

## The District of North Vancouver REPORT TO COUNCIL

January 4, 2017  
File: 08.3060.20/061.16

**AUTHOR:** Darren Veres, Community Planner

**SUBJECT:** PUBLIC INFORMATION MEETING – 8 Unit Townhouse Development at  
756 – 778 Forsman Avenue

---

### RECOMMENDATION:

It is recommended that this report be received for information.

### SUMMARY:

1009198BC Ltd is hosting a facilitated public information meeting to present their proposal for an 8 unit townhouse project for the vacant properties located at 756 and 778 Forsman Avenue. A summary of the input received at and after the meeting will be provided by staff at Bylaw introduction.

### PUBLIC INFORMATION MEETING DETAILS:

**Date:** Wednesday, January 18<sup>th</sup>, 2016

**Time:** 6:30 – 8:30pm

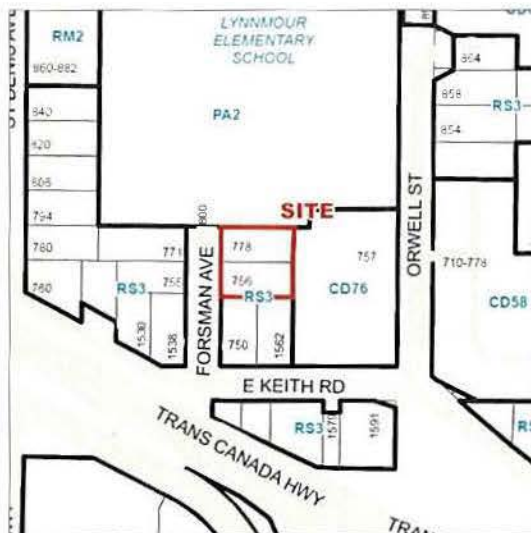
**Location:** Lynnmour Elementary School Library, 800 Forsman Avenue

### SITE AND SURROUNDINGS AREA:

The development site is comprised of two vacant single-family properties along the east side of Forsman Avenue and is approximately 1,686 m<sup>2</sup> (18,155 sq ft) in area (see Context Map and Aerial Map on following page). Adjacent properties consist of single-family homes (zoned RS3) to the west and south, Lynnmour Elementary to the north, townhouses to the east, and the Trans-Canada Highway to the south.

The subject properties are designated Residential Level 3: Attached Residential in the Official Community Plan (OCP), which envisions ground-oriented multi-family housing up to approximately 0.80 FSR.

The density of the proposal is 0.67 FSR and is therefore compliant with OCP objectives for this area.



Context Map



Aerial Map

The site is currently zoned RS3 (Single-Family Residential Level 4) which permits one single-family residential building per lot. The development proposal will require rezoning approval from Council to change the zone to accommodate the multifamily use.

#### **BACKGROUND:**

A previous application for townhouses was made on this site in 2012. The proposal consisted of nine townhouses in three buildings and included 20 parking stalls (18 residential and 2 visitors stalls). Parking for five of the units was provided in tandem.

