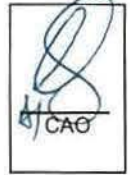
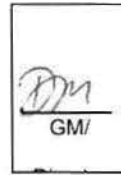


Feb 15, 2017



The District of North Vancouver REPORT TO COUNCIL

February 14, 2017

File: 08.3060.20/062.16

AUTHOR: Darren Veres, Community Planner

SUBJECT: PUBLIC INPUT MEETING – 17 Unit Townhouse Development at 905-959
Premier Street

RECOMMENDATION:

It is recommended that this report be received for information.

SUMMARY:

Integra Architecture is hosting a facilitated Public Information Meeting as part of their detailed application for a 17 unit townhouse development for the properties located at 905, 923, 939, and 959 Premier Street. The input received at and after this event will be shared with Council at the Bylaw introduction stage.

PUBLIC INFORMATION MEETING DETAILS:

Date: Wednesday, March 1, 2017

Time: 6:30 – 8:30pm

Location: Lynnmour Elementary School, 800 Forsman Ave

SITE AND SURROUNDINGS AREA:

The development site is located mid-block on the west side of Premier Street and is comprised of four single-family residential lots. The surrounding properties consist of Inter River (Digger) Park to the west, a recently completed townhouse development to the south, a 90's era-townhouse development to the north, and 60's era townhouses and apartments to the east. A pedestrian path is located along the southern edge of the property and connects Premier Street with Inter-River Park and provides access to Lynnmour Elementary School (see Context and Aerial Map on the next page).

The Official Community Plan (OCP) land use designation for the site is Residential Level 3: Attached Residential which is intended predominantly for ground-oriented multi-family housing within neighbourhoods. Typical housing forms in this designation include duplex, triplex and attached row houses up to approximately 0.80 FSR. The current proposal

is consistent with this OCP land use designation and the Lynnmour/Inter-River Local Plan (reference document). The proposed density of the site is 0.69 FSR.



Context Map



Aerial Map

The site is zoned Single-Family Residential 7200 (RS3) and is located within Development Permit Areas (DPAs) for Creek Hazard, Form and Character, and Energy and Water Conservation and Greenhouse Gas Emission Reduction. Rezoning and Development Permit approval will be required from District Council.

PROJECT DESCRIPTION:

The site is approximately 3,406 m² (36,658 sq ft) in area. The proposal consists of 17 three-storey conventional walk-up townhouse units in four buildings for a total FSR of 0.69. All of the units are three-bedrooms and range in size from 2,067 sq ft (192 m²) to 2,118 sq ft (196m²)

The proposal includes two parking stalls per unit provided in enclosed two-car garages at grade. The proposal also includes one visitor parking stall located along of the south side of the entrance to the development.

A site plan and rendering of the proposal is shown below.



Site Plan



Rendering looking east on Clements Avenue

PUBLIC NOTIFICATION:

Notices for this Public Input Meeting have been sent by the applicant to owners and occupants and the Inter-River Community Association in accordance with District Public Notification Policy.

In addition, a sign will be erected on the site and a newspaper advertisement will placed in two editions of the North Shore News.

Respectfully submitted,



Darren Veres
Community Planner

Attachments

1. Applicant's flyer
2. Site Sign
3. Newspaper Advertisement

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

Parkside Development: 905-959 Premier Street Rezoning Application

Public Information Meeting Summary Report

Event Date: March 1, 2017
Time: 6:30pm – 8:30pm
Location: Lynnmour Elementary School Library
Attendance: 10 members of the public signed in.
Comment Forms: 1 comment sheet; 3 emails

Meeting Purpose:

- 1) To present development application materials to neighbours
- 2) To provide an opportunity for the public to ask questions about the development
- 3) To provide an opportunity for neighbours to comment on the proposal.

Notification:

In accordance with District of North Vancouver policies:

Invitation Brochures

Invitations were delivered to all residences within 100m of the site. 300 invitations were distributed. The invitation was also sent to the Inter-River Community Association.

Site Sign

A sign was erected on the site to notify neighbours of the meeting. A copy of the sign is included in Appendix A: Notification.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, February 22 and Friday, February 24, 2017. A copy of the ad is included in Appendix A: Notification.

Attendance:

10 members of the public signed in for the meeting.

The following District staff and project team members were in attendance:

District of North Vancouver:

- Darren Veres, Community Planner, District of North Vancouver

Project Team:

- Taresh Sachithanandan, Parkside Developments
- Michael Scantland, Integra Architecture
- Josh Bernsen, Landscape Architect, Forma Design

Facilitator:

- Steven Petersson, Petersson Planning Consulting

Overview:

The meeting was held in an Open House format. Meeting participants could browse the display boards and engage with the project team and the Municipal Planner directly. The facilitator listened for questions and comments and noted them on a flip chart for all to see.

The planned presentation and facilitated question and answer period were cancelled: due to the small number of participants, it was possible to enjoy a dialogue with some depth during the Open House. A presentation seemed redundant. Several participants chose to spend significant time at the meeting to review and discuss the project.

The participants were invited to submit written comments to the facilitator or to the municipal planner.

The facilitator heard no expressions of opposition to the project, although several constructive comments were directed to various application team members.

The key themes of the evening were parking, landscaping and lighting, neighbourhood revitalization, and safety.

Public Dialogue:

(Q = Question, A = Answer, C=Comment, and the number is to track the dialogue)

Q1 When will construction start? Will it be at the same time as The Brody Development Group's project?

A1 The Brody Development Group's project is ahead of this project.

