centres such as Lions Gate Village. Holland Row not only meets the local community plan, but is an attractive townhouse project that will provide density near transit.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Your Sincerely

Terry Thies

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Erik Wilhelm](#)
To: [DNV Input](#)
Subject: FW: Support letter!
Date: Wednesday, April 12, 2017 3:34:13 PM
Attachments: [image003.png](#)

From: David Canning [REDACTED]
Sent: Wednesday, April 12, 2017 3:33 PM
To: Richard Walton, Mayor; Roger Bassam; Mathew Bond; James Hanson; Robin Hicks; Doug MacKay-Dunn; Lisa Muri
Cc: Erik Wilhelm
Subject: RE: Support letter!

District of North Vancouver
Mayor Walton and Council
355 West Queens Road
District of North Vancouver, BC, V7N 4N5

RE: Townhouses for families in Lions Gate

Dear Mayor and Council:

I have been resident of the North Shore since 1960 and believe the lower Capilano area is an excellent location for the ground oriented townhouse developments that are being proposed for this area. There are currently few options for ground oriented townhouses in the District of North Vancouver or the entire North Shore for that matter. There are many, whether they be first time buyers, including my daughters who have grown up on the North Shore, young families or downsizers who would be attracted to this form of housing. The location is excellent with proximity to transit, retail and service businesses along Marine Drive and Park Royal and downtown Vancouver. Additional housing would provide support for these businesses. The community centre currently under construction in Lions Gate and the proposed new and expanded Belle Isle park are all positive additions that will make this a very desirable and vibrant area to reside.

There is a critical housing need for mixed forms of housing throughout Metro Vancouver and replacing older single family homes with a more affordable option makes good sense for many buyer profiles. It is very hard to find suitable housing in the Lower Capilano area, where existing single family homes are close to \$2million dollars. Supporting townhouses in Lions Gate Village will open the door to housing for young families to live in North Vancouver too, or remain here with their growing families. Please think about the young generation as future residents in this community and support the townhouse projects in Lions Gate. But more importantly it will be a way for many families to live in a conveniently placed community within walking/biking distance of the Lions Gate bridge, Park Royal and the new community centre.

Yours truly,



David Canning



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From: [Shannon Martino](#)
To: [DNV Input](#)
Subject: FW: lower cap road townhouses
Date: Wednesday, April 12, 2017 3:54:22 PM

From: doug unwin [REDACTED]
Sent: Wednesday, April 12, 2017 2:32 PM
To: Richard Walton, Mayor; Roger Bassam; Mathew Bond; James Hanson; Robin Hicks; Doug MacKay-Dunn; Lisa Muri
Cc: Erik Wilhelm
Subject: lower cap road townhouses

District of North Vancouver
Mayor Walton and Council
355 West Queens Road
District of North Vancouver, BC, V7N 4N5

RE: Townhouses near Klahanie Park

Dear Mayor and Council:

I am a resident of the North Shore and frequent user of Klahanie Park. I believe the lower Capilano area is an excellent location for the townhouse developments that are being proposed for this area. There are currently few options for this style housing in the District of North Vancouver or the entire North Shore for that matter. There are lots of folks, whether first time buyers, young families or empty nesters who desire this form of housing. The location has walking access to transit and businesses along Marine Drive and at Park Royal and easy access to downtown Vancouver. Additional housing would provide support for these businesses and tax revenue for the District. The community centre currently under construction in Lions Gate and the proposed new and expanded Belle Isle park will add to the areas desirability.

There is a critical housing need for mixed forms of housing on the northshore and replacing older single family homes with a more affordable option makes good sense for many buyers. It is very hard to find suitable housing in the Lower Capilano area, where existing single family homes are close to \$2million dollars. Supporting townhouses in near Klahanie park will open the door to housing for young families to relocate North Vancouver reducing commuter pressure on our highways and bridges. Please think about the young generation such as my son, as future residents in this community and support the townhouse projects in Lions Gate, so that the next generation can work and live in the community in which they were raised.

Yours truly,

Doug Unwin
[REDACTED]



Virus-free. www.avast.com

From: [Carol Milne](#)
To: [DNV Input](#)
Subject: OCP plan 1946-1948 Glenaire drive
Date: Thursday, April 13, 2017 10:38:52 AM

HI there,

I have to say that the district has enough changes with the OCP and that area is much more dense than it should be anyway — especially being a main artery for the bridge.

No more density.. no more taking single family to townhouses, apartments, anything else.

I'm not sure why the district and the city feel that they have to cram in every development that someone asks for. WE are crowded enough thanks to bad planning on both district and city..

I'm happy to vote out anyone that thinks we are a mini vancouver and continues to make it this way..

Carol Milne



From: [Mehran Kavooosi](#)
To: [Erik Wilhelm](#); [DNV Input](#)
Subject: 1946-1998 Glenaire Drive rezoning
Date: Thursday, April 13, 2017 10:39:47 AM
Attachments: [Glenaire Drive Rezoning Application.pdf](#)

To whom it may concern,

Please see attached my letter of support for the rezoning of 1946-1998 Glenaire Drive.

