

Info Package Date: _____

Dept. Manager	GM/ Director	CAO

The District of North Vancouver INFORMATION REPORT TO COUNCIL

September 26, 2016
File: 08.3060.20/050.16

AUTHOR: Erik Wilhelm, Community Planner

SUBJECT: FACILITATED PUBLIC INFORMATION MEETING - 1401 -1479 HUNTER STREET AND 481- 497 MOUNTAIN HIGHWAY (INTERGULF DEVELOPMENT GROUP)

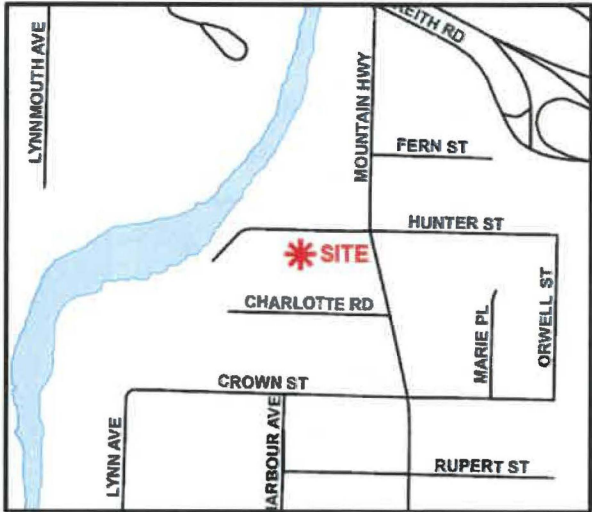
RECOMMENDATION:

It is recommended that this report be received for information.

SUMMARY:

Intergulf Development Group has submitted a detailed development application for the property at 1401-1479 Hunter Street and 481- 497 Mountain Highway.

The developer is holding a facilitated Public Information Meeting for the proposal which consists of 328 units within two residential towers connected by townhouses. The proposal also includes a community centre at the corner of Hunter Street and Mountain Highway.



PUBLIC INFORMATION MEETING DETAILS:

Date: Thursday, October 6, 2016
Time: 6:00p.m. - 8:00p.m.
Location: 485 Mountain Highway (Onsite)

SUBJECT: FACILITATED PUBLIC INFORMATION MEETING - 1401 -1479 HUNTER STREET AND 481- 497 MOUNTAIN HIGHWAY (INTERGULF DEVELOPMENT GROUP)

September 26, 2016

Page 2

SITE AND SURROUNDING AREA:

The development site is a large property occupied by several light industrial buildings on Hunter Street, south of Seylynn Park, west of Mountain Highway and east of Lynn Creek, as shown on the adjacent aerial photograph.



Surrounding development consists of the District Operations Centre to the southwest, developed light industrial properties to the south, District firehall to the east, and Seylynn Park to the north.

PROJECT DESCRIPTION:

As shown on the following site plan and renderings, this residential project includes a total of 328 units and is comprised of:

- 2 residential towers, 27 and 16 storeys in height, containing 316 apartment units;
- a 4 storey townhouse building, containing 12 units; and
- a 3 storey community centre at the corner of Hunter Street and Mountain Highway.

The proposed community centre is approximately 26,000 sq. ft. and will include a daycare facility, multipurpose rooms, a large gymnasium and public indoor/outdoor plaza.



SUBJECT: FACILITATED PUBLIC INFORMATION MEETING - 1401 -1479 HUNTER STREET AND 481- 497 MOUNTAIN HIGHWAY (INTERGULF DEVELOPMENT GROUP)

September 26, 2016

Page 3



PUBLIC NOTIFICATION:

Notices for the facilitated Public Input Meeting have been sent to businesses and residential owners and occupants within approximately 150 m of the site advising of the upcoming meeting. A sign has been erected on the site (Attachment 1) and an advertisement will be placed in the North Shore News (Attachment 2). A copy of the notification package is attached (Attachment 3)

Respectfully submitted,

Erik Wilhelm,
Community Planner

SUBJECT: FACILITATED PUBLIC INFORMATION MEETING - 1401 -1479 HUNTER STREET AND 481- 497 MOUNTAIN HIGHWAY (INTERGULF DEVELOPMENT GROUP)

September 26, 2016

Page 4

Attachments:

- 1 - Site Sign (installed at corner of Hunter St. and Mountain Hwy.)
- 2 - Newspaper Advertisement
- 3 - Notification Flyer

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 _____	

**Developer's
Public Information
Meeting**

**Proposal:
Multifamily Residential Development
& DNV Community Centre**



**6PM - 8PM
Thursday October 6th, 2016
485 Mountain Highway
North Vancouver, BC**



**Intergulf Development Group
604-683-2406**



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

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 1401 – 1479 Hunter Street and 481 – 497 Mountain Highway to construct two residential towers, townhouses, and a Community Centre.

You are invited to a meeting to discuss the project.

Date: Thursday October 6th, 2016

Time: 6pm – 8pm

Location: 485 Mountain Highway, North Vancouver

The applicant proposes to rezone the site from Light Industrial (I3) and Comprehensive Development Zone 11 (CD-11) to a new Comprehensive Development Zone to accommodate the new proposal. The proposal includes a 27 storey residential tower and a 16 storey residential tower connected by a podium consisting of 12, 2-storey townhomes. The residential component of the project is made up of 328 units. The proposal also includes the development of a 3-level Community Centre (approx. 26,950 square feet) at the corner of Mountain Highway and Hunter Street. The Community Centre will consist of a full size gymnasium, a child care centre, and multi-purpose meeting rooms. A total of approximately 450 parking stalls are proposed; of which approximately 39 stalls are dedicated for Community Centre Use. Sidewalks and road improvements are proposed on Hunter Street and Mountain Highway to enhance the pedestrian environment and vehicle circulation.



The meeting is being held by Intergulf Development Group, a Vancouver-based residential developer, in compliance with the District of North Vancouver Council Policy.

Information Packages are being distributed to residents generally within a 150m radius of the site. If you would like to receive a copy of the notification package or if you would like more information, please contact Erik Wilhelm of the Community Planning Department at 604.990.2360 or by email at ewilhelm@dnv.org ; or Kaylen Crosse of Intergulf Development Group at 604.683.2406 or by email at kcrosse@intergulf.com; 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.**

THE MEETING AGENDA:

6pm – 8pm Public Information Meeting

Doors Open: 6:00PM

Open House Forum 6:00PM – 8:00PM

Further Information:

If you wish to obtain further information or clarification regarding this proposal, please contact:

Kaylen Crosse Intergulf Development Group
604.683.2406

Erik Wilhelm District of North Vancouver
604.990.2360 Community Planner



Notice of a Public Information Meeting in your Neighbourhood

Intergulf Development Group will be hosting a Public Information Meeting to present the redevelopment proposal for a residential project and a new Community Centre within the Lynn Creek area.

This information package is being distributed to the owners and occupants generally within a 150m radius of the site in compliance with District of North Vancouver Policy.