A2 The District of North Vancouver requires a Construction Traffic Management Plan. It is reviewed by District transportation staff and coordinated with other projects.

Q2 When will tenants need to move out? Will the houses remain occupied? Will they be vacant for long?

C2 We hope the houses will be occupied until shortly before demolition, so they will be well maintained.

Q3 I live south of the site. How will the new building change my view?

A3 A generous landscape buffer will screen the new building.

A4 Boulevard sidewalks are the new preferred standard.

C5 What is the height? I live across the street and am worried about being cast into shadow. I face north, so light is very important to me.

C6 One visitor parking stall is not enough. They will park on the street. There should be 3-5 visitor parking stalls. The future owners will be two-car households.

C7 I want more information regarding pathway lighting. How high will the light be? I'm worried about pole lighting illuminating my home. Pedestrian, low lighting is better.

Q8 Where will the solid waste, electrical, and mechanical rooms be?

Q9 These are not yet fully resolved in the design.

Q9 Will piles be driven for the foundation?

A9 We don't know yet.

Q10 Will you need to raise the site to meet the Flood Construction Level?

A10 No.

Q11 Is a parking variance required?

A11 No. The proposal meets Bylaw requirements.

Q12 Where will the A/C Condensers or Heat Recovery Ventilation fans be located? I ask because the fans can be noisy.

A12 We don't know yet, but will consider noise impacts when proposing a location.

Q13 Children use the public path south of the site to get to school. What edge treatment will be used to maintain a safe connection during construction?

Q14 Are poisonous plants, unsafe for kids, proposed, like those at the site of Orwell and Keith? They could get a rash.

A14 No.

C15 There is only one exit out of this neighborhood. This creates a traffic bottleneck.

Q16 Will this be a sustainable building?

A16 Yes, the goal is to achieve Built Green Gold 2011 or EnerGuide 86 standards.

Comment Sheet and Email Summary

One comment sheet was submitted after the meeting, and three emails were submitted during the two-week response period after the meeting.

An email from an immediate neighbor expressed full support for the proposal. Another email was submitted by an adjacent Strata Council member who raised concerns over traffic delays during construction, as well as extra visitor parking stalls. A third e-mail supported the proposal, and provided suggestions regarding exterior lighting, waste disposal, and electrical and mechanical rooms. The comment sheet raised similar concerns about parking, suggesting that "Residents Only Parking" should be introduced on this block. Scanned copies of the emails and comment sheet are provided in Appendix B.

Conclusion

The purpose of this public meeting was to present to neighbours the proposed development concept, and provide an opportunity to ask clarifying questions and comment on the proposal. Three hundred invitations were mailed to the community, and ten community members attended. A sign advertising the meeting was posted on the site, and two newspaper ads notified the community of the meeting.

The public could participate in this process in three ways:

- browsing boards
- talking to the project team and municipal Planner in an Open House
- submitting written comments: three emails and one comment sheet were submitted.

The meeting length and format were sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team and District planner a variety of specific questions, mostly related to parking, landscaping and lighting, neighbourhood revitalization, and safety. No opposition to the project was expressed at the meeting or in the written comments.

Appendix A: Notification

Public Information Meeting

A 17-unit townhouse development is proposed for 905-959 Premier Street. You are invited to a meeting to learn more and discuss the project.

Wednesday, March 1
6:30pm - 8:30pm

Lynnmour Elementary School Library
800 Forsman Avenue

For more information:
Michael Scantland, Integra Architecture 604.688.4220
Darren Veres, Planner, District of North Vancouver 604-990-2487

This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.

The map shows a street grid with Premier Street running vertically. To the west of Premier Street is Cowell Street, and to the east is Old Lillooet Road. Access Road is at the top. The map includes various zoning designations such as CD18, RM3, RS1, CD4, CD6, CD7, CD8, CD9, CD10, CD11, CD12, CD13, CD14, CD15, CD16, CD17, CD18, CD19, CD20, CD21, CD22, CD23, CD24, CD25, CD26, CD27, CD28, CD29, CD30, CD31, CD32, CD33, CD34, CD35, CD36, CD37, CD38, CD39, CD40, CD41, CD42, CD43, CD44, CD45, CD46, CD47, CD48, CD49, CD50, CD51, CD52, CD53, CD54, CD55, CD56, CD57, CD58, CD59, CD60, CD61, CD62, CD63, CD64, CD65, CD66, CD67, CD68, CD69, CD70, CD71, CD72, CD73, CD74, CD75, CD76, CD77, CD78, CD79, CD80, CD81, CD82, CD83, CD84, CD85, CD86, CD87, CD88, CD89, CD90, CD91, CD92, CD93, CD94, CD95, CD96, CD97, CD98, CD99, CD100. The proposed site is highlighted in red and labeled 'SITE'.

Newspaper Advertisement: North Shore News February 22 and 24, 2017

A28

nsnews.com north shore news WEDNESDAY, FEBRUARY 22, 2017

REMEMBRANCES

OBITUARIES



SIDDOO, Swam Kaur
June 8, 1955 - February 14, 2017

Swam passed away peacefully surrounded by her family on February 14 at the age of 61.

Swam is survived by her husband of almost 42 years Paul, her 3 sons and their wives, Sonny (Kindy), Casey (Sally), Sylvester (Happy), brother Saroo, her 9 grandchildren, as well as many relatives and friends.

Swam loved walking in the Grand Boulevard Park, Lynn Canyon, and along the Seawall. She enjoyed meeting up and chatting with friends, and making new friends during her walks. Swam enjoyed knitting sweaters and hats. She enjoyed chasing her grandchildren and feeding them. Swam was a great cook! She was very positive and was always smiling. She will be greatly missed by her family and friends.

