

## The District of North Vancouver REPORT TO COUNCIL

April 19, 2017

File: 08.3060.20/003.17

**AUTHOR:** Casey Peters, Development Planning

**SUBJECT:** PUBLIC INFORMATION MEETING  
1502-1546 Oxford St – 180 bed residential care facility

### RECOMMENDATION:

THAT this report be received for information.

### SUMMARY:

Trellis Seniors Services is holding a facilitated Public Information Meeting for an OCP Amendment, Rezoning and Development Permit application for a residential care facility located at 1502-1546 Oxford St.

### PUBLIC INFORMATION MEETING DETAILS:

Date: Wednesday May 3, 2017  
Time: 6:00-8:00 p.m.  
Location: North Shore Winter Club  
1325 E. Keith Rd

### SITE AND SURROUNDING AREA:

The development site consists of eight single family lots on the northeast corner of Mountain Hwy and Oxford St as illustrated on the aerial photograph.

The District's Official Community Plan (OCP) designates this site as "Residential Level 5: Medium Density Apartment" and the proposal requires an OCP amendment to "Institutional". Surrounding development consists of commercial uses to the west (across Mountain Hwy) and existing single



**SUBJECT: PUBLIC INFORMATION MEETING – Creekstone Care Centre  
(1502-1546 Oxford St)**

February 24, 2016

Page 2

family to the east, north, and south. The existing single family uses are designated for multi-family in the OCP.

**PROJECT DESCRIPTION:**

The proposal is for a six storey, 180 bed residential care facility at an FSR of approximately 2.91. Vehicle access to the building is from Oxford Rd.



**Public Input:**

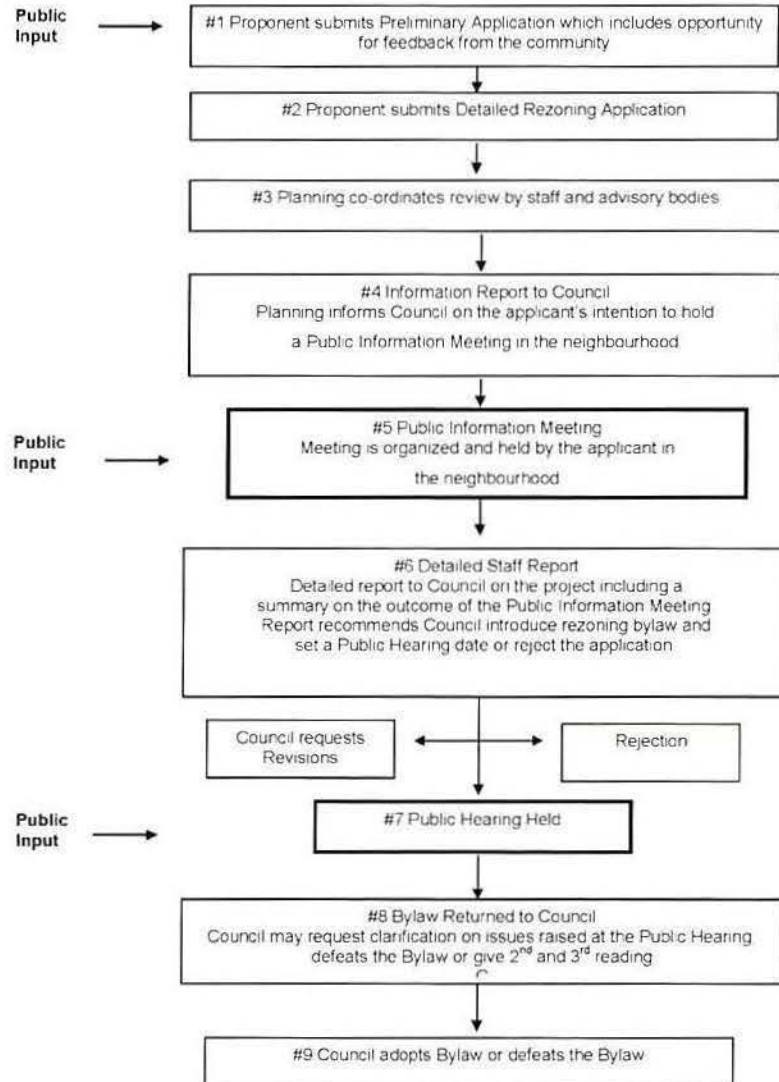
An independent facilitator will oversee the scheduled Public Information Meeting. Public input and a summary of the facilitated public information meeting will be forwarded to Council in the staff report at the introduction of the detailed application. A copy of the notification package is attached.

Casey Peters  
Development Planner

REVIEWED WITH:	REVIEWED WITH:	REVIEWED WITH:	REVIEWED WITH:
<input type="checkbox"/> Sustainable Community Development	<input type="checkbox"/> Clerk's Office	External Agencies:	Advisory Committees:
<input type="checkbox"/> Development Services	<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Library Board	<input type="checkbox"/>
<input type="checkbox"/> Utilities	<input type="checkbox"/> Communications	<input type="checkbox"/> NS Health	<input type="checkbox"/>
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Finance	<input type="checkbox"/> RCMP	<input type="checkbox"/>
<input type="checkbox"/> Parks & Environment	<input type="checkbox"/> Fire Services	<input type="checkbox"/> Recreation Commission	
<input type="checkbox"/> Economic Development	<input type="checkbox"/> Human resources	<input type="checkbox"/> Other: _____	
	<input type="checkbox"/> ITS		
	<input type="checkbox"/> Solicitor		
	<input type="checkbox"/> GIS		



## PROCESS FOR APPLICATIONS REQUIRING REZONING THE DISTRICT OF NORTH VANCOUVER



Should you wish to contact District Council, they can be reached at:  
[council@dnv.org](mailto:council@dnv.org)

2619486

## Notice of a Public Information Meeting in Your Neighbourhood

Trellis Seniors Services is hosting a Public Information Meeting to present the development proposal for **Creekstone Care Centre**, a Seniors Care Home at 1502 - 1546 Oxford Street. This information package is being distributed to the owners and occupants within 100 meters of the proposed site in accordance with District of North Vancouver policy.