Best Regards,

Mehran Kavooosi
Project Manager

[REDACTED]

[REDACTED]

This e-mail is intended only for the named recipient(s) and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. No waiver of privilege, confidence or otherwise is intended by virtue of communication via the internet. Any unauthorized use, dissemination or copying is strictly prohibited. If you have received this e-mail in error, or are not named as a recipient, please immediately notify the sender and destroy all copies of this e-mail. Please be aware that internet communications are subject to the risk of data corruption and other transmission errors.

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April 13, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1998 Glenaire Drive Rezoning Application

Your Worship and Members of Council:

I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

I support the District of North Vancouver's plan for increased density in village centres such as Lions Gate Village. Holland Row not only meets the local community plan, but is an attractive townhouse project that will provide density near transit.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Your Sincerely

A black rectangular redaction box covering the signature of Mehran Kavoosi.

Mehran Kavoosi

A black rectangular redaction box covering contact information, likely a phone number or email address.

From: [Tanya L](#)
To: [DNV Input](#)
Subject: Holland Row Rezoning Application
Date: Thursday, April 13, 2017 11:01:14 AM
Attachments: [Letter to District of North Vancouver.pdf](#)

Dear Mayor Richard Walton and members of Council,

Please see my letter attached re: Holland Row Rezoning Application as I cannot attend the hearing in person.

Regards,

Tanya

Sent from [Outlook](#)

April 13, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

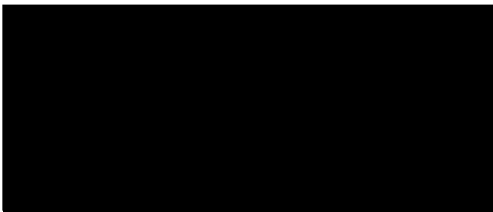
Your Worship and Members of Council:

I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a resident of the City of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

Holland Row not only meets the local community plan, but is an attractive townhouse project that will provide density near transit. These three and four bedroom townhomes provide an affordable alternative option for young families who may not be able to buy a single-family home on the North Shore.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Your Sincerely,

A large black rectangular redaction box covering the signature area.

Tanya Linau

A black rectangular redaction box covering the contact information.

From: [REDACTED]
To: [Erik Wilhelm; DNV Input](#)
Subject: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application
Date: Thursday, April 13, 2017 11:13:10 AM
Attachments: [Letter of Support 1946 – 1998 Glenaire Drive \(Holland Row\) Rezoning Application.pdf](#)

April 13, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:

I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

Townhome developments like Holland Row are needed as there are currently few housing options other than the single-family home in the District of North Vancouver.

I support the District of North Vancouver's plan for increased density in village centres such as Lions Gate Village. Holland Row not only meets the local community plan, but is an attractive townhouse project that will provide density near transit.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Sincerely,

Jason Gordon

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[illegible]

April 13, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:

I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

Townhome developments like Holland Row are needed as there are currently few housing options other than the single-family home in the District of North Vancouver.

I support the District of North Vancouver's plan for increased density in village centres such as Lions Gate Village. Holland Row not only meets the local community plan, but is an attractive townhouse project that will provide density near transit.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Sincerely,



Jason Gordon



From: [Veronika Spencer](#)
To: [Erik Wilhelm](#); [DNV Input](#)
Subject: Letter in Support of Proposed Development- Holland Row
Date: Thursday, April 13, 2017 11:14:33 AM
Attachments: [Holland Row Public Hearing Letter 13Apr2017.pdf](#)

Please find attached a letter of support for the Holland Row development.
Thank you for your consideration.

Veronika Spencer

A large black rectangular redaction box covers the signature and any accompanying text or contact information that might have been present.

April 13, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:

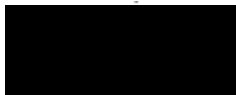
I am writing this letter and will be attending the Public Hearing on April 18, 2017. As a resident of Vancouver, looking to purchase a home in North Vancouver, I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

These townhomes provide an affordable option for young families, such as my own, who have difficulty purchasing a single-family home in the City of Vancouver and on the North Shore.

I support the District of North Vancouver's plan for increased density in village centres such as Lions Gate Village. Holland Row not only meets the local community plan, but is an attractive townhouse project that will provide density near transit.

Thank you for considering my opinion. I look forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Your Sincerely

A black rectangular redaction box covering the signature of the sender.

Veronika Spencer

Two black rectangular redaction boxes covering contact information, likely a phone number and an email address.

From: [Meghan McQuaid](#)
To: [Erik Wilhelm](#); [DNV Input](#)
Subject: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application
Date: Thursday, April 13, 2017 3:28:24 PM

April 13, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:

I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

Townhome developments like Holland Row are needed as there are currently few housing options other than the single-family home in the District of North Vancouver.

I support the District of North Vancouver's plan for increased density in village centres such as Lions Gate Village. Holland Row not only meets the local community plan, but is an attractive townhouse project that will provide density near transit.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Sincerely,

Meghan McQuaid

[Redacted signature block]

From: [Michael Ward](#)
To: [DNV Input](#); [Erik Wilhelm](#)
Subject: Holland Row Support
Date: Thursday, April 13, 2017 6:02:37 PM
Attachments: [attachment 1.pdf](#)



April 10, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:


I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

Townhome developments like Holland Row are needed as there are currently few housing options other than the single-family home in the District of North Vancouver. These three and four bedroom townhomes provide an affordable alternative option for young families who may not be able to buy a single-family home on the North Shore. There are also many active downsizers that are looking stay on the North Shore, whilst moving into a smaller and less expensive option, allowing them to capture equity that they have built up in their single family home.