Family would like to express their gratitude to all of the staff members at the North Shore Hospice.

A Celebration of Life will be held on February 25, 2017 at 11 am, at the Riverside Funeral Home, 7410 Hopcroft Drive, Delta V4G 1B6. In lieu of flowers, please make a donation to your favourite charity.

COMMUNITY

CARD OF THANKS



Norman D. Mullins, O.C.

The Mullins family would like to thank all of those who attended Norman's funeral on February 10, as well as those who sent cards or flowers or who called to offer their condolences and support. It is heartwarming to the family that Norman inspired such kindness.

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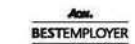
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LEGAL

Public Information Meeting

A townhouse development is proposed for 905-959 Premier Street. You are invited to a meeting to learn more and discuss the project.

Time: Wednesday, March 1
6:30pm - 8:30pm

Place: Lynnmour Elementary School Library
800 Forsman Avenue



The proposed 3-storey development consists of 17 three-bedroom townhouses in 4 buildings. The units range in size from 1,574 - 1,728 sq ft and have two-car garages.

For more information:
Michael Scantland, Integra Architecture 604.688.4220
Darren Veres, Planner, District of North Vancouver 604-990-2487

This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.

FRIDAY, FEBRUARY 24, 2017 north shore news nsnews.com

| A33

LEGAL

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604-990-2487

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CROSSWORD PUZZLER

ACROSS

- 1 The — (Boston)
- 4 Apiece (abbr.)
- 6 TV network
- 11 Bogus
- 13 —
- 15 Hemingway
- 16 Ocean St.
- 18 Turn aside
- 19 Fence
- 21 Printer's measures
- 22 Goddess of discord
- 23 Plural ending
- 24 Contraband
- 26 Golf mound
- 29 Record
- 31 Hashtens
- 33 Green
- 34 Mountain St.
- 37 Leo's son
- 39 Koppel ID
- 40 Follows Aug.
- 42 Rotten to the
- 43 Compass pt.
- 45 Famous

DOWN

- 48 As far as
- 50 Ending with seven
- 51 Ancient bird (abbr.)
- 54 George Bernard —
- 56 Consume totally (2 wds.)
- 58 Sun god
- 59 Cylindrical tube
- 61 On a wing and a —
- 63 — la vista, baby
- 64 Selenium symbol
- 65 Ancient

ANSWER KEY



- 17 Near
- 20 Drinks a little at a time
- 24 Meadows
- 25 Hawaiian wreath
- 27 Always
- 28 Feminine suffix
- 29 Head (Fr.)
- 30 Questions
- 32 Footwear
- 35 Evergreen shrub
- 36 Knife-like implement
- 38 Film —
- 41 Even scores
- 44 Babylonian hero
- 46 Retains
- 47 Make accustomed
- 49 Has in one's possession
- 52 City on the Oka
- 53 Credit —
- 54 "Norma Rae" star (m.f.)
- 55 Expression of contempt
- 57 Father
- 60 Latin conjunction
- 62 I (Sp.)



PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 1864-1882 Curling Road and 1801-1865 Glenaire Drive, to construct a family-oriented 3-bedroom townhouse project. You are invited to discuss the project.

Date: Tuesday, February 28, 2017
Time: 6:30 - 8:00pm
Location: Grouse Inn (Meeting Room)
1633 Capilano Road,
North Vancouver

Cressey (Klahanie Park) Development LLP proposes to rezone the site from single-family zoning to a comprehensive development zone, to permit a 40-unit ground oriented townhouse project, with a single level of underground parking.



Information packages are being distributed to residents with 100 metres of the proposed development site in accordance with District of North Vancouver policy. If you would like to receive a copy or if you would like more information, contact Erik Wilhelm or the Community Planning Department at 604-990-2387 or Graham Brewster at 604-895-0447 or bring your questions and comments to the meeting.

*This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.

Cressey (Klahanie Park) Development LLP | #200-555 West 8th Avenue Vancouver, BC V5Z 1C6
Tel 604 683 1256 | Fax 604 683 7690 | www.cressey.com