### Time and Location

Wednesday, May 3, 2017 from 6:00 - 8:00 pm  
North Shore Winter Club, Senior Lounge  
1325 E. Keith Rd., North Vancouver

### Agenda

Doors Open: 6:00 pm  
Presentation: 6:30 - 6:45 pm  
Open House Discussion: 6:45 - 8:00 pm



### For Further Information please contact:

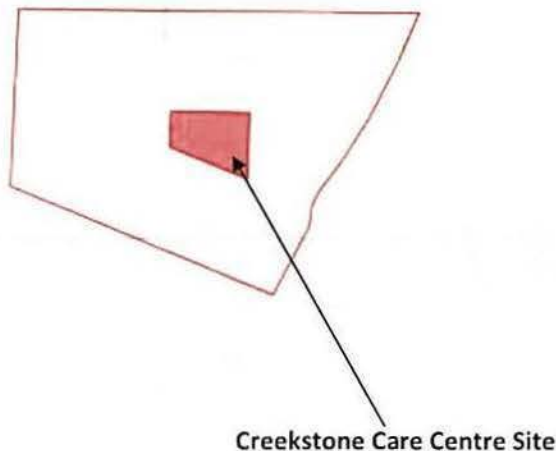
Mary McDougall, Trellis Seniors Services (778-928-1182)  
Casey Peters, District of North Vancouver,  
Planning Department (604-990-2388)

## The Proposal: Creekstone Care Centre

Trellis Seniors Services proposes to construct **Creekstone Care Centre**, a 6 storey Seniors Care Home over an underground parkade at 1502 - 1546 Oxford St. at the northeast corner of Oxford Street and Mountain Highway.

The proposal is for 180 residential care facility in 6 floors. Underground parking will be accessed from a driveway from Oxford Street. Parking is located in the underground parkade with a total of 35 spaces in accordance with District of North Vancouver requirements.

The District Official Community Plan designates the site as Residential Level 5 Low Density Apartments. The site is zoned RS-4 Single Family Residential and the owner proposes to rezone the site to a site specific CD Comprehensive Development Zone.



### COMMENT SHEET The District of North Vancouver

**PROPOSAL:** Creekstone Care Centre  
1502-1546 Oxford St  
Proposed 180 bed residential care facility

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

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Your Name \_\_\_\_\_ Street Address \_\_\_\_\_

The person's 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 return, by mail, fax, or email by May 17, 2017 to:**

Casey Peters  
Tel: 604 990-2388  
District of North Vancouver - Community Planning Department  
355 West Queens Road, North Vancouver, BC V7N 4N5  
FAX: 604-984-9683 or Email: cpeters@dnv.org

**Copies of the Comment Sheet will also be available at the Meeting.  
Additional comments can be submitted on a separate page, as needed.**



# **Developer's Public Information Meeting**

## **Proposal: 6-Storey Seniors Care Home**

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**6PM - 8PM Wednesday, May 3  
North Shore Winter Club  
1325 E. Keith Road**

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**Trellis Seniors Services Ltd.  
604-307-1104**



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

**DEVELOPMENT PLANNING STRATEGIES**

**CREEKSTONE SENIORS CARE HOME**  
**PUBLIC INFORMATION MEETING**

**MEETING SUMMARY REPORT**

**Meeting Date:** May 3, 2017

**Time:** 6:00 pm – 8:00 pm

**Location:** North Shore Winter Club, Senior Lounge  
1325 East Keith Rd., North Vancouver

**Attendance:** Approximately 15 community members

**Meeting Purpose:** As requested by District of North Vancouver Planning for the Formal Rezoning Application - Creekstone Care Centre Seniors Care Home, 1502 - 1546 Oxford Street:

- To present proposed development details
- To provide an opportunity to ask questions, receive comments and suggestions about the proposed development

**Notification:** By 2 newspaper advertisements in the North Shore News, April 26th and 30th, direct pamphlet delivery to adjacent properties as specified by a District provided location map, and by a site sign installed 2 weeks prior to the Information Meeting, all in accordance with District of North Vancouver requirements.

**Project Team:**

- Mary McDougall (MM), President Trellis Seniors Services (TSS)
- Susan Fisher, Communications (TSS)
- Nemelia Winkler, (TSS)
- Eric Poxleitner (EP), Keystone Architects (KA)
- Steve Bartok (KA)
- Travis Martin (TM), van der Zalm & Assoc's Landscape Architects (VDZ)
- Jane Farquharson (JF), Bunt & Assoc's Traffic Engineers (BA)
- Jordon Eccles, (BA)
- Doug Kasper, Kasper Developments (KD)

**District of North Vancouver:**

- Casey Peters (CP), Community Planner

**Facilitator:**

- Bob Heaslip (BH), Development Planning Strategies (DPS)  
Facilitator

**Overview:**

Participants were welcomed at the room entry by the Facilitator or Trellis Seniors staff, requested to sign in, and were provided with comment sheets. They were advised that they could complete the comment sheets, and then deposit them in a secure box at the sign in table or submit them later to District staff.

They were also directed to refreshments and the display boards which were located around the meeting room, with the Consultant and Developer representatives, and District Planning representative, stationed at the boards to discuss the plans and answer questions. They were also advised there would be a formal presentation by the proponent team at around 6:30 pm.

**Project Presentation**

The presentation portion of the meeting began at 6:35 pm with introductions of the project team by Bob Heaslip, including MM, KA, VDZ, and BA and CP. BH outlined how the meeting would proceed, with a Power Point presentation by the proponent and the consultant team providing company and project information. Attendees were requested to hold questions after the presentation.

This Public Information Meeting was intended to present the proposed development concept to community members in conjunction with a Development Application being submitted to the District of North Vancouver. It is also intended to provide an opportunity to ask clarifying questions, and comment on the proposal.

BH requested that participants be respectful of each other's questions, comments and opinions. BH reminded participants to complete the Comment Sheets and either leave them at the table by the entry, or email them to Casey Peters at the District.