Meeting Time and Location:

485 Mountain Highway, North Vancouver, B.C.

Thursday October 6th, 2016

Time: 6pm – 8pm

The Proposal:

Intergulf Development Group proposes to redevelop 1401-1479 Hunter Street and 481-497 Mountain Highway. The site area is 2.095 acres (91,557 square feet) and the buildable area is proposed to be 320,621 square feet. The proposal consists of two towers, 27 and 16 storeys in height, with a podium component consisting of townhouses, as well as a three-level Community Centre on the corner of Mountain Highway and Hunter Street. A total of 328 residential units are proposed. The 328 units are made up of 12 townhouses; 153 studio/1 bedroom units; 148 2-bedroom units; 6 3-bedroom units; and 9 Penthouse units. The Community Centre and towers will be separated by a mews, which will provide access to below and above-grade parking.

Approximately 450 parking stalls are being provided for the development, of which 33 are being provided for visitors to the residential towers, and approximately 39 stalls for the use of Community Centre visitors.

The proposal also includes the development of a Lynn Creek Community Centre. The Community Centre will consist of a full size gymnasium, a Child-Care Centre, as well as multi-purpose meeting rooms. This Community Center will be provided as this project's Community Amenity Contribution.



View looking South-West from Mountain Highway

SUMMARY OF PUBLIC INFORMATION MEETING

1401- 1479 Hunter Street,
481-497 Mountain Highway

Meeting held October 6th, 2016



Intergulf Development Group

DM#3041269

prepared by:

MAIN STREET ARCHITECTURE

architecture urban design vision collaboration

CONTENTS

1.	Overview	3
2.	Information Distribution and Community Notification	4
3.	Public Information Meeting - October 6 th , 2016	6
4.	Community Inquiries	7
5.	Response to Public feedback	7

Appendix A: Mailout package

Appendix B: Photos of Sign on site

Appendix C: North Shore News Advertisement

Appendix D: Comment forms

MAIN STREET ARCHITECTURE

is the Certificate of Practice for Jay Hiscox, Architect AIBC, Member of the Architectural Institute of British Columbia

432 E 30th Ave Vancouver BC V5V 2V4

C 604.354.0397

E jhiscox@shaw.ca

To:
Erik Wilhelm, Community Planner
District of North Vancouver
ewilhelm@dnv.org

Kaylen Crosse, Development Manager
Intergulf Development Group
kcrosse@intergulf.com

From:
Jay Hiscox Architect AIBC, Meeting Facilitator,
Main Street Architecture
jhiscox@shaw.ca

1.0 OVERVIEW

The following document summarizes the Public Information meeting held by Intergulf Development Group on October 6th, 2016. The intent of the meeting was to share updated project information, and a venue to identify community questions or concerns prior to formal Public hearings in the upcoming rezoning of the properties at 1401 – 1479 Hunter Street, and 481 – 497 Mountain Highway, District of North Vancouver, BC.

The project proposal is for the development of 328 residential condominium units, as well as a 3 level Community Centre. The residential units will be distributed between two towers, one 16 storey and one 27 storey, as well as a podium component made up of 2-level townhouses. The proposal also includes associated parking and streetscape improvements.

2. COMMUNITY ENGAGEMENT AND INFORMATION DISTRIBUTION

2.1 Information Distribution and Community Notification

To ensure that the community received updated information about the proposed project and notification of Public Information Meetings, the following information distribution methods were undertaken:

- Mailout delivery
- Project Update brochure
- Display boards at Public Information Meeting
- Newspaper advertising

2.2. Signage:

Signage was erected on September 21, 2016 at the east edge of the site, facing Mountain Highway, to provide information about the Public Information Meeting. (Photo of signage attached in Appendix B)

2.3 Newspaper Notification:

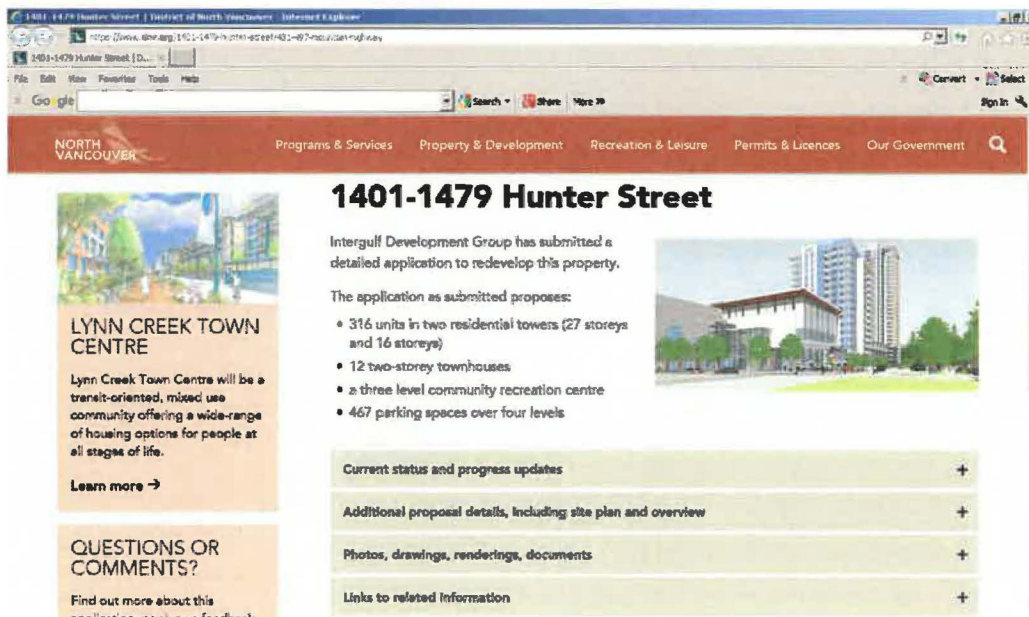
Intergulf Development Group placed public notice advertisements in the North Shore News as follows:

- September 28, 2016
- September 30, 2016

(Image of advertisement in Appendix C)