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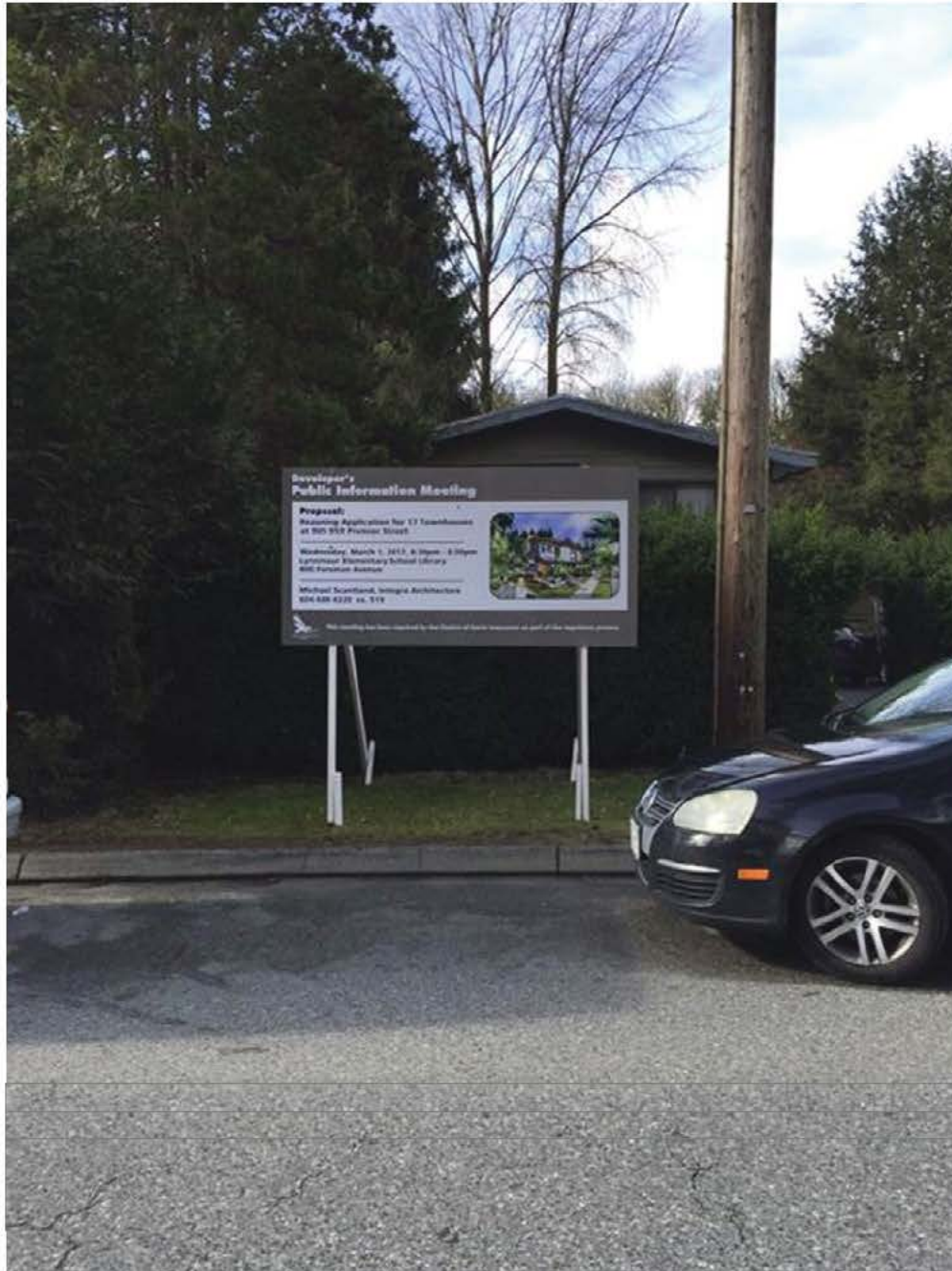
GNOME
MATTER
WHAT
IT IS...



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Notification Sign Photograph



Appendix B: Public Comments: Written Submission

COMMENT SHEET
DISTRICT OF NORTH VANCOUVER

PROPOSAL: Integra Architecture
905 – 959 Premier Street
Application for a 17 unit townhouse development

Please provide you input, comments and questions on this form, or by email to District Staff at:
veresd@dnv.org

- PARKING ON PREMIER STREET IS DEFINITELY A CONCERN
- IT IS ALREADY VERY DIFFICULT TO FIND STREET PARKING IN THE EVENING
- ADDING 37 NEW CAR SPOTS (EVEN IF THEY ARE GARAGES) WILL DEFINITELY ADD MORE CARS TO STREET PARKING SINCE NOT EVERYONE WILL PARK THEIR CARS IN THE GARAGES (CONVENIENCE AND/OR STORAGE BEING THE MAIN REASONS)
- DNV SHOULD INTRODUCE RESIDENTS ONLY PARKING ON A BLOCK-BY-BLOCK BASIS

Your Name: [REDACTED] Street Address: [REDACTED]

Please return, by mail or email by Deadline date March 15 to:

Darren Veres, Development Planner
Tel: 604.990.2487
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: veresd@dnv.org

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.

Darren Veres

From: [REDACTED]
Sent: Friday, March 03, 2017 1:58 PM
To: Darren Veres
Subject: Proposal for Development - Integra Architecture - #905-959 Premier Street

As a member of the Strata Council (Wedgewood II, [REDACTED]-1001 Premier Street, the public meeting Notice (March 1st) was the first advice our Strata has received. The Notice indicates that we are at Step #5 – WE ARE HERE IN THE PROCESS – PUBLIC INPUT, etc. Yet Step #1 PUBLIC INPUT AND OPPORTUNITY FOR FEEDBACK apparently did not include our Strata directly adjacent to this proposal.

Why is that?

The two major impacts of this proposal are –

1. Premier Street is an extremely narrow roadway (with street parking on both sides) and construction will tie up access as "flaggers" always add to the delay. Is there a plan for alternate access? i.e. uphill past the yellow gate?
2. Beginning each day in the late afternoon all parking spots on Premier Street are quickly filled. There are no spots to park. Yet this proposal for 17 3-bedroom townhouses, possibly 51 people or more has "one extra parking stall for visitors". Beyond ridiculous. Our strata of 10 units has 2 visitor spots. Obviously Premier Street will be used for likely visitors – birthday parties, Christmas etc. So what's the plan aside from making a bad situation much worse?