I support the District of North Vancouver's plan for increased density in village centres such as Lions Gate Village. Holland Row not only meets the local community plan, but is an attractive townhouse project that will provide density near transit.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Sincerely,



Name Michael Ward

Address



From: [Ron & Margaret McGregor](#)
To: [DNV Input](#)
Subject: Town Hall Meeting, April 18, 2017
Date: Sunday, April 16, 2017 5:09:49 PM
Attachments: [DNV Glenaire west Nov "16, final.doc](#)

Attached is our submission for the April 18 Town Hall meeting.

Ronald R. McGregor
Margaret McGregor



District of North Vancouver

Re: Town Hall Meeting, April 18, 2017

Re: Townhouse Development – 1946 – 1998 Glenaire Drive, North Vancouver.

This is one of what will be a number of development proposals that affect the newly designated *Lion's Gate Area*. The comments below apply generally to the entire area encompassed by Marine Drive and Capilano Road. The rapid development of multiple-family dwellings will overwhelm both the transit capacity (it's already beyond capacity many hours of the day) and resident's ability to access services in North Vancouver and elsewhere except for a few hours in the middle of the day. Rush hour traffic will be a complete log-jam.

Council has missed what should have been major goals. For example:

TRAFFIC: The parking ratio in this development is two cars per unit. Encouraging multiple cars per unit will only add to the traffic crush. This is a walkable neighbourhood with transit links nearby. Surely the emphasis for the entire neighbourhood should be reduced parking requirement.

AFFORDABILITY: This particular development has all the trappings of a luxury development. The height should be limited to two storeys, not three. This whole area has been the site of modest – at one time affordable – homes, and that should continue to be council's direction. Three storeys along the Capilano River forms a solid wall creating canyon-like streets. I'm confident the developer will be pleased with an upscale project, but it doesn't meet the North Vancouver need for housing that our children, service and emergency workers can afford. There is lots of room for million and multi-million dollar homes in the District; this is *not* the right location.

CONSTRUCTION COORDINATION: The Larco development was originally proposed to be a ten or so year development. Now that that time-line is shorter, the construction activity on the site will be intensified. Now we have yet another development dependent on the same access and roads, and facing at least two more in short-order. District wide there is a loud cry for relief to this rapid development and construction activity that ensues. Phasing these developments would do much to lessen the concern expressed by so many residents.

Our view, which is echoed by many neighbours, is that this corner of North Vancouver is being subjected to development run amok! Town house developments in the District are typically 2 storeys, with basement – the Lion's Gate neighbourhood should be no different.

November 9, 2016

Ronald & Margaret McGregor

[REDACTED]

[REDACTED]

From: [Carter, Christopher](#)
To: [Erik Wilhelm](#)
Cc: [DNV Input](#); [Richard Walton, Mayor](#)
Subject: Support for Holland Row proposal on Glenaire Dr.
Date: Monday, April 17, 2017 4:18:46 PM

April 17, 2017

District of North Vancouver

Dear Mayor Richard Walton and members of Council

RE: Hollard Row, Glenaire Drive Rezoning Application

Dear Mayor Walton and Council,

I am sorry that I am unable to attend the Public Hearing this week regarding PC Urban's proposal for the site on Glenaire Drive and would appreciate my voice of support being included in the conversation.

My family and I are long-term residents of North Vancouver and principally, the District of North Vancouver. Like most of our neighbors, over the years we've lived in single family homes (Blueridge in 1970's), basement suites, condo's, a triplex (CNV), a duplex (CNV) and since 2006 back into a single family home in the District to raise our kids. We feel very fortunate to live where we do and to have been able to buy into the market many years ago.

Looking back, all of our moves over the years seem like they were pretty easy compared to what many families who looking for a great spot to live on the shore must be facing today. Looking ahead, we've got kids at home for a few more years yet before we downsize but attractive options seem pretty limited.

I believe that more Townhome developments like Holland Row are needed as there are currently few housing options in the District of North Vancouver for transitioning families that are either trying to move into a larger home from a condo but can't afford a single family home or are downsizing but seek a home and outdoor living space that falls somewhere between their current single family home and a condo.

I support the District of North Vancouver's plan for selective increased density, especially near transit corridors and where there's a closer proximity to downtown specific transit. Well considered and well-built multi-family project like this one deserve council's careful consideration.

Thank you for hearing my opinion. I am looking forward to seeing this project and other similar projects moving forward and the proposed improvements to the Lions Gate Community.

Sincerely,

Chris Carter

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From: [Burton, Jessica](#)
To: [Erik Wilhelm](#); [DNV Input](#)
Cc: [Richard Walton, Mayor](#); [Roger Bassam](#); [Mathew Bond](#); [James Hanson](#); [Robin Hicks](#); [Doug MacKay-Dunn](#); [Lisa Muri](#)
Subject: Holland Row - Public Hearing
Date: Monday, April 17, 2017 10:02:19 PM
Attachments: [Holland Ro Public Hearing Letter JB.pdf](#)

In advance of tomorrow's hearing, please see attached.