2.4 Community Web:

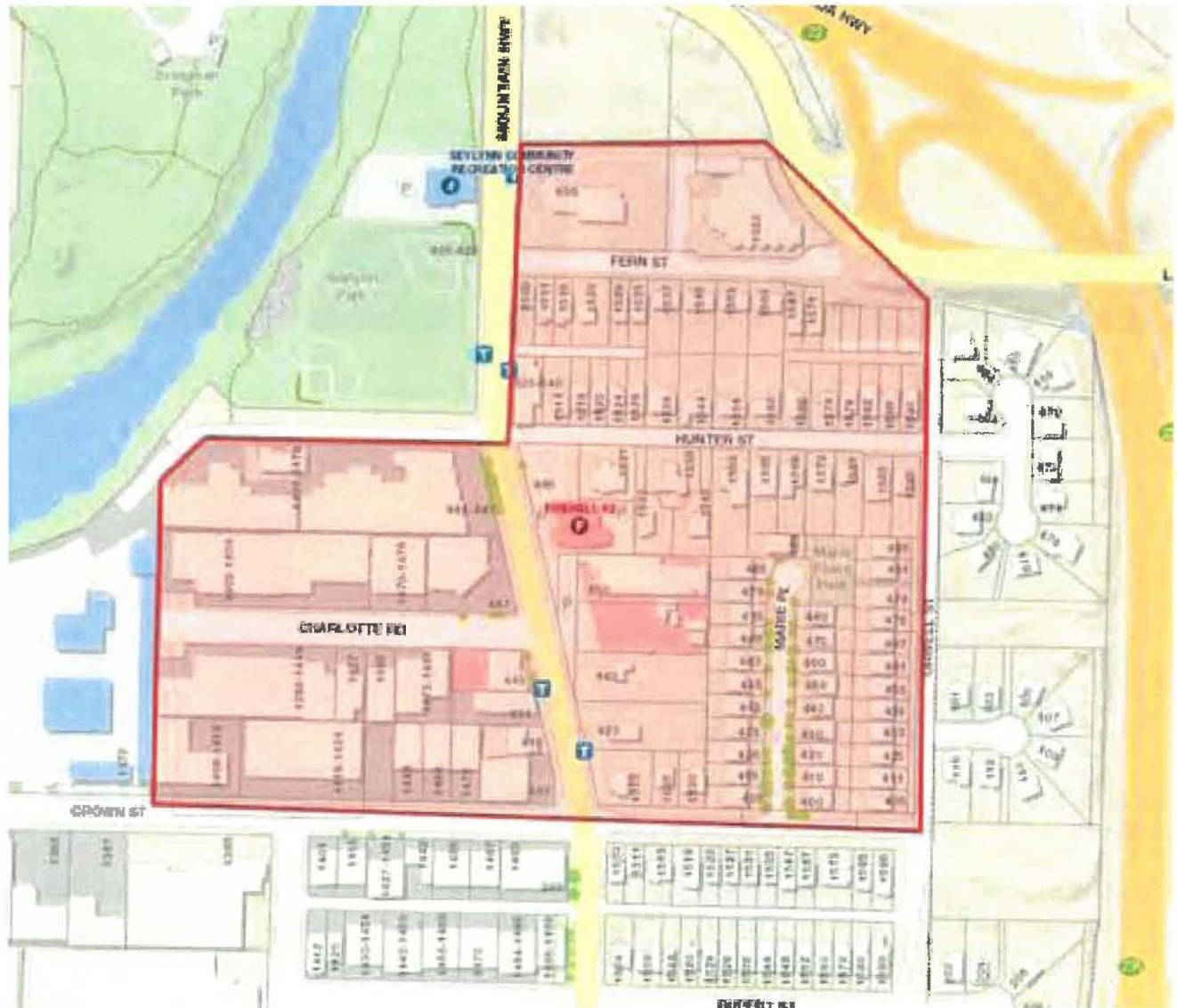
In addition to the mailout notification, project information was provided via the DNV website, at: <https://www.dnv.org/1401-1479-hunter-street/481-497-mountain-highway>



The screenshot shows a web browser displaying the DNV website. The page title is "1401-1479 Hunter Street | District of North Vancouver". The navigation bar includes "Programs & Services", "Property & Development", "Recreation & Leisure", "Permits & Licences", and "Our Government". The main content area features a large heading "1401-1479 Hunter Street" and a sub-heading "Intergulf Development Group has submitted a detailed application to redevelop this property." Below this, a list of proposed features is shown: "316 units in two residential towers (27 storeys and 16 storeys)", "12 two-storey townhouses", "a three level community recreation centre", and "467 parking spaces over four levels". To the left, there is a section for "LYNN CREEK TOWN CENTRE" and a "QUESTIONS OR COMMENTS?" section. A sidebar on the right contains expandable sections for "Current status and progress updates", "Additional proposal details, including site plan and overview", "Photos, drawings, renderings, documents", and "Links to related information".

2.5. Individual Property Owner notification:

Intergulf Development Group delivered mailouts to property owners in the immediate vicinity of the proposed project, with an invitation to the Public information meeting and an overview of the proposed project. (Mailout included in Appendix A)
A distribution area, approximating a 150m radius from the project site was provided by District of North Vancouver. A map of this distribution area is shown below:



Map of distribution area

3. PUBLIC INFORMATION MEETING - OCTOBER 6TH, 2016

Intergulf Development Group hosted the Public information meeting on October 6th 2016 at 485 Mountain Highway, North Vancouver BC. The meeting was held from 6.00 - 8.00 PM.

The event included display boards illustrating key design elements for the project proposal. (Meeting photos below)



The project team present at the meeting included:

- Richard White, Intergulf Development Group
- Kaylen Crosse, Intergulf Development Group
- Doug Ramsay, Ramsay Worden Architects Inc.
- Bruce Ramsay, Ramsay Worden Architects Inc.
- Christina Ding, Ramsay Worden Architects Inc.
- Kelly Gartner, Ramsay Worden Architects Inc.
- Daniel Fung, Bunt & Associates [Traffic]
- Craig Patterson, Keystone Environmental engineering
- Mary Yip, PMG Landscape Architecture
- Erik Wilhelm, Community Planner, District of North Vancouver
- Jay Hiscox, Main Street Architecture, Meeting Facilitator

A total of 25 individuals signed in to the meeting and 3 comment forms were returned. (Attached in Appendix D) Intergulf Development Group's team estimated a total of 35-40 visitors to the meeting.

Based on the feedback received, the majority of people had their questions answered and none appeared to have left with outstanding questions. Many visitors were supportive of the scheme as presented, and several comments were noted that felt the project would be a welcome redevelopment for the area.

Comments and questions fielded during the meeting included the following;

- Concern over the overall increase to traffic in the Lower Lynn area.
- Concern for potential for increased local road traffic with area densification.
- Questions regarding unit mix, types, sizes.
- Questions regarding suitability of development for seniors, ageing in place.
- Questions regarding impact of development on adjacent industrial uses.
- Questions regarding acoustic separation between tower forms and adjacent industrial uses.
- Questions regarding parking amounts, number of visitor stalls, community centre locations.
- Concern of the size of parking stalls since the local residents are driving mostly trucks.
- Concern for having 2 levels of parking below grade with such a high water table.
- Concern over the lack of access to public transit.
- Desire to increase the amount of affordable housing in the area and in this project.
- Liked the project and the inclusion of the community centre.
- Liked the outdoor space for day care as separate from the public and away from the street.
- Really likes the community centre but needs to address space for teenagers.
- Thought the community centre should contain a fitness centre.
- New community centre and daycare are great addition to the area and reducing the traffic pressure from local residents driving to the adjacent neighborhood for community service.
- Existing trees along the north side of Hunter Street are beautiful.
- South side of the tower units look at the ugly industrial buildings.
- A back lane is needed for the exiting of the industrial buildings.
- Questions regarding project timelines, expected construction completion.
- Questions regarding specific approval steps upcoming.
- Desire to see project built quickly.
- Desire to see the pedestrian bridge built over the river.
- Specific information requests regarding accessibility standards, ramps, level changes.
- Specific questions regarding trees on site.

4 COMMUNITY INQUIRIES

Throughout October 2016 Intergulf Development has received 2 community inquiries via email, and no phone calls regarding the project. Emails received are included in Appendix D.