MM provided background on Trellis Seniors Services indicating that it is a local family owned company with over 17 years of experience that operates seniors care homes in Kamloops and Prince George with additional facilities in process in Richmond and Sechelt. MM further described TSS vision and values and the process it has undertaken to collaborate with District of North Vancouver Planning to create a seniors care home that will serve District of North Vancouver seniors needs. TSS has partnerships with Vancouver Coastal Health, Interior Health and Northern Health to provide seniors care homes and services, and has the highest certification, Exemplary Standing with Accreditation Canada.

EP gave an overview of the site location and characteristics, the project statistics, design and intent of the proposed redevelopment of the site. TM then presented the landscape vision and scheme, including the main entry, yards and special landscape areas at certain areas of the upper floors.

Lastly, JF provided an overview of the Traffic Impact analysis for the project, including the nature of trips to and from the site, site access, and projected traffic patterns along Oxford Street, including bus trips generated from the Phibbs Exchange. JF also noted that at a certain point in time, once other developments are built on Oxford St., the District will coordinate a new 4 way signal system to be installed at Oxford St. and Mountain Highway, to provide for the control of all direction turns at the intersection.

## **Dialogue**

Following the 30 minute presentation, BH opened the question and answer portion of the meeting, and the following dialogue occurred.

### **Dialogue:**

(Q = Question, A = Answer, C = Comment)

Q What is the start date for construction and the approval process involved?

A MM referred to a Power Point slide that laid out a timeframe for the District process and anticipated construction timelines. The project application was submitted in January 2017 and is anticipated to go to Council this month, with a Public Hearing in June, followed by Building Permit issuance in November. Construction start up would commence shortly following the Building Permit issuance, with construction completion and building occupancy in February 2019.

Q What is the expected impact of all projects on Oxford Street?

A JF responded that there are 2 types of traffic involved with the project - from the project itself, and background traffic either from other new developments or general traffic from the surrounding area. BA has prepared a Traffic Impact Study and forecast for the development and its surroundings, including the need for a future signal at Oxford St. and Mountain Highway.

Q What will be the impact of emergency vehicles visiting the site?

A Access/egress to the site main entry and parkade is through a circular dual curb cut entry on Oxford St. Emergency vehicles such as Fire Dept. and ambulance use is handled by this 15 ft. wide entry with all vehicles (including delivery and drop off at the covered main entry) entering from the east drive entry and exiting at the west portion of the drive.

Q Is this project a funding priority of Vancouver Coastal Health?

A Yes due to community need.



- Q Are there any studies done concerning the noise, for example nearby rail, in this area, with respect to the impact on end of life patients?
- A MM responded that from experience as an operator and knowing similar projects, residents can enjoy the interest and activity of such an area, and can view that stimulation as an enhancement to their daily life. EP noted that Acoustical Studies will be completed to ensure the building meets District Acoustical Standards under the Building Code. The design is a modern one with noise deflection achieved through design and building material choices.
- Q Is there an opportunity to use the roof top for relaxation?
- A EP indicated that there is a 6th floor patio proposed, but this is an interesting suggestion, and the Architect team will review load bearing criteria and access issues to the roof top to assess its feasibility.
- C Cedar Springs in the Seymour Area reached capacity quite quickly, and there is a great need for such facilities. It would be very useful for statistics concerning ageing/assisted living be introduced to provide support for projects like this.
- A MM agreed with this comment and indicated there are a range of available statistics from Vancouver Coastal Health and the latest Census info from Statistics Canada to support the comment and the need for this project.
- Q Has space for scooters been provided?
- A No, residents living in a long-term care home generally have complex care needs and wouldn't operate a scooter in this type of home.

### **Community Comment Sheets**

No comment sheets were completed and deposited in the comment box. As per the District provided Comment Sheet, a 2 week period was provided for submission of any completed forms. By the close date of May 17, 2017, 1 completed form in support of the proposed project was received by CP, and that sheet is attached to this report.

### **Conclusion**

BH thanked everyone attending, and for their questions about the project and process. He also indicated that as per District requirements TSS and BA will be preparing a Traffic Construction Management Plan later in the process for the Building Permit, laying out traffic flow, parking for trades and truck routing.

BH stated he would be preparing a meeting summary report for submission to the District of North Vancouver to be included as part of the Development Application staff report for Council.

BH also noted that to stay informed about the District project process, community members can access the District website, or if there were any further questions or

input, to contact CP at the District Planning Dept. The next direct input opportunity after tonight is at a Public Hearing in front of District Council. That date will be confirmed on the website and individual notices of the date and time will be mailed by the District to nearby neighbours in advance of the Hearing.

The project team thanked everyone for their time and comments, and the meeting adjourned at 8:00 pm.

**Attachments:**

- Sign in Sheets (completed)
- Comment Sheets (One Received to date)

*Prepared by Bob Heaslip,  
May 25, 2017*

***These notes are intended and assumed to be a fair, accurate reflection and record of the dialogue that occurred, unless the writer is informed otherwise in writing.***

**COMMENT SHEET**  
**The District of North Vancouver**

**PROPOSAL:** Creekstone Care Centre  
1502-1546 Oxford St  
Proposed 180 bed residential care facility

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

Hi [redacted] Casey Peters,

I attended the public information meeting held on May 3, 2017.

I am pleased to see the Creekside Care Centre proposed for this location which is near Transit (Phibbs Exchange).

This type of seniors facility is definitely needed in North Vancouver with our aging population.

I am in favour of this project & look forward to the next meeting.

Your Name [redacted] Street Address [redacted]

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 return, by mail, fax, or email by May 17, 2017 to:**

**Casey Peters**  
**Tel: 604 990-2388**  
**District of North Vancouver - Community Planning Department**  
**355 West Queens Road, North Vancouver, BC V7N 4N5**  
**FAX: 604-984-9683 or Email: cpeters@dnv.org**



**From:** [Casey Peters](#)  
**To:** [DNV Input](#)  
**Subject:** FW: 1502-1546 Oxford Street - Public Hearing  
**Date:** Wednesday, June 07, 2017 8:16:48 AM

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**From:** Casey Peters  
**Sent:** Wednesday, June 07, 2017 7:58 AM  
**To:** 'Susan Huber'  
**Subject:** RE: 1502-1546 Oxford Street - Public Hearing

Hello,

Thank you for your comments. At Bylaw introduction for this project members of Council raised questions regarding the amount of parking proposed and we have asked that the applicant's traffic engineer be prepared to speak to this topic at the Public Hearing.