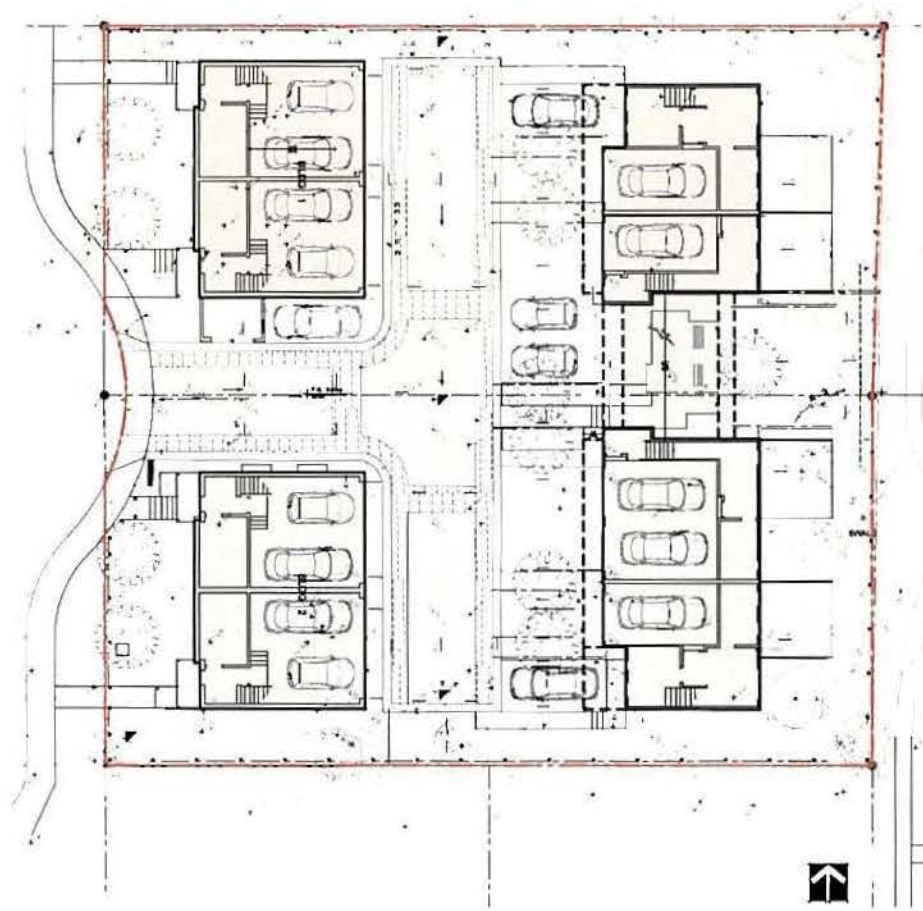
#### **PROJECT DESCRIPTION:**

Several changes have been made from the previous application. The new proposal consists of eight townhouse units in three buildings, which is one unit less than the previous design. All units have three bedrooms on the upper level, and range in size from 1,300 – 2,200 sq ft. The buildings are approximately 10.67 m (35 ft) in height.

Each unit has its own parking garage at grade. 18 parking stalls are proposed (2 stalls per unit plus two extra stalls for visitors). No tandem parking is proposed.

A site plan and rendering of the proposal is shown on the following page.





**Site Plan**



**Rendering looking east on Forsman Avenue**

**PUBLIC NOTIFICATION:**

Notices for the Public Information Meeting have been sent to owners and occupants within a 100 m of the proposed development site as well as the Inter-River Community Association.

One sign will be erected on the site and a newspaper advertisement will be 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 _____	



# YOU ARE INVITED

## PUBLIC INFORMATION MEETING

**756 & 778 Forsman Avenue**

WHEN	Wednesday, January 18, 2016
WHERE	Lynnmour Elementary School Library, 800 Forsman Avenue
TIME	Open House: 6:30pm   Presentation: 7:00pm   Discussion: 7:30 - 8:30pm



*Rendering of the proposed development*

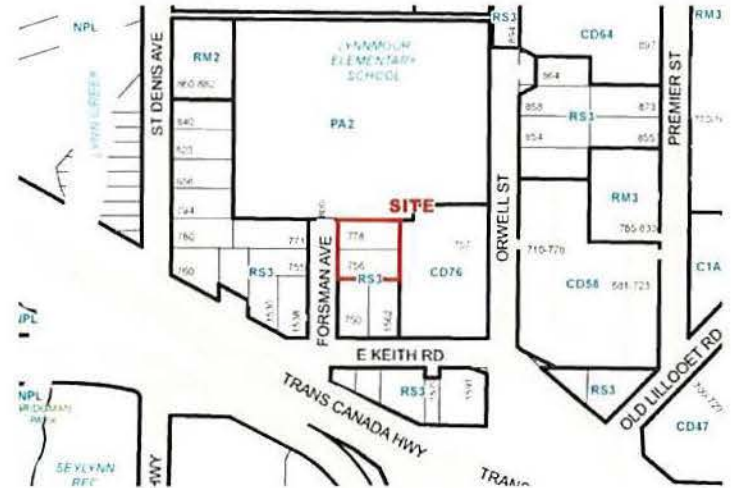
This information package is being distributed to the owners and occupants within 100m of the proposed development site in accordance with District of North Vancouver policy

## THE INVITATION

1009198BC Ltd is hosting a Public Information Meeting to present a townhouse development proposal for three multi-family buildings at 756 & 778 Forsman Avenue. Several changes have been made from a previous application made in 2012.