5 RESPONSE TO PUBLIC FEEDBACK

Design modifications being considered as a result of the Public information meeting include possible revisions to elevations, and response to traffic concerns, subject to response from DNV.

THE MEETING AGENDA:

6pm – 8pm Public Information Meeting
Doors Open: 6:00PM
Open House Forum 6:00PM – 8:00PM

Further Information:
If you wish to obtain further information or clarification regarding this proposal, please contact:

Kaylen Crosse Intergulf Development Group
604.683.2406

Erik Wilhelm District of North Vancouver
604.990.2360 Community Planner



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Meeting Time and Location:

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Thursday October 6th, 2016
Time: 6pm – 8pm

The Proposal:

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The proposal also includes the development of a Lynn Creek Community Centre. The Community Centre will consist of a full size gymnasium, a Child-Care Centre, as well as multi-purpose meeting rooms. This Community Center will be provided as this project's Community Amenity Contribution.



View looking South-West from Mountain Highway

APPENDIX B: PHOTO OF SIGN ON SITE

Photo showing sign displayed on the Property: facing Mountain Highway



APPENDIX C: NORTH NEWS ADVERTISEMENT

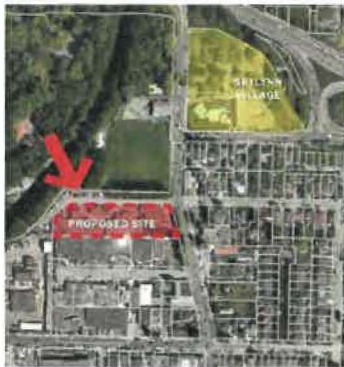
PUBLIC INFORMATION MEETING

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You are invited to a meeting to discuss the project.

Date: Thursday October 6th, 2016
Time: 6pm – 8pm
Location: 485 Mountain Highway, North Vancouver

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****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.**

APPENDIX D: COMMENT FORMS

COMMENT SHEET
The District of North Vancouver

PROPOSAL: Intergulf Development (Hunter) Corporation
1401-1479 Hunter Street and 481-497 Mountain Highway
Development Permit Application for Rezoning and Development Permit for a residential project with community facility

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

our first sheet on
These comments are additional to this proposed development:

1. Traffic is a major problem in this area of North Vancouver. It backs up on Main St & Keith Road around 3 PM everyday. We are not convinced that the changes to Keith Road & the interchanges north of the Second Narrows Bridge will solve this problem.
2. Construction workers parking is a major problem in this area. The District needs to develop a plan to resolve this issue before more construction commences.

Your Name _____ Street Address _____

Please return, by mail, fax, or email by October 20, 2016 to:

Erik Wilhelm, Community Planner
Tel: 604 990-2360
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
FAX: 604-984-9683 or Email: ewilhelm@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.

COMMENT SHEET
The District of North Vancouver

PROPOSAL: Intergulf Development (Hunter) Corporation
1401-1479 Hunter Street and 481-497 Mountain Highway
Development Permit Application for Rezoning and Development Permit for a residential project with community facility

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

- Overall impression: very good & well thought out
- We like the water features and the way the new facilities will blend into the park to the north
- Would really like to see the District put in a foot & bicycle bridge across Lynn Creek
- We like the mix of sizes & views of the residential units
- The Community Amenities look well planned & will be an asset to North Vancouver

Your Name _____ Street Address _____

Please return, by mail, fax, or email by October 20, 2016 to:

Erik Wilhelm, Community Planner
Tel: 604 990-2360
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
FAX: 604-984-9683 or Email: ewilhelm@dnv.org

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COMMENT SHEET
The District of North Vancouver

PROPOSAL: Intergulf Development (Hunter) Corporation
1401-1479 Hunter Street and 481-497 Mountain Highway
Development Permit Application for Rezoning and Development Permit for a residential project with community facility

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

We didn't realise it was an open house. I thought it was a "public meeting"

Concerned with traffic and lack of parking.

Height of bldg very tall @ 7 floors

Your Name _____ Street Address _____

Please return, by mail, fax, or email by October 20, 2016 to:

Erik Wilhelm, Community Planner
Tel: 604 990-2360
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
FAX: 604-984-9683 or Email: ewilhelm@dnv.org

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PUBLIC INFORMATION MEETING - October 6, 2016

1401-1479 & 481-497 Mountain Highway

List of Attendees

No.	Name	Address (Optional)
1	[REDACTED]	[REDACTED]
2	[REDACTED]	[REDACTED]
3	[REDACTED]	[REDACTED]
4	[REDACTED]	[REDACTED]
5	[REDACTED]	[REDACTED]
6	[REDACTED]	[REDACTED]
7	[REDACTED]	[REDACTED]
8	[REDACTED]	[REDACTED]
9	[REDACTED]	[REDACTED]
10	[REDACTED]	[REDACTED]
11	[REDACTED]	[REDACTED]
12	[REDACTED]	[REDACTED]
13	[REDACTED]	[REDACTED]
14	[REDACTED]	[REDACTED]
15	[REDACTED]	[REDACTED]
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25	[REDACTED]	[REDACTED]
26	[REDACTED]	[REDACTED]
27	[REDACTED]	[REDACTED]
28	[REDACTED]	[REDACTED]

PUBLIC INFORMATION MEETING - October 6, 2016

1401-1479 & 481-497 Mountain Highway

List of Attendees

No.	Name	Address (Optional)
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Kaylen Crosse

From: [REDACTED]
Sent: October-01-16 1:06 PM
To: ewilhelm@dnv.org
Cc: [REDACTED]
Subject: 1401 - 1479 Hunter St proposal

Please send info on the proposal for this area.



Sent from my iPhone

Kaylen Crosse

From: [REDACTED]
Sent: October-01-16 9:10 AM
To: [REDACTED]
Subject: hunter street development

I know its early stages in the proposal.

However I feel that in exchange for the development that a multiuse artificial turf be installed at your companies expense.

There are not enough of these kinds of fields in North Van. The Kirkstone gravel field would be a great place to install it. It may help win people over on this development if they feel they are getting something of great value.

Thanks for your time.

[REDACTED]
North Van property owner



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: District's Lynn Creek Town Centre Plan
Date: November 01, 2017 3:49:54 PM

From: JAMES LESTER [mailto: [REDACTED]]
Sent: November 01, 2017 1:47 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: District's Lynn Creek Town Centre Plan

Dear Mayor and Council,

I am the owner of Sons of Vancouver Distillery, located at 1431 Crown Street in Lower Lynn, North Vancouver. I am writing in support of Intergulf Development Group's Hunter Street project rezoning application, which I understand is coming to a Public Hearing on November 14th.

The project is fully consistent with the District's Lynn Creek Town Centre Plan, and I believe it will help deliver the benefits of that plan. It will bring 600+ new residents to the Lower Lynn area, all of whom will be potential new customers for local businesses. In addition to the new residents, I understand that the project will also help deliver a new full-service community centre on the site, which will be a major public benefit for our area.

I believe this project will be of tangible benefit to nearby businesses such as ours, and I would urge you to approve Intergulf's rezoning application.