Darren Veres

From: [REDACTED]
Sent: Saturday, March 11, 2017 3:15 PM
To: Darren Veres
Subject: Comment - Integra Arch 905-959 Premier St - Application

Hi Darren,

I attended the open house March 1st and wanted to provide the following comments, some of which might have been captured at the open house:

- in principle the proposed plan is reasonable to me and supports the changes occurring with the neighborhood.
- the lighting for the path from Premier street to digger park should be detailed as part of the development. The 897 strata does have lighting for part of the walkway, but some of it closer to Premier street remains in the dark and this proposed development should work to address the need for additional path lighting. The lighting plan should ensure that light levels are appropriate and will not be intrusive to the 897 units that front onto the path. Lights should be directed onto the path with no direct sight lines into the windows.
- the plans shown at the open house didn't detail the common waste, TV cable, and electrical room(s). This common set of services can take up considerable room and should be detailed on any plans reviewed by the district. Based on our strata the current room size spec is not sufficient to handle weekly pick ups. This is driven by the regional waste strategy that requires additional bins for use, such as the green waste and recycling increases. I would suggest that for the 17 units proposed that the waste room can accommodate comfortable at a minimum:
 - 1 x 3 yard waste bin (could be split waste and cardboard)
 - 3 x 95 gal recycling bins
 - 1 x 65 gal organic bin
- a consideration of community amenity contribution to enhance digger park, some of the park facilities could use a refresh or repair.
- if the design is considering any type of air conditioning or heat pumps, that a careful review of noise is done. And that the quietest external fan units are required and that noise shielding may be required if the noise levels are intrusive to the surrounding community.

Cheers,

[REDACTED]

Darren Veres

From: [REDACTED]
Sent: Wednesday, March 01, 2017 8:06 PM
To: Darren Veres
Subject: proposed development at 905-959 Premier St

Hi Darren,

I will not be attending the meeting but would like to comment here. We live at [REDACTED]
I see this development as being a significant improvement to the area. Right now the old run down houses that presently occupy the site are crammed with many tenants, who often have very raucous parties in which the police have had to come and put a stop to, and on it goes. It would be nice to see the neighbourhood develop in terms of being more family friendly.

Thanks

[REDACTED]

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: [REDIRECTED]Premier Street Public Hearing June 13, 2017
Date: Thursday, June 08, 2017 9:44:11 AM
Attachments: [PublicHearingJune13.pdf](#)

From: Hazen Colbert [REDACTED]
Sent: Tuesday, June 06, 2017 1:35 PM
To: Mayor and Council - DNV; James Gordon; James Gordon
Subject: [REDIRECTED]Premier Street Public Hearing June 13, 2017

Please find attached input to the Premier Street Public Hearing scheduled for June 13, 2017

Warm regards

Hazen Colbert

Building a Caring Community 2.0

905-959 Premier Street



How developers and municipal hall can team to build an inclusive and just community

"An attempt by a passionate and engaged resident of the North Shore to change land use policies to favour Human Rights and home affordability, and to shift us toward a more just society."

Background

Canadians have the right to live anywhere in the country on any street. Canadians have the human right to quality, affordable housing. Elected officials are responsible for ensuring these rights are protected.

Elected officials are not called upon to create wealth for *preferiti* municipal actors through bylaw. If such wealth is created it is expected to be inadvertent and shared equally. Why is it important that governments demonstrate equality? Equality keeps us all honest. It creates peers who tell us who we are, and how we are doing. Equality in personal lives does what a free press does in broader society. Equality leads to a just society and reduces social conflict and tensions.

Yet zoning uplift and densification often results in inequality when a municipality gives away an economic benefit to a private party while retaining all the public liabilities of servicing the newly built community. The private party's profits are distributed to Hong Kong or the Cayman Islands and paid out in recompense in crafty forms to local actors while the municipal rate payers face property tax increases far above inflation in perpetuity.

Richard Wozny is a key player in Vancouver's development industry. I refer to his report: *Low Incomes and High House Prices in Metro Vancouver*.

He's studied wealth transfer regarding zoning and has come to several conclusions including that house values wildly disproportionate to incomes indicate a high level of tax evasion.

I quote from Wonzy re real estate in the Lower Mainland:

*"Over the past 30 years, private residential real estate has become more of an economic 'free rider,' **enjoying speculative, low-risk increases in value generated by public investment, but avoiding making adequate contributions to the public realm which supports it.**"*

I have studied the report.

This application for 905-959 Premier Street, like the many across the District of North Vancouver in recent years, risks being a conduit for parties to hoard money in tax exempt investments for the purpose of evading municipal levies as per the Wonzy report.

I do not think any stakeholder wants that outcome, not the proponent, not the municipality, not the honest home owners. But nothing is as *queer as folk*, the process is flawed, and what we started with as legitimate objectives is resulting in unwanted outcomes.

One way to address flaws in the municipal rezoning process is for municipalities to report land assembly and subdivision to the Canada Revenue Agency (CRA). This reporting will help prevent the sale of speculative land being classified as a principal residence and therefore not subject to tax.

Right now the legislated reporting for the sale of land is an indecipherable mess.

But improvements are starting. In 2016 any sale of a principal residence must be reported in the seller's tax return for the year of sale. This is true even if the entire gain is fully protected by the principal residence exemption. So let us get the CRA to start matching records not only in the same year but across years, and with related parties.

By-the-way investors in the stock market are not allowed to trade on inside information. Why is there no equivalent rule for municipal real state actors?

Developers should also be required to report condo re-sales to the CRA prior to turn over to the strata corporation. If the flip occurs less than one year from purchase it is not taxed as a capital gain but as income, doubling the taxes. The first Seylynn tower – Beacon is ground zero for condo flipping in the District of North Vancouver. There really should be a full investigation into the particulars of that project.

Contrary to belief, tax avoidance in Canada is as illegal as tax fraud if a party structures a transaction solely to avoid tax. Research the CRA's General Anti-Avoidance Rule (GAAR). If you think someone has not paid their taxes report them at:

<http://www.cra-arc.gc.ca/leads/>

Reporting is only for material tax evasion - \$100,000 and more in taxes. The tax cheats know the rule which is why many condo flips result in \$99,000 in tax evaded.