Jessica Burton

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

April 17, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:

I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

These three and four bedroom townhomes provide a much needed affordable alternative option for young families who may not be able to buy a single-family home on the North Shore.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Yours truly,

A black rectangular redaction box covering the signature of Jessica Burton.

Jessica Burton

A black rectangular redaction box covering contact information, likely a phone number and email address.

From: [Louise Simkin](#) on behalf of [Infoweb](#)
To: [DNV Input](#)
Subject: FW: Holland Row
Date: Tuesday, April 18, 2017 8:13:28 AM
Attachments: [Holland Row Public Hearing Letter April 16, 2017.docx](#)

From: Macfarlane, Scott [mailto: [REDACTED]]
Sent: Monday, April 17, 2017 8:13 AM
To: Infoweb; Richard Walton, Mayor
Subject: Holland Row

Please find attached a letter in support of the Holland Row proposal.

Regards,

Scott and Carol Macfarlane

[REDACTED]

[REDACTED]

April 16, 2017

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

Attention: Mayor Richard Walton and Members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:

We are writing this letter as we may be unable to attend the Public Hearing on April 18, 2017 and we would like our opinion voiced during the hearing. As residents of the District of North Vancouver we would like to express our support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive ("Holland Row").

Having reviewed various materials and plans relating to Holland Row, we believe that Holland Row is a very attractive townhouse project that will provide an affordable alternative for young families who may not be able to buy single-family homes on the North Shore. Holland Row will be well-located, will provide increased density near transit, and is in accordance with the local community plan.

Thank you for considering our opinion. We are looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Yours Truly,

Name: Scott and Carol Macfarlane

Address: [REDACTED]

From: [Pepin, Vanessa](#)
To: [Erik Wilhelm](#); [DNV Input](#)
Cc: [Richard Walton, Mayor](#); [Roger Bassam](#); [Mathew Bond](#); [James Hanson](#); [Robin Hicks](#); [Doug MacKay-Dunn](#); [Lisa Muri](#)
Subject: Holland Row - Support Letter
Date: Tuesday, April 18, 2017 8:44:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Holland Row Public Hearing Letter.pdf](#)

Good Morning,

Please find attached the support letter for the Holland Row townhome project on behalf of Sheldon Scott.

Thank you,

Vanessa Pepin

[Redacted signature block]

[Redacted signature block]

[Redacted signature block]

April 18, 2017

VIA EMAIL

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

Dear Mayor Richard Walton and members of Council:

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:

I am writing this letter as I am unable to attend the Public Hearing on the April 18, 2017 and I would like my opinion voiced during the hearing. As a resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

I support the District of North Vancouver's plan for increased density in village centres such as Lions Gate Village. Holland Row not only meets the local community plan, but is an attractive townhouse project that will provide density near transit.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Your Sincerely,



Sheldon Scott



From: [Russ Bougie](#) [REDACTED]
To: [Erik Wilhelm](#); [DNV Input](#)
Cc: [Robert Cadez](#) ([REDACTED]); [Brent Sawchyn](#)
Subject: Letters of support - 1946-1998 Glenaire Drive
Date: Tuesday, April 18, 2017 9:35:44 AM
Attachments: [20170418092743286.pdf](#)

Please find attached 3 letters of support for this rezoning. Thank you.

Russ Bougie
[REDACTED]

April 18, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:

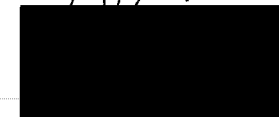
I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

As a parent of teenage children in North Vancouver I hope there is more supply of medium density development added in the District, otherwise affordability issues will force them to live elsewhere.

I support the District of North Vancouver's plan for increased density in village centres such as Lions Gate Village. Holland Row not only meets the local community plan, but is an attractive townhouse project that will provide density near transit.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Your Sincerely



Russ Bougie



April 10, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:

I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

I support the District of North Vancouver's plan for increased density in village centres such as Lions Gate Village. Holland Row not only meets the local community plan, but is an attractive townhouse project that will provide density near transit.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Your Sincerely

Cory Forrest



April 10, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:

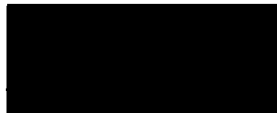
I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

I support the District of North Vancouver's plan for increased density in village centres such as Lions Gate Village. Holland Row not only meets the local community plan, but is an attractive townhouse project that will provide density near transit.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Your Sincerely

Graham Tutti



April 12, 2017

District of North Vancouver
355 West Queens Road
North Vancouver, B.C., V7N 4N5

Dear Mayor Richard Walton and members of Council,

Re: 1946 - 1998 Glenaire Drive (Holland Row) Rezoning Application

I am unable to attend the Public Hearing scheduled for April 18, 2017 but I would like my opinion voiced during the hearing please. As a long time resident of 37 years living in the District of North Vancouver, I would like to express my "support" for Holland Row, PC Urban's proposal to build 23 townhouses at 1946 - 1998 Glenaire Drive, North Vancouver.


I am a mother of a 23 year old daughter and I'm extremely concerned about facing the disheartening realization that she will not be able to live near our family on the North Shore given the rising housing costs and lack of alternative options to single family homes. We need options other than living in high density towers with minimal square footage. The sad reality of the dream to have our daughter & her future family close by to assist us in our older years is slowly fading away.