Yours sincerely,
James Lester, Owner

Sons of Vancouver Distillery
1431 Crown Street, North Vancouver, BC
V7J 1G4

Sons of Vancouver Distillery
1431 Crown St, North Van

[Website](#)
[Twitter](#)
[Facebook](#)
[Linkedin](#)

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Intergulfs Hunter street project
Date: November 02, 2017 8:15:30 AM

From: dhruv jhanjee [REDACTED]
Sent: November 02, 2017 4:58 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Intergulfs Hunter street project

To whom it may concern:

This email is regarding the Intergulfs hunter Street project on Mountain Highway that is being presented in the front of the council.

I Dhruv Jhanjee as a small business owner , have been running a French restaurant for plus five years welcome the proposal for building the project as it will help small businesses like myself to grow as this project will bring more people in the Neighborhood.

Regards

DJ

Chef & Owner

Tour de Feast

www.tourdefeast.com



604-980-1811

<https://globalnews.ca/news/3186386/best-restaurants-in-canada-according-to-yelp-reviews/>

<https://www.nvchamber.ca/2017/10/02/meet-finalists-20th-annual-business-excellence-awards/>

From: Harold March
To: [DNY Input](#)
Subject: 1401-1479 Hunter Street & 481-497 Mountain Highway
Date: November 13, 2017 5:35:34 PM
Attachments: [2 Lynn Creek after Massing.pdf](#)
[1 Lynn Creek Original Towers.pdf](#)

Re: 1401-1479 Hunter Street & 481-497 Mountain Highway Public Hearing

Members of council and the residents of North Vancouver District,

The Hocus Pocus at North Vancouver District City Hall:

This development in the Implementation Plan for Lynn Creek was envisioned to have 2 towers (yes the now beloved word "towers") of maximum 12 and 20 storeys with the community centre "shell" incorporated elsewhere on the property. This has evolved into the current version of 16 and 27 storeys with the community centre on the corner of Hunter and Mountain Highway. Something called "massing" was used by the planners at city hall to increase the heights. By moving the community centre to the corner, the tower heights were increased by 33%. An increase of fully 1/3. Did the developer ask to move the community centre or did the planners at city hall? Who was driving this radical change? My guess is the planners at city hall. There was an implementation plan for the area that has now been thrown out the window. If this can happen here it can happen anywhere, so keep your eyes open for radical changes of other developments.

The following information should have been highlighted in the Public Hearing notice. The "community centre" proposed for the site is just the shell of the building, not the finishes outside or the finishes and furnishings inside. That will cost you and I an extra 7 million dollars minimum. Is this going to cost us more because of the move to the corner?

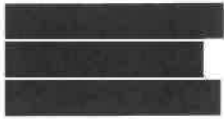
This development also means the closing down of 13 businesses on Hunter Street that employ 30 people full time. So what happens to the businesses? What happens to the people? Do they lock up one day and meekly walk away? Apparently they can move to the Maplewood area? When? Sounds a bit unrealistic. Also, try driving there during rush hour which lasts about 6 hours a day now.

I guess I could also mention transit (or lack of) or the fact these towers will have no effect on the rental or affordable housing numbers.

Get ready for probably 10 years of construction at this job site alone. More workers, dump trucks, cement trucks and pickup trucks crossing the bridge for 10 years. For what? More \$800,000 condos? Do the majority of people living in the District support what's going on? The traffic? The endless construction?

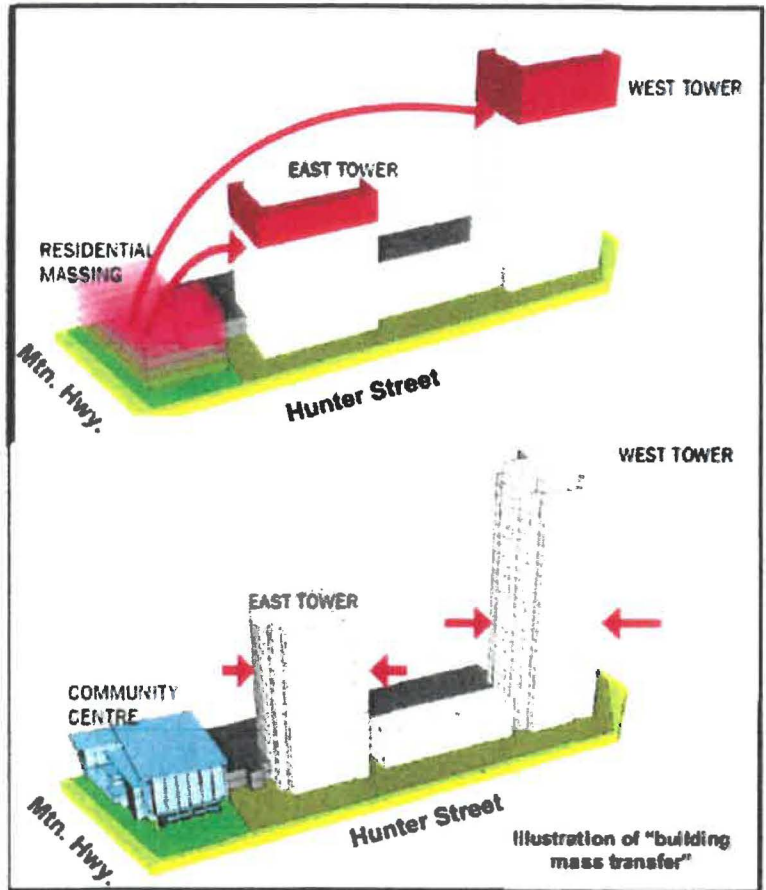
Please see the attached pdf's of the original Implementation Plan and the proposed towers after the magic of "massing".

Regards,
Harold March



The community centre was slated to be located underneath residential units along Hunter Street and a 6 storey residential building was envisioned on Mountain Highway. For operational, functional, visibility and community connectivity purposes it was determined that the community centre should be located on Mountain Highway.

The adjacent image illustrates the "building mass transfer". By accommodating the Community Centre on Mountain Highway there will be better street presence to the community facility from all sides (Seylynn Park and the Mountain Highway "high street"), a stronger connection to the main plaza on the east side of Mountain Highway along with operational benefits of a separate functioning civic building on its own parcel which only connects to the residential portion of the development for functional parking access.



The advantages to having the community centre on Mountain Highway necessitated the residential components being located further west on Hunter Street. This "building mass transfer" has resulted in towers which are taller than those envisioned in the approximate height and location map (from 20 and 12 storeys in height to 27 and 16 storeys in height) now!

The 326 units range in size from studio apartments at approximately 450 sq. ft. (including one ground floor "micro-suite" at 280 sq. ft.) to 1,660 sq. ft. (townhouse units). The mix of bedroom types and associated number of units is outlined below:

Unit Type	Number of Units	Percent
Studio	4	1%
1 Bedroom	111	34%
2 Bedroom	198	61%
3 Bedroom	13	4%

The siting and the height gradient of the buildings creates a civic area to the east which transitions to a residential character moving westward along Hunter Street. The two taller buildings 'book-end' the townhouse building which creates a more pedestrian street presence between the towers and fronting Seylynn Park.