The traffic study is titled "Traffic Impact Study" in the table of contents and begins on page 254/723. Note that this is a combined traffic study was prepared for the care centre and for an adjacent residential project ("Adera"). There is a parking section that begins on page 320/723.

Regards,  
Casey

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**From:** Susan Huber [REDACTED]  
**Sent:** Tuesday, June 06, 2017 9:35 PM  
**To:** Casey Peters  
**Subject:** 1502-1546 Oxford Street - Public Hearing

Dear Ms/Mr. Peters:

I am contacting you with regards to the Public Hearing of the proposed seniors care facility at 1502-1546 Oxford Street. I note that the facility is proposing an underground parkade with 35 stalls – the facility is slated to serve 180 residents and will result in "200 jobs".

The proposed parking allocation is far too small for a complex of this size – there will be family members/friends visiting the residents, along with facility staff – parking is already very tight in this neighbourhood and there are several other residential developments either in construction now or in the approval phase.

I strongly urge District Staff and Council to pressure the developer to increase the allocated parking stalls.

Also, can you advise where the traffic survey is for this development? I browsed through the "additional information" document and found the demolition/excavation/construction traffic management plan but did not locate the traffic study for the ongoing life of the care centre.

Regards,

Susan Huber

[REDACTED]

[REDACTED]

June 10, 2017

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

Attention: Mayor and Council (input@dnv.org)

**RE: Creekstone Care Centre** (A Development Proposal by Trellis Seniors Services Ltd. for 1502-1546 Oxford Street, North Vancouver)

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Please accept this letter as **support** for the Creekstone Care Centre project. I was not able to attend the Public Hearing due to having to be at a Board meeting for a non-profit organization that I support. I am aware of the project proposal including the fact that Creekstone will provide long term residential care services to 180 seniors in our North Shore community. It is a 6-storey building over an underground parkade and located at the corner of Mountain Highway and Oxford Street, close to Phibbs Exchange.

I support this project as there is a clear need in our community for expanding affordable housing and health care services to meet the needs of our fastest growing population of seniors. We need to be an age-friendly community and this project plays an important role in the housing continuum. The Creekstone Care Centre project will help address the waitlist issues Vancouver Coastal Health Authority is currently facing, as well as manage some of the pressures at Lions Gate Hospital by freeing up urgent care beds that are currently being used by seniors waiting for placement in residential care.

The project also aligns with the District's OCP goals of enabling a diverse mix of housing types, tenure and affordability. I also understand the project supports the District's Rental and Affordable Strategy.

I authorize this letter to be read at the Public Hearing and to be received as support for the project. Please also feel free to contact me at [REDACTED] to speak further about my letter.

Yours truly,

Craig Watters

[REDACTED]  
[REDACTED]  
[REDACTED]

cc. Mary McDougall, Trellis Seniors Services Ltd. (info@trelliseniors.ca)  
Casey Peters, Planner, District of North Vancouver (petersc@dnv.org)



June 11<sup>th</sup>, 2017

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

Attention: Mayor and Council (input@dnv.org)

**RE: Creekstone Care Centre** (A Development Proposal by Trellis Seniors Services Ltd. for 1502-1546 Oxford Street, North Vancouver)

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Dear Mayor and Council,

Please accept this letter as **support** for the Creekstone Care Centre project. We are not able to attend the Public Hearing as we are both working on Tuesday evening, however we are aware of the project proposal and are pleased to know that Creekstone will provide long term residential care services to 180 seniors in our North Shore community. As our own parents are aging and will soon be in need of this type of housing and care, it is extremely important to both them and us to keep them on North Shore.

The proximity of Creekstone to Phibb's Exchange is a key factor in making this location so desirable. For our parents in particular, with all of their grandchildren living on the North Shore, visits will be a simple bus ride away – our entire family will directly benefit from this housing project. Furthermore, staff at Creekstone will be able to access transit easily to get to and from work which will reduce further congestion on the North Shore.

We support this project as it will improve our community at large. The improved trail network and pedestrian walkways along Oxford Street will make this location a desirable place to live.

We authorize this letter to be read at the Public Hearing and to be received as support for the project. Please also feel free to contact us at [REDACTED] to speak further about our letter.

Yours truly,

David and Christina Duncan  
[REDACTED]  
[REDACTED]  
[REDACTED]

cc. Mary McDougall, Trellis Seniors Services Ltd. (info@trellisseniors.ca)  
Casey Peters, Planner, District of North Vancouver (petersc@dnv.org)

June 11, 2017

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

Attention: Mayor and Council (input@dnv.org)

**RE: Creekstone Care Centre** (A Development Proposal by Trellis Seniors Services Ltd. for 1502-1546 Oxford Street, North Vancouver)

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Please accept this letter as **support** for the Creekstone Care Centre project. I was not able to attend the Public Hearing due to timing. I am aware of the project proposal including the fact that Creekstone will provide long term residential care services to 180 seniors in our North Shore community. It is a 6-storey building over an underground parkade and located at the corner of Mountain Highway and Oxford Street, close to Phibbs Exchange.

I support this project as it improves our community. Creekstone addresses our need for:

- Seniors housing. As the demographics show and supported by the waitlists managed by the Vancouver Coastal Health Authority ("VCH"), this is a much needed service for our seniors.
- Affordable and accessible housing. The prices for housing on the North Shore continue to climb and we need to actively address affordability. 150 of the 180 beds are indexed to be affordable through subsidy by VCH.
- Healthcare. Creekstone will help manage the pressures at Lions Gate Hospital by ensuring seniors waiting for placement in residential care are not blocking urgent care beds. Creekstone will also help manage the pressures on our healthcare system by providing the right care for seniors at end of life.
- Development that fits our Official Community Plan. The location of this project is in the designated growth area of Lynn Creek and it fits the goals of our OCP for seniors housing, affordable housing and green development.