My husband and I also face the realization & challenges that come with the need to downsize in the near future. The lack of inventory for town homes greatly impacts our quality of life moving forward since we both operate successful home based business's that have contributed to our local economy for the last 20 years and hope to continue to do so. The lack of space in a condo is not a option for us moving forward since we require separate office spaces.

The proposed Holland Row development is aesthetically tasteful, close to transit and is greatly needed. We need more town homes to accommodate both young families and empty nesters living on the North Shore that also contribute to the success of business's, community centers, shops & restaurants for the continued growth of a strong and vital community overall.

"Thank you kindly" for considering my opinion on this important matter.

Sincerely,


Mrs. Michele Buchamer


April 10, 2017

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

RE: Support FOR 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Dear Mayor Walton and members of Council,

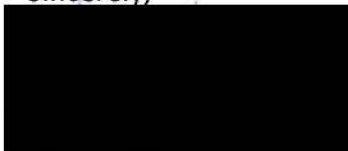
As I am unable to attend the Public Hearing on April 18, 2017 I would like to make my opinion known during the hearing. I am currently, and have been a resident of North Vancouver since 1995.

Within the next 8 years my husband and I will be looking to downsize from our single family home and we want the option to move into a more manageable townhome in the same neighborhood we have called home for more than 20 years. More important, we have two young adult children and I am concerned they will not have the choice, given the cost of housing, to raise their families on the North Shore where they have grown up. The option to purchase a single family home is now out of reach for so many young people and the availability of quality townhomes as a next step for empty nesters is also limited in the District. A townhome provides the best solution - a more affordable option for young families and a responsible format for those ready to downsize. My family reflects two such compelling demographics in the District of North Vancouver.

I fully support PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive, North Vancouver, known as Holland Row. This is an attractive and thoughtful development which I feel, will meet the needs of a variety of families, hopefully my neighbours.

Thank you for considering my opinion.

Sincerely,

A large black rectangular redaction box covering the signature area.

Mrs. Leslie Landell

A black rectangular redaction box covering the contact information.

From: [Ryan Kerr](#) [REDACTED]
To: [Erik Wilhelm](#); [DNV Input](#)
Cc: [Richard Walton, Mayor](#); [Roger Bassam](#); [Mathew Bond](#); [James Hanson](#); [Robin Hicks](#); [Doug MacKay-Dunn](#); [Lisa Muri](#)
Subject: Holland Row Public Hearing Support Letter
Date: Tuesday, April 18, 2017 2:35:05 PM
Attachments: [20170418142756955.pdf](#)

Hi There,

Please find attached a letter from me and my fiancé in support of PC Urban's proposed project, Holland Row. Apologies as I cannot be there in attendance this evening.

Should you have any questions, please do not hesitate to contact me at the below coordinates.

Thank you for your consideration.

Ryan

Ryan Kerr & Courtney Osinchuk

[REDACTED]
[REDACTED]
[REDACTED]

April 10, 2017

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

Dear Mayor Richard Walton and members of Council,

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:

I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

It is my opinion that Townhome developments like Holland Row are desperately needed as there are currently few housing options other than the single-family home in the District of North Vancouver. Especially projects that provide an affordable solution to satiate young families having difficulty getting into the single-family home market.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Sincerely,



Ryan Kerr & Courtney Osinchuk



From: [Erik Wilhelm](#)
To: [DNV Input](#)
Subject: FW: Need to Build More Townhouses for Families in Lions Gate - from Ullrich and Robyn Schade
Date: Tuesday, April 18, 2017 2:46:32 PM

From: Ullrich Schade [REDACTED]
Sent: Sunday, April 16, 2017 1:51 PM
To: Richard Walton, Mayor; Roger Bassam; Mathew Bond; James Hanson; Robin Hicks; Doug MacKay-Dunn; Lisa Muri; Erik Wilhelm
Subject: Need to Build More Townhouses for Families in Lions Gate

Dear Mr. Mayor and the Council:

We have been a resident of the North Shore for 33 years and we need more and smaller homes that are affordably priced — for our kids and their young families, and for when we down-size.

We really believe a good location for this would be the lower Capilano near Marine and Capilano which a perfect location for the townhouse developments that are being proposed for this area.

Currently there are not many options for townhouses in the District of North Vancouver or the entire North Shore — but especially on the west side near the Lions Gate Bridge. Many of our children who are usually first time buyers, and their young families or us older down sizers would be attracted to this type of housing. It's a great location, close to transit, retail and service businesses along Marine Drive and Park Royal and even downtown Vancouver, if that's where you work. Plus additional housing would provide support for the businesses in the nearby area. And the new community centre in Lions Gate and the proposed expanded Belle Isle park are excellent positive additions that will make this a desirable area to own a home in.

We think, based on what we've read in the news and watching the price of housing, that we need more mixed and **affordable** forms of housing throughout Metro Vancouver to replace the older single family homes — which makes good sense for many first time and down size buyers. This is supported by the fact that we've been looking on Realtor.ca for our son and for downsizing, and it's really hard to find new and well-priced smaller housing in the Lower Capilano area. In this area existing single family homes are close to \$2 million dollars, unless they're real junkers and selling for lot value.