A similar process is used in laundering money. FINTRAC cash transactions are monitored at \$10,000. Some financial institutions and other parties have internal policy to track at the \$5,000 cut off. For the sake of disclosure, I use the \$5,000 cut off for clients.

The crafty money launders do two \$4,995.56 transactions but never more than two in a 24-hour period. The really crafty actors are municipal entities that are exempt from reporting large cash transactions through FINTRAC. Why would a municipality be conducting business for cash in excess of \$10,000 per transaction?

Ask the DNV how it pays out its funding to various entities such as the NSMBA. I trust I am wrong in this hypothesis, but what if we were advised that such funding is in cash and is then distributed by the NSMBA in cash to various parties including those associated with DNV Councillor Mathew Bond, former NSMBA President.

I provide a friendly reminder to realtors and home staging companies. If you put furniture into a condo unit or any residential dwelling being flipped for speculative profit so that the MLS listing appears to be a principal residence you may find yourself in hot water. Here is a possible live example from Polygon Canyon Springs. Anyone notice anything missing? Yes, no clothes in the closets.

<https://www.realtor.ca/Residential/Single-Family/17930441/109-2665-MOUNTAIN-HIGHWAY-North-Vancouver-British-Columbia-V7J0A8>

These are only band aid solutions to stop the bleeding away of tax revenue.

Substantive structural changes need to be made to land use management in order to building a caring community. The most important one, which will generate considerable political attention, will be revisiting the principal residence exemption regarding capital gains.

It is time for that revisit, not for the traditional family home, lived in for 10 or more years, but the misuse of the exemption mostly by foreign entities usually from Asia and the Middle East.

Building a Caring Community

BC's housing market is out of control. Renters live in constant fear of renovictions, demo-victions and rent hikes. No actor has a business plan or model predicted on such outcomes. But they are happening. And it is not a temporary problem. It is a longer term structural problem. As Wonzy reports, *“residential housing avoids making adequate contributions to the public realm.”*

The working class and young families can't afford to buy a home in the DNV to raise kids. Seniors who do not own a home and live on pensions, and people with fixed incomes pay so much for rent they can't afford to buy food. The SAFER program is woefully inadequate. Yet there is clear evidence that some people living in \$1.9 million-and-more single family homes can afford to do so on incomes of \$65,000 a year before tax. Are they reporting their true income and wealth? Are they paying their share of municipal levies for water and waste collection? Who pays for the failed real estate projects?

Anyone recall Cadillac Fairview, Greymark Trust, Lenny Rosenberg, Robert Campeau, The Reichmans, Trump Ensenda, the Las Vegas Fountainbleau? Then along came a spider called Home Capital and sat down beside us. I call these projects *public money, private greed*. They were and are massive private money pits absorbing public resources.

Oh do not think we all escaped the *public money, private greed model* here in British Columbia. Anyone remember Daon Development Corporation, the second largest real estate company in North America at one time before it went tits up? Who bailed it out? Ma Bell with public money. Yes that Ma Bell - the phone company from Ottawa and Quebec through its ownership of Bell Canada Enterprises. Anyone remember the name of the founder and Chair of Doan. Jack Poole. Then there was Wacky Bill Bennet and the Bank of British Columbia.

More recently, does anyone follow the Suncom property flips being investigated by the BC Securities Commission? I suggest reading the South China Morning Post. This is one local example of a Suncom flip - address is *1059 Nelson Street*. It is steps away from the western reaches of the DNV. 1059 Nelson Street is a *canary-in-a-coal-mine*.

There is a reality. More people are made wealthy, very wealthy through real estate than through any other business. Real estate decisions are made at the municipal level. So the incentive to stray from the straight and narrow is greater in that business than elsewhere. The response is a far greater degree of regulation, oversight and governance than exists today. **The core of the problem is tax & levy evasion on real estate transactions. It is enabled by municipal governments.**

There are people who say the electoral process is the final arbiter. Human rights such as the right to housing are too important to be left solely to the electorate who, at best, turn out at 18% during municipal elections.

There are those who say, "*Our housing problem is a function of use living in a world class city.*" I heard that phrase starting in the 80s with Lenny Rosenberg, in the 90s with Campeau and the Reichmans in Toronto and London, England, and in the 2000s with Trump Ensenada, Mexico, even back to the 70s with Campeau in Ottawa. All the malfeasance I experienced in years past, I saw start here in 2011 with an OCP that is a blueprint for greed, speculation and corruption.

That phrase "*We are a world class city*" is near synonymous with the defendants in Nuremburg throwing up their hands and saying, "*We just followed orders.*"

We in the DNV might think we are above the sleaze found on the federal stage in Ottawa or in larger municipalities. **No** we are not insulated from such shenanigans, not at all. Perhaps the Shore could benefit from a book detailing the sleaze that defines our municipal governments; from the years of theft at the DNV's Crown Street facility and the Northlands Golf Club, through the alleged invoicing fraud of the NSMBA to the very existence of the Lonsdale Energy Corporation. Municipal governments are generally corrupt at least west of the Rockies. At the very least there is a lack of oversight and governance.

Questions extend from the DNV's sweetheart lease with the Seymour Golf & Country Club where Mayor Walton regularly putts, to the \$1 a year lease for the land where the Caplilano Tennis Club sits (Councillor Robin Hicks apparently a member there to the best of my knowledge- I commend him for not voting on property tax exemptions), to the \$100,000 meritless annual throw-away of money to the NSMBA for keg parties and the like, home to countless friends and voter support for Councillor Mathew Bond.