Come to the meeting to learn more.

Tell us what you think to inform the project!



## THE PROPOSAL

The proposed three-storey development consists of eight townhouses in three buildings, which is one unit less than the previous design. All units have three bedrooms on the upper level, and range in size from 1,300 - 2,200 sq ft. The buildings are approximately 10.67m (35 feet) in height.

Each townhouse has its own parking garage at grade. 18 parking stalls are proposed: each unit will have two parking stalls, with two extra stalls for visitors. No tandem parking is proposed for this project.

The applicant proposes to rezone the site from a single-family zone to a Comprehensive Development Zone that is written specifically for this project. The new zone will permit an 8-unit ground-oriented housing project.

## FURTHER INFORMATION

We would love to hear from you! For questions or comments please call or email:

604.616.7892 Patrick Yang, Pacific West Architecture Inc.

604.990.2487 Darren Veres, Planner, District of North Vancouver



# **Developer's Public Information Meeting**

## **Proposal:**

**Updated designs for 8-unit, 3-storey  
townhouse proposal**

---

**Wednesday, January 18, 6:30pm - 8:30pm  
Lynnmour Elementary School Library  
800 Forsman Avenue**

---

**Patrick Yang, Pacific West Architecture  
604-616-7892**



**This meeting has been required by the District of North Vancouver as part of the regulatory process.**

## Public Information Meeting

An 8-unit townhouse development is proposed for 756-778 Forsman Avenue (one unit less than the previous design). You are invited to a meeting to learn more and discuss the project.



Wednesday, January 18  
6:30pm - 8:30pm

Lynnmour Elementary  
School Library  
800 Forsman Avenue



### For more information:

Patrick Yang, Pacific West Architecture 604-616-7892  
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.



# Gu Can Construction Ltd: 756-778 Forsman Avenue Rezoning Application

## Public Information Meeting Summary Report

**Event Date:** January 18, 2017  
**Time:** 6:30pm – 8:30pm  
**Location:** Lynnmour Elementary School Library  
**Attendance:** 6 members of the public signed in.  
**Comment Forms:** 2 comment sheets

**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. 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, January 11 and Friday, January 13, 2017. A copy of the ad is included in Appendix A: Notification.

### **Attendance:**

6 members of the public signed in for the meeting, including the principal of Lynnmour Elementary School, which is adjacent to the project site.

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:

- Kenny Gu, Gu Can Construction
- Patrick Yang, Pacific West Architecture

- Steve Wong, Landscape Architect

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 City 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. 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 drainage, landscaping and neighbourhood revitalization and safety.

**Public Dialogue:**

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

Q1 How high will the foundation be? I live in the neighbouring townhouse, and am concerned about drainage and my retaining wall.

A1 The elevation is determined by the Flood Construction Level, which will be enforced through the Creek Hazard Development Permit process.

A2 A large bioswale network has been proposed, larger than typical for this type of development. This will improve drainage and increase the setbacks between the units and the property line.

C2 You should consider car-share and co-op cars to reduce parking supply standards.

C3 Look out for “Bertha”, the big cottonwood tree on school property: it might be hazardous.

C4 Don’t put gravel where kids will play.

C5 The north side of the buildings will turn green with moss.

Q6 Has enough parking been provided?

A6 2 Visitor stalls are proposed, which is more than required by bylaw.

C7 “I like the design.”

C8 “This will clean up the neighbourhood.”



C9 We need eyes on the school for Crime Prevention Through Environmental Design.

C10 There needs to be sufficient lighting or motion sensor lighting: drug dealers might hide in shadows.