In closing, we think supporting townhouses in Lions Gate Village for down sizers and young families would be a great incentive to live in North Vancouver. Please remember that the young generation are our future residents so we think it's

important to support the townhouse projects in Lions Gate. And importantly, it's a way to get young and down sizing families to live in a conveniently placed community within walking/biking distance of the Lions Gate bridge, Park Royal and the new community centre.

Thanks in advance for reading this and taking my opinion under consideration.

Yours truly,

Ullrich Schade and Robyn Schade

[REDACTED]

[REDACTED]

From: [Shannon Martino](#)
To: [DNV Input](#)
Subject: FW: Townhouses for Families in Lions Gate from Jordan Williams
Date: Tuesday, April 18, 2017 2:51:05 PM

From: Jordan Williams [REDACTED]
Sent: Monday, April 17, 2017 11:35 AM
To: Richard Walton, Mayor; Roger Bassam; Mathew Bond; James Hanson; Robin Hicks; Doug MacKay-Dunn; Lisa Muri; Erik Wilhelm
Subject: Townhouses for Families in Lions Gate

Dear Mayor and Council:

The Lions Gate region near the community center presents an excellent opportunity for a townhouse development, as it will have a positive effect on surrounding businesses and provide an excellent living location for young families looking to enter the housing market. I was fortunate to grow up on the North Shore and would like to return and raise a family here, however there are very few suitable housing options available to me. Townhouses in the Lower Capilano area, with its proximity to the Lions Gate Bridge, Park Royal and the new community center, would be a popular and attractive housing option for young families and pave the way for future projects to support the young generation seeking to return to the North Shore.

Single family homes in the Lower Capilano area are nearly \$2,000,000, and it is nearly impossible for young families to afford entering into the market. The area has significant potential for future residents and your support of townhouses in this area is an important step for the future of this area and the North Shore.

Sincerely,
Jordan Williams

--

Jordan Williams

April 18, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive Public Hearing

As I am unable to attend the Public Hearing on April 18th, 2017 I am writing this letter to make my opinion known during the hearing. I have been a resident of the District of North Vancouver since 2014.

I would like to express my support for PC Urban's 23-unit townhouse development at 1946 – 1998 Glenaire Drive. The District of North Vancouver currently suffers from a lack of housing diversity, particularly ground oriented homes, and PC Urban's project Holland Row addresses this need.

As the cost of single-family homes continue to rise on the North Shore and more and more families are getting priced out of this segment, townhouse developments are becoming an essential alternative for the family buyer. Townhouses provide families with the space to live and grow and the orientation to take advantage of valuable outdoor space. Things you can't get in a condominium.

Townhouses are also an effective use of land. PC Urban's proposal to replace five-single family homes with 23, three and four-bedroom townhomes, equates to four times the amount of housing on the same area of land. All of which, have the same number of bedrooms or more than the houses they are replacing. This is good, sustainable design.

I thank-you for considering my opinion and I hope you will approve PC Urban's Holland Row project as it will provide much needed housing diversity in the District of North Vancouver.

Yours Sincerely,



Paul Kevener



April 13, 2017

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

Letter in Support for Holland Row Lions Gate Village

Dear Mayor Richard Walton and Members of Council:

I am writing this letter in support of a Rezoning application for the Holland Row development in Lion's Gate Village. As a long-time resident of the District of North Vancouver I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

The Holland Row project will provide more affordable housing options for young families - a group of people rapidly being squeezed out of our community. It is close to schools. There is private outdoor space which is an important amenity for many people. This project is well located near Vancouver center with transit conveniently close at hand.

Holland Row is also really desirable to successful working couples or for people like my parents when it becomes time to downsize yet remain close to their children and grandchildren. Three and four bedroom townhouses like the Holland Row project provide a much needed form of accommodation at a price level that makes sense for more people.

PC Urban's project will add density and people to support north shore businesses and services that enhance our community. This is an opportunity to make a positive step forward by providing a livable city with sustainable growth.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lion's Gate Community.

Yours Sincerely,



Rina Zweig



From: Shannon Martino
To: DNV Input
Subject: FW: Letter of Support > "Townhouses for Families in Lions Gate" from Phil Hearn
Date: Tuesday, April 18, 2017 2:53:57 PM

From: Phil Hearn [REDACTED]
Sent: Saturday, April 15, 2017 12:05 PM
To: Richard Walton, Mayor; Roger Bassam; Mathew Bond; James Hanson; Robin Hicks; Doug MacKay-Dunn; Imuri@dnv.org; Erik Wilhelm
Subject: Letter of Support > "Townhouses for Families in Lions Gate"

District of North Vancouver
Mayor Walton and Council
355 West Queens Road
District of North Vancouver, BC, V7N 4N5

RE: Townhouses for families in Lions Gate

Dear Mayor and Council:

I am a resident of the North Shore and believe the lower Capilano area is an excellent location for the ground oriented townhouse developments that are being proposed for this area. There are currently few options for ground oriented townhouses in the District of North Vancouver or the entire North Shore for that matter. There are many, whether they be first time buyers, young families or downsizers who would be attracted to this form of housing. The location is excellent with proximity to transit, retail and service businesses along Marine Drive and Park Royal and downtown Vancouver. Additional housing would provide support for these businesses. The community centre currently under construction in Lions Gate and the proposed new and expanded Belle Isle park are all positive additions that will make this a very desirable and vibrant area to reside.