I authorize this letter to be read at the Public Hearing and to be received as support for the project. Please also feel free to contact me at [REDACTED] to speak further about my letter.

Yours truly,

Wendy Cunningham

[REDACTED]

cc. Mary McDougall, Trellis Seniors Services Ltd. (info@trelliseniors.ca)  
Casey Peters, Planner, District of North Vancouver (petersc@dnv.org)

June 12, 2017

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

Attention: Mayor and Council, District of North Vancouver

**RE: Creekstone Care Centre** (A Development Proposal by Trellis Seniors Services Ltd. for 1502-1546 Oxford Street, North Vancouver)

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Please accept this letter as **support** for the Creekstone Care Centre project. I am not able to attend the Public Hearing due to a previous commitment. I am aware of the project proposal including the fact that Creekstone will provide long term residential care services to 180 seniors in our North Shore community. It is a 6-storey building over an underground parkade and located at the corner of Mountain Highway and Oxford Street, close to Phibbs Exchange.

I support this project because it improves our community. Creekstone addresses our need for seniors housing. As the demographics show and are supported by the waitlists managed by the Vancouver Coastal Health Authority ("VCH"), this is a much-needed service for our seniors. In addition, Creekstone provides affordable and accessible housing. The prices for housing on the North Shore continue to climb and we need to actively address affordability. 150 of the 180 beds are indexed to be affordable through subsidy by VCH. Furthermore, Creekstone will help manage the pressures at Lions Gate Hospital by ensuring seniors waiting for placement in residential care are not blocking urgent care beds. Creekstone will also help manage the pressures on our healthcare system by providing the right care for seniors at end of life.

I authorize this letter to be read at the Public Hearing and to be received as support for the project. Please feel free to contact me at [REDACTED] if you would like to discuss this further.

Yours truly,

Susan Chow  
[REDACTED]  
[REDACTED]

cc. Mary McDougall, Trellis Seniors Services Ltd. (info@trellis seniors.ca)  
Casey Peters, Planner, District of North Vancouver (petersc@dnv.org)



June 11, 2017

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

Attention: Mayor and Council (input@dnv.org)

**RE: Creekstone Care Centre** (A Development Proposal by Trellis Seniors Services Ltd. for 1502-1546 Oxford Street, North Vancouver)

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Please accept this letter as **support** for the Creekstone Care Centre project. Unfortunately I will not be able to attend the Public Hearing because I am coaching my son's baseball playoff game that evening.

I am aware of the project proposal including the fact that Creekstone will provide long term residential care services to approximately 180 seniors in our North Shore community. I understand that it is meant to be a 6-storey building over an underground parkade and located at the corner of Mountain Highway and Oxford Street, close to Phibbs Exchange.

I support this project as I believe that it will improve our community. Creekstone addresses our need for Seniors housing on the North Shore. As the demographics show and supported by the waitlists managed by the Vancouver Coastal Health Authority ("VCH"), this is a much needed service for our seniors. As well, this development addresses the need for affordable seniors housing. The prices for housing on the North Shore continue to climb and we need to actively address affordability. This development has slotted 150 of the 180 beds to be indexed to be affordable through subsidy by VCH.

I authorize this letter to be read at the Public Hearing and to be received as support for the project. Please also feel free to contact me at [REDACTED] to speak further about my letter.

Yours truly,

"Martin Carsky"

Martin Carsky, [REDACTED]  
[REDACTED]  
[REDACTED]

cc. Mary McDougall, Trellis Seniors Services Ltd. (info@trellis seniors.ca)  
Casey Peters, Planner, District of North Vancouver (petersc@dnv.org)

June 11, 2017

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

Attention: Mayor and Council (input@dnv.org)

**RE: Creekstone Care Centre** (A Development Proposal by Trellis Seniors Services Ltd. for 1502-1546 Oxford Street, North Vancouver)

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Please accept this letter as **support** for the Creekstone Care Centre project. I was not able to attend the Public Hearing as I won't be in town to attend the meeting. I am aware of the project proposal including the fact that Creekstone will provide long term residential care services to 180 seniors in our North Shore community. It is a 6-storey building over an underground parkade and located at the corner of Mountain Highway and Oxford Street, close to Phibbs Exchange.

I support this project as it improve our community. Creekstone addresses our need for :

- Seniors housing. As the demographics show and supported by the waitlists managed by the Vancouver Coastal Health Authority ("VCH"), this is a much needed service for our seniors.
- Affordable and accessible housing. The prices for housing on the North Shore continue to climb and we need to actively address affordability. 150 of the 180 beds are indexed to be affordable through subsidy by VCH.
- Healthcare. Creekstone will help manage the pressures at Lions Gate Hospital by ensuring seniors waiting for placement in residential care are not blocking urgent care beds. Creekstone will also help manage the pressures on our healthcare system by providing the right care for seniors at end of life.
- Pedestrian networks and transit. There will be an improved trail network as well as pedestrian walkways along Oxford street that benefits everyone in the community. As well, since Creekstone will employ over 200 people for its 24-7 operation, people should be encouraged to take transit and increase ridership to further grow our bus network on the North Shore.
- Development that fits our Official Community Plan. The location of this project is in the designated growth area of Lynn Creek and it fits the goals of our OCP for seniors housing, affordable housing and green development.

I authorize this letter to be read at the Public Hearing and to be received as support for the project..

Yours truly,



Pedram Hosseini

cc. Mary McDougall, Trellis Seniors Services Ltd. (info@trellisnors.ca)  
Casey Peters, Planner, District of North Vancouver (petersc@dnv.org)

12<sup>th</sup> June 2017

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

Attention: Mayor and Council (input@dnv.org)

**RE: Creekstone Care Centre** (A Development Proposal by Trellis Seniors Services Ltd. for 1502-1546 Oxford Street, North Vancouver)

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Please accept this letter as **support** for the Creekstone Care Centre project. I was not able to attend the Public Hearing due to business commitments. I am aware of the project proposal including the fact that Creekstone will provide long term residential care services to 180 seniors in our North Shore community. It is a 6-storey building over an underground parkade and located at the corner of Mountain Highway and Oxford Street, close to Phibbs Exchange.