Then we have Kyle Buyers with his relationship to Mayor Walton and his benefit from Walton's election campaign contributions, something found on Mr. Buyers resume.

It is all very bad optics at the very least.

In fact, it risks being much more than bad optics.

As the actors become more entangled in their underworld of deal making, they begin to treat the rules as guidelines, and then begin to consider themselves above the fray, where rules apply to mere mortals. Their appetites for more and more largess and for involvement in more marquee deals become endless.

Eventually they are left wobbling on a house of cards that has always in the past tumbled down with tragic results.

Some time ago I knew condo developer Tridel and law firm Delzotto Zorssi. Delzotto played the rubber chicken circuit for Tridel better than anyone in the business.

When the real estate house of cards came crashing down in Toronto (and elsewhere) circa 1991, actors grabbed parachutes. But there were not enough to go around.

Rather than face the music, a lawyer from Del Zotto went to his car in the garage, hooked up a pipe from the exhaust to the interior, started the car and locked the doors.

He had a wife and young children. The tragedy remains with me.

He took his life through carbon monoxide. But municipal corruption, venality and guilt were contributors.

Direct denial is one early warning sign. "*I am committed to the community*" are the words used by the municipal actors before they are served a search warrant. I have seen and heard it for 35 years.

There is a second warning sign to these events which is issued in the form of denial. A few simple words which are said usually to a news reporter, as pointed out above read, "*We live in a world class city.*" First of all, no we do not live in world class city, and second, so what, Singapore and Hong Kong are world class and 50% of their residents live in some form of social housing.

How do we address the situation and avoid unwanted outcomes?

We need more rigorous financial and other disclosure and a justice system properly educated re conflict-of-interest matters, with a clear direction from Provincial cabinet to enforce rules. The constabulary must enforce the Community Charter as they would any legislation. It is unacceptable that I was told, "*We do not investigate municipalities,*" by the North Shore RCMP when I presented incontrovertible proof of corruption in Municipal Hall. We do not have any real governance at the municipal level at this time including legislated demand for disclosure and transparency.

Make no mistake about it, the municipal *preferiti* have paid for their privileges at Municipal Hall. **Wait!** Actually the people who truly pay are non-home owners many of whom are working class and/or seniors as well as millennials.

With local politicians spending their time showering largess on themselves and their friends, what have they left behind? Housing regulation and the supply of social housing are just two areas systemically overlooked by municipalities. How else can one explain that the DNV has a Councillor sitting on Metro Vancouver's Affordable Housing Committee yet is the only municipality in the Lower Mainland with no Metro Vancouver social housing units?

Today speculation in residential housing and land is crowding out everything else in the DNV and in the Province. It is preventing the Province from having a diversified economic strategy and platform. Municipalities spend all their time approving development applications, many of them lacking even remote social and/or public value, while little time is spent on material issues such public housing and transportation matters. Municipal councils are urged to hurry rezoning decisions while simple road repaving projects which should be measured in days or weeks take years. Yet the return from the rezoning goes entirely to private interests.

Private housing development advocates trace their progress day-to-day, flipping properties for millions-of-dollars in just a week, sometimes overnight, all tax free. Meanwhile, social housing advocates are left behind to trace their progress year-to-year.

Education and health care policies are made on the basis of how much economic value can be unlocked by selling off land being used for hospitals and schools, which is then flipped in transactions that are suspect. And if it all goes south, governments are left with the cleanup.

All of these issues are a toxic recipe for long term economic dead weight loss generally and lost opportunities in the entire economy and in the land development sector particularly when foreign entities are involved, and they are the key players. These issues are not the responsibility of the developer. The developer is a profit making enterprise.

The issues are the responsibility of government as per enactment. What can we do to address these issues on a development-by-development basis?

We break the problem down into smaller pieces and address one individually. This approach works for the application tonight.

Building a Caring Community

This is how I recommend we address the development application in front of us.

Presently the proponent is offering about \$225,000 in community amenity contributions. This project has an economic value exceeding \$20 million. The expected profit exceeds \$4 million. I have calculated the tax free gain for the homeowners selling into the assembly. It exceeds \$3 million. The new residents will require improved road maintenance, better park maintenance, child and senior care services, drinkable water, garbage collection and a new waste treatment plant at a cost of \$750 million. They will use their annual property tax homeowner grant. We are offered \$225,000 as the down payment for these services. It is an unsustainable business model.

For this application to be consistent with the OCP the proponent would offer CACs of at least \$ 1.7 million.

The District cannot demand CACs and it cannot make rezoning conditional on CACs. What it can do is create, within the planning process for Lynn Creek and the relevant Local Area Plan a requirement for completion of social infrastructure and social services including specific build out of affordable housing units available to all. It is then up to the development community and the planning department to work together to determine how to achieve the build out.

The rationale for offering \$1.7 million is found in the context of Mr. Wonzy's research. If families with alleged incomes of \$66,000 a year can afford a \$1.2 million townhouse, then they can pay \$1.3 million, an extra \$100,000 each times 17 is \$1.7 million

The questions are, "Should renters, seniors, the working class and the millennials shoulder the load of paying for municipal services entirely because of the date of their birth and decisions made in municipal hall?"

"If people can afford a \$1.2 million home and drive two German build luxury cars, what possible argument can be made that they not pay another \$100,000 which goes toward CACs and that they, in the end, contribute their fair share in taxes and levies."