C11 Drainage is poor near the school.

### **Comment Sheet and Email Summary**

Comments and emails were received for a two-week response period after the meeting. Two comment sheets were submitted after the meeting, and no emails or comment sheets were submitted during the two-week response period.

Both comment sheets expressed support for the project. One comment sheet requested that native plants be used in the landscaping, and noted that development projects never have enough visitor parking. The respondent also noted that the exterior of buildings in the area may get covered with moss due to the climate, and encouraged the proponent to build an environmentally sustainable building. Scanned copies of the comment sheets 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. Invitations were mailed to the community, 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.

Six people signed in and participated in the meeting. The meeting length and format was 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 drainage, landscape, parking, and neighbourhood revitalization and safety. No opposition to the project was expressed at the meeting or in the written comments.

## Appendix A: Notification

Newspaper Advertisement: North Shore News January 11 and 13, 2017

## Public Information Meeting

An 8-unit townhouse development is proposed for 756-778 Forsman Avenue (one unit less than the previous design). You are invited to a meeting to learn more and discuss the project.

Wednesday, January 18  
6:30pm - 8:30pm

Lynnmour Elementary School Library  
800 Forsman Avenue

**For more information:**  
Patrick Yang, Pacific West Architecture 604-616-7892  
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.





A241

nsnews.com north shore news WEDNESDAY, JANUARY 11, 2017

## REMEMBRANCES

## OBITUARIES



LAMPSON-JONES, Ivan Capt.  
February 22, 1923 - December 30, 2016

It is with great sadness we announce the passing of Captain Jones. He was born in Aberystwyth, Wales, UK. Captain Jones joined the British Merchant Navy, went on to become a Master Mariner and was presented with eight service medals for participation in The Battle of the Atlantic, including a Crossed Anchor participation in D-Day landings at Juno Beach, The North Africa Invasion, Burma Invasion, Italy Invasion, to name a few. Captain Jones emigrated with his family to North Vancouver, February 1950 where he became a Principal Surveyor and Manager - Marine and Consultant for SGS Supervision Services Inc. Captain Jones was a member in a number of associations including the Company of Master Mariners of Canada, the Royal Institute of Navigation at the Royal Geographic Society, London UK, past president of the Welsh Society of Vancouver and a number of others. He was an avid musician and gardener. Captain Jones is survived by his loving wife Phyllis, daughter Christine, Susan and Jill, grandchildren Nicholas, Adam, Nina and Raleigh, great grandchildren Charity and Nicola.

A Celebration of Life will be held on Saturday, January 14, 2017 at 1:00 PM at 1505 Wilcott Road, North Vancouver, BC from 1:00 PM to 1:00 PM. Please come and share your memories and/or sign the guest book at [www.legacy.com](http://www.legacy.com). In lieu of flowers, donations would be welcome at the BC Cancer Society.

On the Ship of Life, He Stood His Watch Well



WEBSTER, Ellen  
April 9 1916 - January 4, 2017

With sadness we announce the death of Ellen at Ingelwood Care Centre, West Vancouver, in her 101st year. Born in Liverpool, UK, she and her husband Ron came to live in Canada upon their retirement in 1976. Predeceased by Ron (1990) and daughter Valerie (2013). Survived by son Ron (England), daughter Gillian (West Van) and numerous grand-children and great-grandchildren in Canada, England, France and New Zealand. Ellen and Ron were long-time members of St. Francis in the Wood Anglican Church, Coquitlam, West Vancouver where a memorial service will be held on January 27th at 2 PM. No flowers please, but donations to the church in her memory would be appreciated.



Celebrate the lives of loved ones  
with their stories, photographs and tributes  
[legacy.com/obituaries/nsnews](http://legacy.com/obituaries/nsnews)

## CELEBRATIONS

## BIRTHDAYS



Wishing you all the best  
From your secret admirer



Share the love

## COMMUNITY

## ANNOUNCEMENTS

CANADA BENEVOLENT GROUP  
Do you or your loved one know suffer from a disability? Get up to \$10,000 from the Canadian Government. Toll-free 1-888-611-2220 or [www.canadabenevolent.ca](http://www.canadabenevolent.ca). Free assessment.