I support this project as it improve our community. Creekstone addresses our need for

- Seniors housing. As the demographics show and supported by the waitlists managed by the Vancouver Coastal Health Authority ("VCH"), this is a much needed service for our seniors.
- Affordable and accessible housing. The prices for housing on the North Shore continue to climb and we need to actively address affordability. 150 of the 180 beds are indexed to be affordable through subsidy by VCH.
- Healthcare. Creekstone will help manage the pressures at Lions Gate Hospital by ensuring seniors waiting for placement in residential care are not blocking urgent care beds. Creekstone will also help manage the pressures on our healthcare system by providing the right care for seniors at end of life.
- Sustainable development. Creekstone will qualify for LEED gold certification which is a responsible goal. It meets the direction to have environmentally smart buildings in our community.
- Pedestrian networks and transit. There will be an improved trail network as well as pedestrian walkways along Oxford street that benefits everyone in the community. As well, since Creekstone will employ over 200 people for its 24-7 operation, people should be encouraged to take transit and increase ridership to further grow our bus network on the North Shore.
- Development that fits our Official Community Plan. The location of this project is in the designated growth area of Lynn Creek and it fits the goals of our OCP for seniors housing, affordable housing and green development.

I authorize this letter to be read at the Public Hearing and to be received as support for the project.  
Please also feel free to contact me at [REDACTED] to speak further about my letter.

Yours truly,

Robert ( Bob ) Faulkner

[REDACTED]  
[REDACTED]  
[REDACTED]

cc. Mary McDougall, Trellis Seniors Services Ltd. (info@trellisseniors.ca)  
Casey Peters, Planner, District of North Vancouver (petersc@dnv.org)

June 12, 2017

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

Attention: Mayor and Council (input@dnv.org)

**RE: Creekstone Care Centre** (A Development Proposal by Trellis Seniors Services Ltd. for 1502-1546 Oxford Street, North Vancouver)

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Please accept this letter as **support** for the Creekstone Care Centre project. I was not able to attend the Public Hearing due to being out of province. I am aware of the project proposal including the fact that Creekstone will provide long term residential care services to 180 seniors in our North Shore community. It is a 6-storey building over an underground parkade and located at the corner of Mountain Highway and Oxford Street, close to Phibbs Exchange.

I support this project as it improves our community. Creekstone addresses our need for:

- Seniors housing. As the demographics show and supported by the waitlists managed by the Vancouver Coastal Health Authority ("VCH"), this is a much needed service for our seniors.
- Affordable and accessible housing. The prices for housing on the North Shore continue to climb and we need to actively address affordability. 150 of the 180 beds are indexed to be affordable through subsidy by VCH.
- Healthcare. Creekstone will help manage the pressures at Lions Gate Hospital by ensuring seniors waiting for placement in residential care are not blocking urgent care beds. Creekstone will also help manage the pressures on our healthcare system by providing the right care for seniors at end of life.
- Sustainable development. Creekstone will qualify for LEED gold certification which is a responsible goal. It meets the direction to have environmentally smart buildings in our community.
- Pedestrian networks and transit. There will be an improved trail network as well as pedestrian walkways along Oxford street that benefit everyone in the community. As well, since Creekstone will employ over 200 people for its 24-7 operation, people should be encouraged to take transit and increase ridership to further grow our bus network on the North Shore.
- Development that fits our Official Community Plan. The location of this project is in the designated growth area of Lynn Creek and it fits the goals of our OCP for seniors housing, affordable housing and green development.

I authorize this letter to be read at the Public Hearing and to be received as support for the project. Please also feel free to contact me at [REDACTED] to speak further about my letter.

Yours truly,

Susan J Fisher  
[REDACTED]

cc. Mary McDougall, Trellis Seniors Services Ltd. (info@trellis seniors.ca)  
Casey Peters, Planner, District of North Vancouver (petersc@dnv.org)

**From:** [Stuart Porter](#)  
**To:** [DNV Input](#)  
**Subject:** Creek-stone care facility, Oxford st.  
**Date:** Monday, June 12, 2017 11:45:40 AM

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Dear Sirs, Et Al

I have reviewed the Pre-presentation package presented to me by the staff at Trellis and I find the the design pleasing and in keeping with neighboring pre-prosed designs for the Lower Lynn neighborhood. The Creek-stone facility will likely be of great benefit to our community as it is endorsed by the Vancouver Coastal health Authority.

As for suggestions and concerns, I would suggest the expansion and addition of rooftop and patio garden systems so residents may enjoy green-spaces away from the busy, invasive street level garden proposal. Further I find the proposed parking will likely be insufficient for staff and visitor, should be doubles and if excess parking occurs it can always be rented (to transit customers)

--

My Best Regards,  
Stuart D.C. Porter



"If you can apply enough energy to it even reality is adjustable" S2E=MC2? 9/10/11



From: [Kristine Liu](#)  
To: [DNV Input](#)  
Cc: [info@trellisseniors.ca](mailto:info@trellisseniors.ca); [Susan.Fisher@trellisseniors.ca](mailto:Susan.Fisher@trellisseniors.ca)  
Subject: Creekstone Care Centre - Letter of Support  
Date: Tuesday, June 13, 2017 9:26:47 AM  
Attachments: [DNV Letter of support - Creekstone.docx](#)

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Mayor and Council,

Please find attached a letter of support for the Creekstone Care Centre. I understand this project will be going to Public Hearing this evening.

Please let me know if you require anything further.