Seylynn Village

LLTC "Heart"

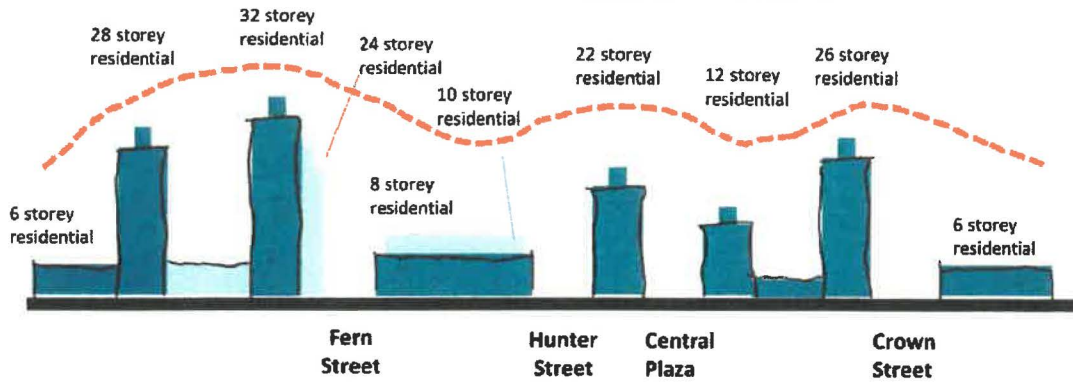


Figure 7. Illustrative sketch of approximate building heights along Mountain Highway between Seylynn Village and Crown Street. All building heights and locations are approximate

ORIGINAL
12 AND 20
STOREY
TOWERS

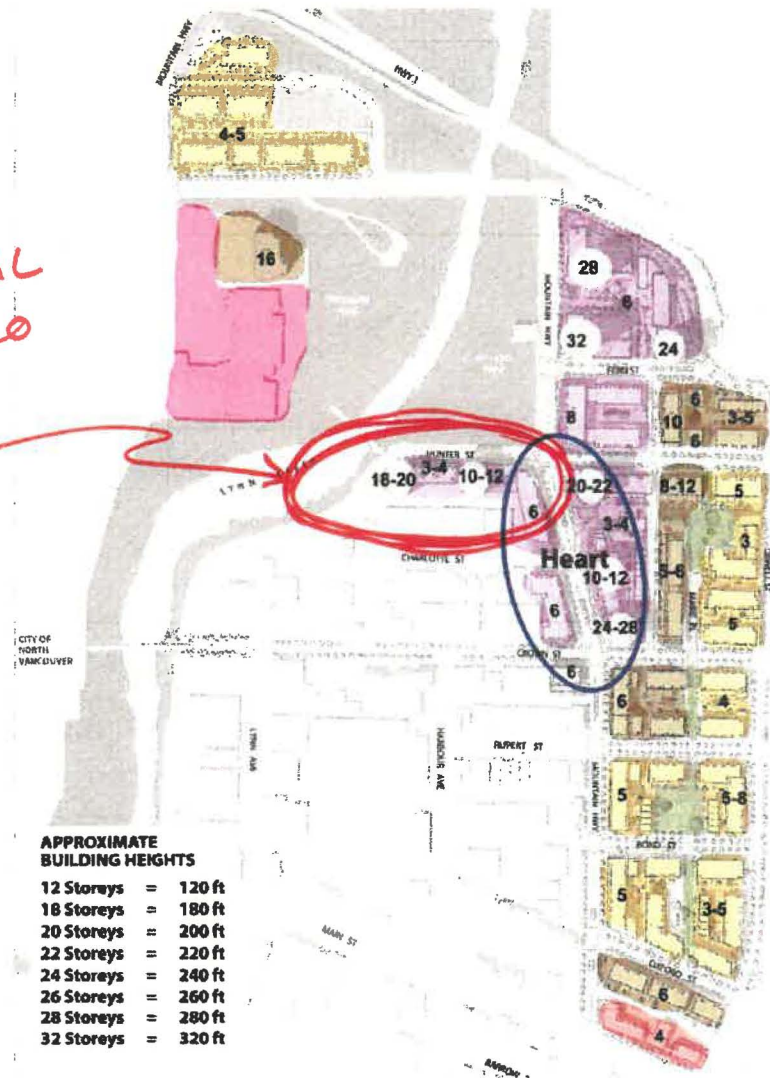


Figure 8. Approximate stepping and variation in building heights per the Lower Lynn Town Centre Concept Plan. All building locations and heights are approximate.

From: erika rathje
To: [DNY Input](#)
Subject: Re: 1401-1479 Hunter St & 481-497 Mountain Highway
Date: November 13, 2017 5:53:53 PM

Dear Mayor and Council,

I am opposed to removing light industrial zoning, and would be in favour of mixed use residential and light industrial. But I'm writing to you about the 438 parking spaces proposed for this Lynn Creek development (1.34 per unit)

Do we want less traffic congestion? Yes we do! Do we want better transit? Of course. So how do we get there? We can start by not encouraging more car ownership through oversupply of parking. And we can support better transit through density and community amenity contributions. I understand that reducing parking is not popular, but it will reduce the cost of housing by as much as \$50,000 per unit. It's a start.

My challenge to you, Mayor and Council, is to change your parking minimums for multi-family developments that are near transit stations and future rapid transit lines (say, a 15-minute walk or 5 to 10 min bus ride), such as this development as proposed. In fact, how about a parking maximum for those units: 0.75 spaces per unit or even less. Additionally, decoupling the cost of a parking space from the cost of a unit (rental or condo) and making that an optional monthly fee if a spot or two is desired would be very effective. To mitigate street parking use, make it pay parking or use time limits.

More density meets a consistent uproar: "No! We have too much traffic. This will put so many cars on the road!" But that's because that is the way it's always been done. What if it didn't put cars on the road? What if — through better transit, more car sharing and safe bicycle lanes — we actually took cars off the road?

Thank you.

Erika Rathje



From: Jackie Hay
To: [DNV Input](#)
Subject: November 13th 2017
Date: November 13, 2017 9:02:43 PM

November 13th 2017

To North Vancouver Mayor and Councillors,

We put our support behind councillor, Lisa Muir in her fight to save light industrial property from being rezoned in North Vancouver. We are long term residents ([REDACTED]) and small business owners in North Vancouver. We witnessed the rezoning of light industrial property when it started during the 1980's and it has not slowed down.

To survive on the North Shore one needs a descent wage, this cannot be achieved working in a coffee shop or as a sales clerk in the shopping centres. Our growing population needs the jobs and the services that the small repair and manufacturing shops provide to support our families and life style. These businesses are being squeezed out by developers; we personally experienced this activity two years ago south of Main Street. Some of these repair and manufacturing businesses can be dirty and noisy, they need an area to do their job and a strata business park is not the ideal setting for them. In our opinion, the rezoning of Hunter Street area is not a good idea. How long will it take for residents living in the proposed Hunter Street development complain with the district garbage and work trucks moving in and out of the neighbourhood daily? How many years will the same owners be satisfied to live around and near an industrial business? There is room for all of us. It was only a short time ago that the mushroom business in the Fraser Valley had to fight the local residents to keep their business there.