There is a critical housing need for mixed forms of housing throughout Metro Vancouver and replacing older single family homes with a more affordable option makes good sense for many buyer profiles. It is very hard to find suitable housing in the Lower Capilano area, where existing single family homes are close to \$2million dollars. Supporting townhouses in Lions Gate Village will open the door to housing for young families to live in North Vancouver too, or remain here with their growing families. Please think about the young generation as future residents in this community and support the townhouse projects in Lions Gate. But more importantly it will be a way for many families to live in a conveniently placed community within walking/biking distance of the Lions Gate bridge, Park Royal and the new community centre.

Yours truly,

Phil Hearn
[REDACTED]
[REDACTED]
[REDACTED]

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We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses.

From: [Al Saunders](#)
To: [DNV Input](#); [Erik Wilhelm](#)
Cc: [Richard Walton, Mayor](#); [Lisa Muri](#)
Subject: Holland Row by PC Urban, 1946 Glenaire Drive, Public Hearing
Date: Tuesday, April 18, 2017 2:58:52 PM
Attachments: [DOC041817-04182017144923\[1\].pdf](#)

Good afternoon, please find enclosed my letter of support for the above development at 1946 Glenaire Drive by PC Urban.

Should you need any further information on this, please don't hesitate to call.

Regards Al

Alan Saunders



From: [Erik Wilhelm](#)
To: [DNV Input](#)
Subject: FW: Public Hearing April 18, 2017 - Glenaire Drive Townhomes
Date: Tuesday, April 18, 2017 5:54:09 PM

From: David Main [REDACTED]
Sent: Tuesday, April 18, 2017 3:58 PM
To: Erik Wilhelm
Cc: [REDACTED]
Subject: Public Hearing April 18, 2017 - Glenaire Drive Townhomes

April 18, 2017

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

Dear Mayor Walton and Council

Re: Glenaire Drive (Holland Row) Rezoning Application

As a life-long resident I would encourage council to support the development of townhomes in the District as a needed alternative to both single-family homes and apartments. As the price of single-family homes is now beyond the means of most young families it is time to expand the housing options available to them beyond apartment living. In addition, as many homeowners look to downsize, there are few options available in the District beyond moving into apartment developments so I suspect that many residents are staying in single-family homes longer which compounds the problems faced by young families.

Developments, such as that proposed by PC Urban for Glenaire Drive, should form a significant component of the District's housing strategy going forward.

Sincerely,

David Main
[REDACTED]
[REDACTED]

April 18, 2017

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

Dear Mayor Richard Walton and members of Council

RE: 1946 – 1998 Glenaire Drive (Holland Row) Rezoning Application

Your Worship and Members of Council:

I am writing this letter as I am unable to attend the Public Hearing on April 18, 2017 and I would like my opinion voiced during the hearing. As a life long resident of the District of North Vancouver, I would like to express my support for PC Urban's proposal to build 23 townhomes at 1946 – 1998 Glenaire Drive.

These three and four bedroom townhomes provide a reasonably affordable alternative for young families who may not be able to buy a single-family home on the North Shore and we have a tremendous under supply of larger townhomes in the District of North Vancouver at the present time. The architecture is aesthetically pleasing and the proposed development will be a nice asset to the community.

Thank you for considering my opinion. I am looking forward to seeing this project completed and the proposed improvements to the Lions Gate Community.

Your Sincerely


Alan Saunders


From: [James Gordon](#)
To: [Louise Simkin](#); [Shannon Martino](#)
Cc: [James Gordon](#)
Subject: FW: [REDIRECTED]Public Hearing April 18 - 1946-1998 Glenaire Drive.
Date: Wednesday, April 19, 2017 12:58:38 PM
Attachments: [OutlookEmoji-1480112086933_PastedImage.png](#)

From: Hazen Colbert [REDACTED]
Sent: Saturday, April 08, 2017 4:08 PM
To: Mayor and Council - DNV
Subject: [REDIRECTED]Public Hearing April 18 - 1946-1998 Glenaire Drive.

In 1982 a series of real estate transactions occurred in Ontario. They became the subject of the book *Public Money, Private Greed*. Search Crown Trust and Leonard Rosenberg.

In about 1994 came the book "*On the Take – Greed, Crime and Corruption during the Mulroney Years*."

Two excellent books about the co-mingling of corruption among government and the private sector, at cost to everyday people. The location and the names might have changed but not the outcomes.

Someday there will be another such book. Perhaps it will be about the corruption across the Lower Mainland regarding land transactions where willing municipal accomplices cozy-upped to developers at the rubber chicken circuit and fleeced ordinary people. An example is the recent chicanery in the City of Vancouver involving land swaps with the ubiquitous Bob Rennie popping up in the role of usual suspect.

<http://vancouver.sun.com/news/local-news/rcmp->

federal-unit-investigating-controversial-vancouver-land-swap

RCMP investigating
controversial Vancouver land
swap

vancouver.sun.com



A complaint has been filed with the RCMP concerning a controversial City of Vancouver property exchange involving a luxury condo tower to be built in Yaletown, Postmedia has learned.