Thanks,

--

Kristine Liu  


June 13, 2017

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

Attention: Mayor and Council (input@dnv.org)

**RE: Creekstone Care Centre** (A Development Proposal by Trellis Seniors Services Ltd. for 1502-1546 Oxford Street, North Vancouver)

---

Please accept this letter as **support** for the Creekstone Care Centre project. I was not able to attend the Public Hearing due to family and personal commitments. I am aware of the project proposal including the fact that Creekstone will provide long term residential care services to 180 seniors in our North Shore community. It is a 6-storey building over an underground parkade and located at the corner of Mountain Highway and Oxford Street, close to Phibbs Exchange.

I support this project as it improve our community. Creekstone addresses our need for Affordable and accessible housing, and Development that fits out official community plan, among others:

- Seniors housing. As the demographics show and supported by the waitlists managed by the Vancouver Coastal Health Authority ("VCH"), this is a much needed service for our seniors.
- Affordable and accessible housing. The prices for housing on the North Shore continue to climb and we need to actively address affordability. 150 of the 180 beds are indexed to be affordable through subsidy by VCH.
- Healthcare. Creekstone will help manage the pressures at Lions Gate Hospital by ensuring seniors waiting for placement in residential care are not blocking urgent care beds. Creekstone will also help manage the pressures on our healthcare system by providing the right care for seniors at end of life.
- Sustainable development. Creekstone will qualify for LEED gold certification which is a responsible goal. It meets the direction to have environmentally smart buildings in our community.
- Pedestrian networks and transit. There will be an improved trail network as well as pedestrian walkways along Oxford street that benefits everyone in the community. As well, since Creekstone will employ over 200 people for its 24-7 operation, people should be encouraged to take transit and increase ridership to further grow our bus network on the North Shore.
- Development that fits our Official Community Plan. The location of this project is in the designated growth area of Lynn Creek and it fits the goals of our OCP for seniors housing, affordable housing and green development.

I authorize this letter to be read at the Public Hearing and to be received as support for the project.  
Please also feel free to contact me at [REDACTED] to speak further about my letter.

Yours truly,

Kristine

cc. Mary McDougall, Trellis Seniors Services Ltd. (info@trelliseniors.ca)  
Casey Peters, Planner, District of North Vancouver (petersc@dnv.org)

**From:** [James Rogers](#)  
**To:** [DNV Input](#)  
**Cc:** [info@trellisseniors.ca](mailto:info@trellisseniors.ca); [Dan McDougall](#); [Casey Peters](#)  
**Subject:** In support of Creekstone Care Centre  
**Date:** Tuesday, June 13, 2017 3:04:57 PM  
**Attachments:** [image001.png](#)  
[20170613151502907.pdf](#)

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Sorry I cannot attend the meeting – please find attached my letter of support.

james

James D. Rogers, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

June 13, 2017

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

Attention: Mayor and Council (input@dnv.org)

**RE: Creekstone Care Centre** (A Development Proposal by Trellis Seniors Services Ltd. for 1502-1546 Oxford Street, North Vancouver)

---

Please accept this letter as **support** for the Creekstone Care Centre project. I will not be able to attend the Public Hearing. I am aware of the project proposal including the fact that Creekstone will provide long term residential care services to 180 seniors in our North Shore community.

I support this project as it improves our community in many ways – Jobs, Senior's care, housing density, and affordable housing etc. It would be very disappointing to see successful opposition against such an obvious opportunity and inflow of Provincial spending in our community.

I authorize this letter to be read at the Public Hearing and to be received as support for the project.

Please also feel free to contact me at [REDACTED] to speak further about my letter.

Yours truly,

[REDACTED]

James Rogers [REDACTED]

[REDACTED]

cc. Mary McDougall, Trellis Seniors Services Ltd. (info@trellis seniors.ca)  
Casey Peters, Planner, District of North Vancouver (petersc@dnv.org)

**From:** [Kim Wasson](#) on behalf of [Infoweb](#)  
**To:** [Mayor and Council - DNV](#)  
**Subject:** FW: Share your thoughts with Mayor and Council  
**Date:** Tuesday, June 13, 2017 3:48:27 PM

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Please find the email below regarding Creekstone for your information.

Thanks,

Kim

Kim Wasson  
Records Management Clerk  
District of North Vancouver  
604 990 2210

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

From: [infoweb@dnv.org](mailto:infoweb@dnv.org) [<mailto:infoweb@dnv.org>] On Behalf Of District of North Vancouver  
Sent: Tuesday, June 13, 2017 1:25 PM  
To: Infoweb <[infoweb@dnv.org](mailto:infoweb@dnv.org)>  
Subject: Share your thoughts with Mayor and Council

Submitted on Tuesday, June 13, 2017 - 13:25 Submitted by user: Anonymous Submitted values are:

Your name: Gary McDonnell

Your email address: [REDACTED] Your phone number: [REDACTED] What would you like to tell Mayor and Council?

Creekstone Care Centre - Further to the discussion at the May 29th Council meeting about parking spots, I would like to make the following suggestion.

Why not have staff canvass the various care and independent living facilities on the North Shore to find out:

- i) the number of parking spots they have available
- ii) the adequacy of the parking spots available against the:
  - number of residents
  - number of staff

- make up of the care needs of the residents (long term care versus independent living) My personal experience was that Sunrise was fine but Summerhill's parking was inadequate. This type of research would greatly assist staff and Council as to what is required.

Gary McDonnell

Add additional information:



**From:** [Lissa McCulloch](#)  
**To:** [DNV Input](#)  
**Subject:** 1502-1546 Oxford Street, 180 Bed Seniors Care Centre  
**Date:** Tuesday, June 13, 2017 4:58:00 PM

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Dear District of North Vancouver

In respect to the construction of the proposed 180 Bed Seniors Care Centre, I am all in favour of its construction.

Unfortunately, the proposed 35 parking spaces that would accompany it, is a totally unrealistic and inadequate number to serve the facility.

As a resident of the DNV, I have had an elderly parent in care in North Vancouver. I commuted 60 Km in each direction to work during these years and would then attend the care facility to see to the needs of my father. Bus service was not an option, as it does not exist to my work location. The result was that I was attending the care home at the same time as many other people in my situation of having to work and commute long distances as well as to attend to the needs of their family members. Parking was always at a premium at the care facility.