The Official Community Plan needs to be revisited. It is time Council stood up for industrial businesses who pay high taxes and reject the developers ideas of rezoning the land they sit on. An election is less than a year away, we shall not forget.

Thank you for giving us the opportunity to express our opinion.

Neil and Jacqueline Hay



Sent from my iPad

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Intergulf's Hunter Street Project - Letter of support
Date: November 13, 2017 11:57:24 PM
Attachments: [Letter to Mayor and Council.docx](#)

From: SERVICE MAIL [REDACTED]
Sent: November 13, 2017 3:39 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Intergulf's Hunter Street Project - Letter of support

Dear Council,
As I am unable to attend the Public Hearing on Nov. 14th, please find attached my letter regarding Intergulf's Hunter Street Project.

Warm Regards,
Melanie Crudgington

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

November 13, 2017

Re: Intergulf Development Group's Hunter Street Project Rezoning Application

Dear Mayor and Council,

I am an owner at [REDACTED] North Vancouver. I am writing in support of Intergulf Development Group's Hunter Street project rezoning application, which I understand is coming to a Public Hearing on November 14th.

I understand that the project is fully consistent with the District's Lynn Creek Town Centre Plan, and it will help deliver the benefits of that Plan. It will bring 600+ new residents to the Lower Lynn area, all of whom will be potential new customers for local businesses. In addition to the new residents, I understand that the project will also help deliver a new full-service community centre on the site, which will be a major public benefit for our area.

I believe this project will be of tangible benefit to nearby businesses such as ours, and I would urge you to approve Intergulf's rezoning application.

Yours sincerely,

Melanie Crudgington

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Intergulf Development Group's Hunter Street Project Rezoning Application
Date: November 13, 2017 11:58:14 PM
Attachments: [HF po105313112017.pdf](#)

From: [REDACTED]
Sent: November 13, 2017 11:23 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Intergulf Development Group's Hunter Street Project Rezoning Application

Dear Mayor & Council,

I am attaching a letter regarding the above subject project as I am unable to attend the public hearing scheduled for November 14, 2017.

If you have any questions please do not hesitate to contact me.

Sincerely,

Elizabeth Lewis

[REDACTED]

Sent from my Samsung Galaxy smartphone.

From: Heather Fowler
To: [DNV Input](#)
Cc: [Erik Wilhelm](#)
Subject: FW: 1401 Hunter St, 481 Mtn Hwy input to be recorded in project
Date: November 15, 2017 9:07:30 AM

From: Heather Fowler [REDACTED]
Sent: November-14-17 10:46 AM
To: 'unput@dnv.org'
Cc: 'Erik Wilhelm'; [REDACTED].'
Subject: 1401 Hunter St, 481 Mtn Hwy input to be recorded in project

Good Morning Erik,

Seeing as you and the city hold more meetings for development, so many that an average resident would not have a life if they went to every meeting every week of the month after month. Surely the sheer coke binge drive that our governments are developing our what was once a nice city just proves that no one can have a say and you can't get a handle on the destruction that you have created and are continuing with a coke binge fervor to just destroy North Van before 2020, oh and I forgot, you expect us to have to deal with your development war until 2030!! Just stop the development right now, OK? The fact that you are not listening to the people who pay for your job and are rather lured by developers 's shows very thin skin and zero conscience and morals.

That said I was not be able to make it to the public hearing last night and I would like the following notes including the ones above added to this projects because you can tell by now that the only people in North Van that want any more construction are YOU – the government.

Regarding Hunter St:

- There is already enough traffic and development in this area
- This project has 26 stories!!!! Only meters away from a protected riparian habitat, quadruple shame on you.
- The building in this proposal is way higher than what the OCP calls for.

- We do not need anymore highrises or population in this area.
- You also just voted to move ahead with another mega city within a city (Maplewood) on the other side of this road – I'm sorry you choose to call them "villages".
- Stop we say STOP right now.
- Did you read the online comments for this project – my thoughts are shared by everyone in North Van. Just read Nov 8th edition of NS News
- We need more rentals and affordable housing, not brand new expensive condos.
- We are in a housing crisis and our elected officials are doing nothing for it by approving this project
- We need more housing for seniors and people in need
- We need more parking
- We need a third crossing, tunnel and skytrain **PRIOR** to any more development
- We need our roads to be improved and made wider to accommodate all this development
- The builders should be made responsible for building roads and infrastructure on par with their development
- We need to address the current issues plaguing our city that has been brought upon by all this over-development and give the residents a certain quality of life prior to continuing with any of these "villages".
- You are making no plans whatsoever to accommodate all these new people with services such as hospitals.
- North Van is geographically not able to hold all these people, you are placing us in extreme danger if there is a catastrophic event, hell we can't even cross the city on a good day. If your decisions ultimately create mass deaths, I will be first in the law courts to hold you and your government and elected officials responsible. You are approving so much development that you are compromising our safety.
- You are destroying North Vancouver not "planning" or improving it - shame on you and what a waste of an education, let alone a waste of what was once a lovely city.

- The greed and rapid massive over-development exemplified by our local governments is criminal – you are destroying our lives and demovicting people like me just to obtain your greedy goals which are so unrealistic you should be embarrassed.
- And now we are all understanding the brunt of your greed – First overpopulate us, then charge us by the kilometre as we try and make our livings.
- Repeat point 5 **STOP, JUST STOP WE ALL SAY!!!** STOP ALL DEVELOPMENT UNTIL YOU CAN GET YOUR CITY AND ITS PEOPLE UNDER CONTROL!!!!!!!!!!!!

I would like a return email acknowledging the receipt of this email, thanks.

Heather Fowler 

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

November 13, 2017

**Re: Intergulf Development Group's Hunter Street Project Rezoning
Application**

Dear Mayor and Council,

I am the owner of [REDACTED] in North Vancouver. I am writing in support of Intergulf Development Group's Hunter Street project rezoning application, which I understand is coming to a Public Hearing on November 14th, 2017.

I understand that this project, which is fully consistent with the District's Lynn Creek Town Centre Plan, will bring over 600 new residents to the Lower Lynn area and will help deliver a new full-service community centre on the site.

As a resident and homeowner on the north shore since [REDACTED]. I am pleased to hear about the revitalization of this area. I believe this project will be a major benefit to the north shore residents in general, but more specifically to my family, [REDACTED] [REDACTED] who all reside on the north shore.

I strongly recommend that the Mayor and Council approve Intergulf Development Group's Hunter Street project rezoning application.

Yours sincerely,

[REDACTED]
Elizabeth Crudgington

From: [Winnie Ng](#)
To: [DNV Input](#)
Subject: FW: Share your thoughts with Mayor and Council
Date: November 14, 2017 12:08:11 PM

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

From: infoweb@dnv.org [<mailto:infoweb@dnv.org>] On Behalf Of District of North Vancouver
Sent: November 14, 2017 12:05 PM
To: Infoweb <infoweb@dnv.org>
Subject: Share your thoughts with Mayor and Council

Submitted on Tuesday, November 14, 2017 - 12:05 Submitted by user: Anonymous Submitted values are:

Your name: Adele Wilson

Your email address: awilson@myparkgate.com Your phone number: 604-983-6375 What would you like to tell Mayor and Council?