## FOUND

Earrings Found: Jan. 3, 1435  
Boulevard Ave., NW, on path.  
Call to identify: 778-871-2871.  
Lukemon Gloves: On bench  
in front of JJ Bean on 17th &  
Lonsdale. 604-660-0004

## LOST

LOST - PINK GANNON  
DIGITAL CAMERA somewhere  
around Ambleside  
Dog Park this Fall. Please  
call 604-662-6013

## EDUCATION

## TUTORING SERVICES

Certified Math Teacher  
Math, calculus, IB, AP SAT  
programs. 604-662-6013

## PETS

ALL SMALL BREED PUPS  
Look non-breeding  
and Vet Checked.  
604-660-3727  
[www.cpsaforhotties.com](http://www.cpsaforhotties.com)

## TRUTH IN EMPLOYMENT ADVERTISING

Glacier Media Group makes every effort to ensure you are responding to a reputable and legitimate job opportunity. If you suspect that an ad is what you have responded to is misleading, then are some hints to remember. Legitimate employers do not ask for money as part of the application process, do not send money, do not give any credit card information, or call a 900 number in order to respond to an advertisement. Job opportunity ads are salary based and do not require an investment. If you have responded to an ad which you believe to be misleading, please call the Better Business Bureau at 604-682-2711, Monday to Friday, 9am - 5pm or email [inquiries@bbbvan.org](mailto:inquiries@bbbvan.org) and they will investigate.

## BUSINESS SERVICES

## BUSINESS OPPORTUNITIES

BREAST CANCER vending machines Business Opportunity. Brand New Launching across Canada. Seasonally High Cash Income with Reselling Lifestyle. Financing Available. Full Details, Call 1-888-668-4626 Website [www.vendingforhope.com](http://www.vendingforhope.com)

MEDICAL TRANSCRIPTION In-demand career! Employers have work-at-home positions available. Get the online training you need from an employer-trusted program. Visit CareerStep.ca/MT or 1-888-766-3383 to start training for your work-at-home career today!

## FINANCIAL SERVICES



credit700.ca  
\$750 Loans & More  
NO CREDIT CHECKS  
Open 7 days/week  
8am - 8pm  
1-855-527-4368  
Apply at:  
[www.credit700.ca](http://www.credit700.ca)

## MARKETPLACE

## ART &amp; COLLECTIBLES

CASH & RE-TEAR / RETRO FURN & ANTIQUE ITEMS FAIR & RELIABLE LOCAL TRAFFIC  
Derek 604-442-2099



Mynt China - England \$500  
marriage Pattern Genuine  
Hard Engraving, LHM, Thrift  
2500 - 120 W 15, N Van

## FURNITURE

FREE: 604-660-0004  
Furniture: Two drawers,  
two night tables, queen-  
size headboard, two lamps.  
Living room coffee table  
and sofa table, light wood.  
Wholesale. All excellent  
condition. You pick up.  
Upper Lansdale Ave.  
Call 604-660-0004

## FOR SALE - MISD

HARDY TREE, 90m and  
berry seedlings delivered.  
Order online at [www.tree-  
time.ca](http://www.tree-<br/>time.ca) or call 1-855-873-  
3540. New growth guaranteed.

SAWMILLS from only \$4,397  
Make money & save money  
with your own sawmill - Cut  
timber any dimension in  
stock ready to ship. FREE  
info & DVD [www.sawmill-  
pros.com](http://www.sawmill-<br/>pros.com) 1-800-556-6565

STEEL BUILDING Sale.  
Ready to go Steel Frame Venter  
Discount on Now!  
20x10x8 145 25007 \$5,997  
25x20 56,772 30x10 \$9,190  
30x30 \$11,378 40x40  
80x100 One and half inch  
and 100x100 1-800-556-6565  
[www.pioneersteel.ca](http://www.pioneersteel.ca)