During the day, the spouses of residences. many of whom are seniors themselves are visiting their spouse or family members. These seniors are unable to handle the rigors of bus transportation. Many of these visitors have handicap parking passes for their own use. Would you deprive them from seeing their loved ones at this final stage of their lives?


We then come to the parking requirements for medical staff that are transient during the day and night and the support specialists that provide needed services for the ongoing care of the residents. All of these spaces are reserved 24/7 and not available to the groups as noted above.

The safety and security of the nursing and care staff also have to be taken into consideration. Most if not all of the staff will live from outside the district and the bus service does not support their commutes nor the demands upon them to service their family needs. They will be travelling when public transportation services either do not exist, are not operating at the times required to meet their shifts or place them in situations that are not safe for individuals to travel alone. Unfortunately we are not a car less region yet and this needs to be recognized and enforced by yourself our elected representatives.

A nominal cost for parking would support the construction of additional parking spaces. This would provide a relief to the staff, the visitors and their families.

Please consider the requirements for this proposal for the many reasons stated above.

Thank you

Lissa McCulloch  




**From:** [Hein en Nemelia Winckler](#)  
**To:** [DNV Input](#)  
**Cc:** [info@trellisseniors.ca](mailto:info@trellisseniors.ca); [Casey Peters](#)  
**Subject:** Creekstone - SUPPORT letter  
**Date:** Tuesday, June 13, 2017 7:12:45 PM  
**Attachments:** [Creekstone Letter of support - E. Scott.pdf](#)  
[ATT00001.htm](#)

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June 13<sup>th</sup>, 2017

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

Attention: Mayor and Council (input@dnv.org)

**RE: Creekstone Care Centre** (A Development Proposal by Trellis Seniors Services Ltd. for 1502-1546 Oxford Street, North Vancouver)

---

Please accept this letter as **support** for the Creekstone Care Centre project. I was not able to attend the Public Hearing due to taking care of my children. I am aware of the project proposal including the fact that Creekstone will provide long term residential care services to 180 seniors in our North Shore community. It is a 6-storey building over an underground parkade and located at the corner of Mountain Highway and Oxford Street, close to Phibbs Exchange.

I support this project as our community needs more seniors housing. The waitlists are getting longer and hospitals crowded. This is only going to get worse as all the baby boomers get older and need care.

I authorize this letter to be read at the Public Hearing and to be received as support for the project. Please also feel free to contact me at [REDACTED] to speak further about my letter.

Yours truly,

**Elaine Scott**

Elaine Scott  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

cc. Mary McDougall, Trellis Seniors Services Ltd. (info@trellisseniors.ca)  
Casey Peters, Planner, District of North Vancouver (petersc@dnv.org)

**From:** [Nemelia Winckler](#)  
**To:** [DNV Input](#)  
**Subject:** Creekstone Seniors" Dev - SUPPORT letter  
**Date:** Tuesday, June 13, 2017 7:17:20 PM  
**Attachments:** [Letter of support - Creekstone - NWINCKLER.pdf](#)  
[ATT00001.htm](#)

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June 13, 2017

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

Attention: Mayor and Council (input@dnv.org)

**RE: Creekstone Care Centre** (A Development Proposal by Trellis Seniors Services Ltd. for 1502-1546  
Oxford Street, North Vancouver)

---

Please accept this letter as **support** for the Creekstone Care Centre project. I attended the hearing this evening and am aware of the project proposal including the fact that Creekstone will provide long term residential care services to 180 seniors in our North Shore community. It is a 6-storey building over an underground parkade and located at the corner of Mountain Highway and Oxford Street, close to Phibbs Exchange.

I support this project as it will improve hospital services in our community by ensuring seniors are cared for in a home-like environment during this final chapter of their lives instead of being managed in an acute care setting such as a hospital. Resources are scarce and utilising acute care when this is not needed is wasteful.

I authorize this letter to be read at the Public Hearing and to be received as support for the project. Please also feel free to contact me at [REDACTED] to speak further about my letter.

Yours truly,

**Nemelia**

Nemelia Winckler, [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

cc. Mary McDougall, Trellis Seniors Services Ltd. (info@trellis seniors.ca)  
Casey Peters, Planner, District of North Vancouver (petersc@dnv.org)



SUBMITTED AT THE

JUN 18 2017

PUBLIC HEARING

June 13 Public Hearing Seniors Care Home

The Mayor, Councillors and Ladies & Gentlemen

My name is Dave Currey, a resident of the North Shore since 1953

I wish to request that this council direct your Planning / Permit Dept to give serious consideration to a North Shore problem that will continue to grow unless the District of North Vancouver, the City of North Vancouver and the West Vancouver Municipality cooperate when considering projects involving senior housing and/or senior care facilities as related to the inclusion of some on-site employee housing.

At present almost all of the caregivers need to travel to the North Shore daily as few can procure affordable housing in this area. May I suggest that you observe the bridge traffic both morning and afternoon. Now you promise another 200 jobs. Most of these jobs are filled by caregivers who are paid accordingly, perhaps little more than minimum wage. Blame for bridge congestion can be shifted to other levels of government/ We must begin by acknowledging our involvement in adding to an existing problem of an ever worsening traffic situation.

By stipulating that each of these new projects must provide facilities for perhaps one third of all non management caretakers thus providing for overnight stays, full time space, etc with suitably planned accommodation with kitchen facilities. This can reduce daily traffic to the benefit of all. This space would be self sustaining as rent would be charged. Management, with present travel unreliability, encounter a near impossible staffing challenge due to traffic delays. Who pays for the continual late arrivals, missed shifts and wasted time daily in the commutes? Traffic can be hell !!

This request should apply to this development. This restriction should also apply to all units that have not been built yet to make for a level playing field. Let us become responsible in planning to take moves that will not increasingly add to our present traffic overloads.

If no action is taken to alleviate traffic congestion the senior care facilities on the North Shore will increasingly find that their caretakers will chose to work where traffic fits their needs better. I trust that this council will give this proposal serious consideration for this and for following projects.

Submitted by a concerned North Shore resident

Dave Currey

[REDACTED]