We are not insulated from the above shenanigans, no not at all.

The goings-on in Lions Gate over the past 7 years are the District of North Vancouver's Bre-X complete with a corpse, albeit not one from a *slip-and-fall* out of a helicopter.

Real estate speculation fueled conflict in Lions Gate starting circa 2011 including assaults. Anyone who disagreed with redevelopment had their arm twisted or took a beating (I have a copy of the police report) or received a death threat over the phone. Along with others I was the target of vicious character assassination and defamation. I fought back much to the chagrin of some.

In Bre-X form, there was even a mangled corpse found outside 2046 Curling Road, a murder that remains unsolved.

And then we have the greed that was the subject of a Supreme Court decision two weeks ago involving, in all material ways, one of the proponents.

<http://www.nsnews.com/news/land-deal-for-north-vancouver-development-property-binding-judge-rules-1.13537857>

[Land deal for North Vancouver development property binding, judge rules](http://www.nsnews.com/news/land-deal-for-north-vancouver-development-property-binding-judge-rules)



www.nsnews.com

A B.C. Supreme Court justice has ruled that contracts for the sale of three North Vancouver development properties were binding, even though the seller later said he'd never made a deal. Justice ...

The North Shore's version of camel trading I suppose but with properties more disposed to visits by bears and cougars than one-humped, even-toed ungulates.

In early 2015, we thought things were settled but something was missing. But what was it?

Then ex-councillor Alan Nixon turned up 6 months after he left office as the consultant for a Lions Gate developer. He was back, sitting with the DNV Council, in Mayor Walton's "back room." Nixon, we recall, was twice reprimanded for mischief in real estate transactions while in office. But he was back from purgatory. In

Ocean's 13 parlance was he looking for a Billy Martin?

Then well looka-here: Bunt and Associates turns up yet again. In Ocean's Eleven parlance now we had a Miss Daisy. No organization has muddled up transportation on the North Shore more than Bunt. No rest for the wicked.

In any event this project contributes absolutely nothing to the District of North Vancouver.

It contributes nothing to the supply of affordable housing in the DNV.

There is no material commitment to CACs. The report uses the acronym CAC absent a dollar amount. No chance a dollar in cash for CACs will be paid.

It further mangles transportation infrastructure and creates an obstacle for a dedicated through-way from Lion's Gate Bridge to Highway One.

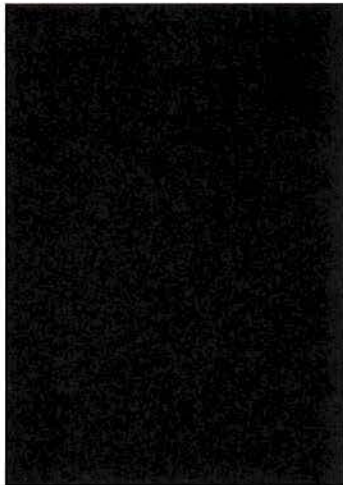
As for the associated land swap between Citimark (the partner of the applicant) and the DNV around the corner, where, pray tell, is the transfer agreement so we can see how much value the developer is receiving and how much the taxpayer is forgoing. Why is the DNV giving away our land to off shore investors?

There might be merit to putting a halt to everything in Lions Gate pending an RCMP investigation. I am not holding my breath. That is

not my call or request. The Province simple does not have enough Special Prosecutors.

Instead please stop the insanity and hold this project in abeyance until there is a substantive component of affordable housing such as a co-op.

Hazen S. Colbert



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

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

Le contenu de ce courriel repr??sentent uniquement l'opinion / la position de l'auteur en tant que personne priv??e et est destin?? uniquement aux personnes qui ont re??u il.

[illegible]

PUBLIC HEARING – April 18th, 2017

1946-1998 Glenaire Drive

SUBMITTED AT THE
APR 18, 2017
PUBLIC HEARING

Good evening Mayor Walton & Members of Council

I have some problems with this project. Replacing 5 single family homes with 23 townhouse units is too much density. In fact the proposals for the whole peripheral area is to cram in as much density as possible, with no housing diversity, which is not what was envisioned, and will spoil the liveability for the whole neighbourhood. We already have the density on the Larco site and the proposed Grouse Inn, Travelodge and Earl's sites.

I sympathize with the residents immediately to the west who should have a step down to their property to two storeys. In fact I'd prefer two storeys throughout.

I think we need to look at the peripheral projects as a whole and may I remind Council that unlike other town centres there are only two roads servicing the Lions Gate area, both going to and from the already busy Capilano Road, with no through road to the west, so all this additional traffic is an issue. The traffic reports only illustrate each project individually rather than the whole neighbourhood, which makes it appear to be minimal traffic impact.

Personally I would prefer these projects to be phased in the hope the whole area would not become one gigantic construction site, however I did survey some of the Woodcroft Assoc. executive and the majority would like to "get it over with". There were concerns regarding the management of this, particularly regarding traffic, noise, and clean up during construction, in order to minimise the impact on our lives.

There does not appear to be much community contribution from the Developer. If it is a cash contribution would we see it in our neighbourhood?

Having said all that, I do approve of the design of this particular project. I would just prefer less density. I do not support the maximum density.

Thank you.

Val Moller