Find them the Classifieds

## LEGAL SERVICES

## PERSONALS

CRIMINAL RECORD? Why  
after Employment, Learning  
how? Trust Business oppor-  
tunities? Be informed!  
Think Criminal Record US  
Briery Walker Record Purge  
Fee Discount. Free Consultation  
1-800-347-2540

To advertise call  
604-630-3300

## EMPLOYMENT

## GENERAL EMPLOYMENT

Local Cleaning Co. needs  
2 house pt cleaners Mon  
- Friday. Must have car.  
High wages.  
Please call 604-771-7136

SANDMAN INS RURAL BC  
recruiting management cou-  
ples, both full-time and part-  
time roles available. Ask us  
about our great employee  
benefits and accommodation.  
Send resumes to  
[careers@sandman.ca](mailto:careers@sandman.ca)

classifieds.  
nsnews.com

## OFFICE/CLERICAL

## GENERAL EMPLOYMENT

## NORTH SHORE STRETCHER CREW

Do you enjoy helping others? Are you compassionate, caring and respectful?  
Hospital Transfers is the leading provider of non-emergency patient transfers  
in the Lower Mainland and we are looking for a permanent, full-time  
STRETCHER CREW (Driver + Attendant) working out of North Vancouver.

DRIVER: Class 4 BC Driver's License with 7 years of total driving experience  
ATTENDANT: Class 5 BC Driver's License

Driver & Attendant Need the Following Requirements:

- Occupational First Aid Level 1
- Proven vaccination or immunity to at least 10 illnesses
- Physically fit and able to transfer patients from beds, stretchers or stairchairs
- 3 to 5 years of experience in health care, patient care or customer service

See the full posting at [nsentransport.ca](http://nsentransport.ca) - Careers

Send your resume to [hr@nsentransport.ca](mailto:hr@nsentransport.ca)

## LEGAL

## LEGAL/PUBLIC NOTICES

## Public Information Meeting

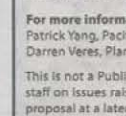
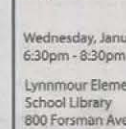
An 8-unit townhouse development is proposed for 756-778 Forsman Avenue (one unit less than the previous design). You are invited to a meeting to learn more and discuss the project.

Wednesday, January 18  
6:30pm - 8:30pm

Lynnmoor Elementary  
School Library  
800 Forsman Avenue

For more information:  
Patrick Yang, Pacific West Architecture  
Darren Veres, Planner, District of North Vancouver

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.









Notification Sign Photograph



Appendix B: Public Comments: Written Submissions

COMMENT SHEET  
DISTRICT OF NORTH VANCOUVER

**PROPOSAL:** Patrick Yang, Pacific West Architecture  
756-778 Forsman Avenue  
Detailed application for a rezoning and development permit for an 8-unit townhouse development

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

Need a rain barrel catchment system as well  
as the small w/ plants.  
Playground should not have gravel. try recycle tires  
Due to local trees the North Facing will turn  
green very quickly & moss love asphalt  
roofs. maybe look into aluminum ~~etc~~  
Try for greenest building possible including  
small wind or solar panels.  
Never enough visitor parking.  
Street is very scary for kids and drop off pick up.  
I Really like the exterior colour.  
watch out for potential Rot due to excess moisture.

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

Please return, by mail or email by February 2, 2017 to:

Darren Veres, Community 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.

Document: 3105285

on St Denis we have had to replace a lot of  
wood. fascias<sub>sp.</sub> and support posts.

The landscaping never works out please  
use native plants only.



**COMMENT SHEET  
DISTRICT OF NORTH VANCOUVER**

**PROPOSAL:** Patrick Yang, Pacific West Architecture  
756-778 Forsman Avenue  
Detailed application for a rezoning and development permit for an 8-unit  
townhouse development

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

Excellent Design. Landscaping blends in perfectly.  
bridge between the two units is a good idea.  
giving more landscape area.

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

Please return, by mail or email by February 2, 2017 to:

**Darren Veres, Community 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

Document: 3105286

**No public input submissions have been received since First Reading given May 29, 2017.**