The answers rely are as simple as they are self-evident.

In addition the \$100,000 is really not a tax. Unlike a tax such as GST which goes to Ottawa likely loaned to Bombardier (never to be repaid), and may never be spent locally, the CACs are built into the house price and improve the local community. As the community improves the house price rises. The money comes back to the homeowner. This is the key aspect of what I am suggesting. Every dollar paid in CACs is returned to the homeowner when they sell their property. And it is a tax free return as long it is a true principal residence.

What other changes do I recommend? The staff report states:

Housing Affordability and Diversity

In accordance with the Rental and Affordable Housing Strategy, this application is meeting goal number one of expanding the supply and diversity of housing through the provision of family oriented townhouse units which are in high demand and short supply in the District.

These town homes offer ground oriented family alternatives to single detached home ownership and will be attractive to young couples who are part of the District's "missing generation."

The Strata Rental Protection Policy will be applied through a Housing Agreement to ensure that no restrictions are placed on strata rentals. Community amenity contributions from the site can be used toward the District's affordable housing goals.

Earlier in the staff report the following is written:

It is anticipated that the CACs from this development will include contributions toward public art; (sic) park, trail, environmental, pedestrian or other public realm (sic), infrastructure improvements; municipal, recreation or social service facility or service I facility (sic) improvements; and/or the affordable housing fund.

I am unable to find any evidence to substantiate the claims immediately above. There is no affordable housing fund, not that I can find and audit in any event.

There is no affordability component with this development. However, it will allow private access to a potential world class recreational facility - Inter River Park - with no recompense to the District. It is a luxury project promoted by a proponent well known for building conduits for tax and levy evasion across the Lower Mainland.

It's approval must be is made conditional on the completion of a 30-unit coop building on District and Metro land where Integra is involved with other projects, likely with senior government funding.

The proponent should be required to build improved trail access under Highway One and Keith Road.

Given the private access through back yards to Inter River Park, additional public consultation under S 475 of the Local Government Act is required. Private access to a public park including private water access requires deep community consultation.

A car sharing facility in the underground parking garage should be provided.

Recommendation

The recommendation from staff while made honestly is regrettably made through rose colored lenses. It is flawed at this time, and should be set aside as a good first draft with a “meets expectations” on the planner’s annual performance appraisal.

Instead of an unconditional approval, please hold this project and all other projects in Lynn Creek in abeyance until the above issues have been addressed through the OCP implementation review. The OCP uses the word affordability 116 times. It was adopted through bylaw. Please use it as a sword if need requires and only if other parties are unwilling to share the wealth.

I suggest that the quicker a developer can refresh their projects to include a material supply of affordable housing and/or to enhance their CAC contribution, the sooner they are at the front of the queue with DNV planning and therefore soonest to get approval without waiting for the completion of the full OCP implementation review.

Remember, silence and avoidance are the nails used to build a house of failure.

From: [Erin Bissell](#)
To: [DNV Input](#)
Cc: [Darren Veres](#)
Subject: Public Hearing June 13 @ 7 pm re: Premier St Development
Date: Tuesday, June 13, 2017 4:00:55 PM

Please include this as a submission for tonight's Public Hearing:

Hello,

I am a 10-year resident of Premier Street. Over the years I have seen a marked decrease in the amount of street parking available. Most of the time there are no parking spaces available in the 980-1000 block of Premier St after 6 pm on weekdays, and on weekends the problem is worse.

As single-family houses are replaced by large townhouse complexes, the demand for parking goes up accordingly. It goes without saying that many families have more than one vehicle. . Therefore, where will the residents and guests of this proposed development park? I would like to know how many parking spots will be built for each unit, and how many visitor parking spots will be created on the property. How many driveways to the complex will be created, and how much street parking will exist outside the complex once completed?

My second question is, will the pathway from Premier St to "Digger Park" (the park behind the proposed development) be impacted in any way.

Thank you,

Erin Bissell

From: [Shannon Martino](#)
To: [DNV Input](#)
Subject: FW: Public Hearing June 13 @ 7 pm re: Premier St Development
Date: Tuesday, June 13, 2017 4:44:51 PM

From: Darren Veres
Sent: Tuesday, June 13, 2017 4:33 PM
To: 'Erin Bissell'
Cc: Shannon Martino
Subject: RE: Public Hearing June 13 @ 7 pm re: Premier St Development

Hi Erin,

Thank you for your email.

I understand your concern regarding street parking in the area.

The proposal is providing 2 parking spots per unit for a total of 34 resident parking spots in accordance with the parking requirements of the Lynnmour / Inter-River Local Plan Policy Reference Document. The Local Plan Reference Document does not require any visitor parking, however, in response to neighbour concerns, the applicant has decided to provide a visitor parking stall. In addition, some of the driveways in the project will also accommodate visitor parking.

Only one driveway is proposed to the development and will be from Premier Street. As a result, additional street parking will be created where multiple driveways once existed.

The pathway to Digger Park will be expanded as the project is providing a 1.1m dedication to the path and enhanced with landscaping and lighting bollards.

I hope this answers your questions.

Please find a link to the Council Report which outlines parking and the path dedication in more detail:

<http://app.dnv.org/OpenDocument/Default.aspx?docNum=3227195>

Please feel free to give me a call if you would like to know more.

Cheers,

Darren

From: Erin Bissell [REDACTED]
Sent: Tuesday, June 13, 2017 4:01 PM
To: DNV Input
Cc: Darren Veres

Subject: Public Hearing June 13 @ 7 pm re: Premier St Development

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Erin Bissell