I am writing in support of the proposed Community Centre and Residential Housing Development at the corner of Hunter Street and Mountain Highway that will be presented at tonight's Public Hearing. Please accept the attached letter in support of the project as I will not be available to present my support personally at tonight's meeting.

Thank you.

Adele Wilson

Add additional information:

<http://www.dnv.org/sites/default/files/webform/Lynn%20Creek%20Centre%20Support%20Letter%202017-11-14.pdf>



November 14, 2017

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

Dear Mayor and Council,

On behalf of the Parkgate Community Services Society, I write in support of the proposed Community Centre and Residential Housing Development at Hunter Street and Mountain Highway, presented to you at tonight's Public Hearing. Our organization supports this project as we strongly support the proposed amenity space accompanying this development with the construction of a new Community Centre to replace the existing, but soon to be demolished, Seylynn Hall.

As a non-profit provider of affordable and accessible Child Care, we are interested in submitting an Expression of Interest for the Child Care space that will be available once the project is fully developed. We see this space as an extremely necessary service for this soon-to-be highly densified residential area. Many of the families who will be moving into the Lynn Creek community will be young professionals with young children. These families will be in desperate need of affordable Child Care close to home, so the creation of this community amenity space should serve well to fill this need.

As a provider of community services, Parkgate Community Services Society has also been meeting with a small group of agencies who are interested in accessing some affordable programming space at the proposed Community Centre. With the North Vancouver Recreation and Culture Commission taking the lead in managing the facility, we are hopeful the District and NVRC will be open to the opportunity this new Community Centre presents. Our group is hoping to see a collaborative approach to community programming at this new Centre, with the creation of a full services Hub, filled with active recreation and community programming to serve the diverse needs of the board range of residents who will soon be moving into the area.

The proposed Development Application for high-density residential housing, coupled with a full-service Community Centre, promises to be a vibrant addition to the Lynn Creek area. As such, we strongly support this project and look forward to seeing the Development take shape.

Respectfully,

Adele Wilson
Executive Director

From: [Linda Brick](#)
To: [Winnie Ng](#)
Cc: [Linda Brick](#)
Subject: FW: Intergulf's Hunter Street project
Date: November 14, 2017 1:14:17 PM

From: Cathy Siscoe [REDACTED]
Sent: November 14, 2017 9:17 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Intergulf's Hunter Street project

Hi There,

I would just like to say that I am in favour of this project as rents are so high and rental units so scarce that additional housing is needed.

Houses are out of the reach for many but condos for many are still affordable.

This is a great location. Close to downtown, so a short commute for people working in the downtown area.

These may be the starter homes for many.

I am in support of this project.

Cheers,

Cathy Gibbs (a North Vancouver District resident)

 Virus-free. www.avast.com

From: [Winnie Ng](#)
To: [DNV Input](#)
Subject: FW: Intergulf's Hunter Street Project
Date: November 14, 2017 3:32:48 PM

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

From: Linda Brick
Sent: November 14, 2017 1:43 PM
To: Winnie Ng <ngw@dnv.org>
Cc: Linda Brick <BrickL@dnv.org>
Subject: FW: Intergulf's Hunter Street Project

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

From: Leigh Stratton [<mailto:leigh@bridgebrewing.com>]
Sent: November 14, 2017 1:42 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Intergulf's Hunter Street Project

Dear District Council,

I am emailing you today in support of Intergulf's Hunter Street Project. We moved our brewery to the Seylynn area because of the community vision you are creating for the area. We are proud to be a hub and meeting place for local residents and families. We feel that having a mixed use building, as proposed by Intergulf, located directly behind us will benefit the area, as well as our business. As a family run business, we have 24 local employees and are focused on growing our business. More customers in the area will certainly continue to support our economic growth. We are proud of our community support that we are able to provide, from donating tens of thousands of dollars to local non profits to supporting events with other like minded businesses.

Please feel free to contact me directly should you have any further questions.

Regards,
Leigh Stratton
Owner, Bridge Brewing Company
604-770-2739

Sent from my iPhone

From: [Winnie Ng](#)
To: [DNV Input](#)
Subject: FW: Proposed Hunter street project
Date: November 14, 2017 3:32:32 PM

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

From: Linda Brick
Sent: November 14, 2017 2:29 PM
To: Winnie Ng <ngw@dnv.org>
Cc: Linda Brick <BrickL@dnv.org>
Subject: FW: Proposed Hunter street project

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

From: Craig Nider [REDACTED]
Sent: November 14, 2017 2:21 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Proposed Hunter street project

As a person that lives [REDACTED] I feel the new proposed Hunter project will be good for the Seylynn community.

Ron Wagner
[REDACTED]

From: Bev Holmes
To: [Mayor and Council - DNV](#)
Subject: Hunter Street Rezoning Application
Date: November 14, 2017 2:58:54 PM
Attachments: [Hunter St It to North Van Council Nov 14, 2017.pdf](#)

Dear Major and Council:

Please find attached a letter in support of the Hunter Street Project in North Vancouver.

Thank you,
Robert Szmigiel

November 14, 2017

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

Re: 1401-1479 Hunter Street Project Rezoning Application

Dear Mayor and Council:

I am a resident of North Vancouver and live at [REDACTED]
[REDACTED] Upon viewing upcoming developments on your website, I understand that the Hunter Street project's rezoning application is coming before Council for a public hearing on November 14, 2017. I would like to be officially noted on record in support of this project and rezoning application.

This project is in line with the District's Lynn Creek Town Centre Plan which I've been reading about, and will help improve the neighbourhood and it's new plans. In addition to bringing new residents to the area, which will increase support for local businesses, I'm very excited that a new and much-needed Community Centre is going to be built. This is an extremely positive step to provide the residents, young and old, with a place to gather, exercise and engage. Particularly, I'm wholly supportive of a day care facility in the Community Centre.

I support the District's Lower Lynn Creek Plan, and would like to see the developer's rezoning application for this residential project and the new Community Centre approved.

Yours sincerely,

[REDACTED]
Robert Szmigiel
[REDACTED]

From: Sean Lin
To: [Mayor and Council - DNV](#)
Subject: Condo project Hunter and Mountain Highway
Date: November 14, 2017 6:36:37 PM

To whom it may concern,

As a [REDACTED] for a major [REDACTED] company, and a long time North Vancouver resident. I strongly support this project. North Shore is growing. As house pricing continues to increase, we need more options for first time home buyers, young families, and down-sizers.

Best Regards,

Sean Lin

[REDACTED]
[REDACTED]
[REDACTED]

From: claire dubuque
To: [Mayor and Council - DNV](#)
Subject: Feedback on Intergulf Development "Hunter"
Date: November 14, 2017 6:43:00 PM

To Whom It May Concern,

My name is Claire Dubuque and I am a life long North Vancouver resident, except for a few years in [REDACTED] for University. I am also employed by [REDACTED] who may work with Intergulf in the future.

I wanted to provide a little feedback/my opinion on the development application. I believe my opinion is shared by many my age (late 20s), over the years this area is has been portrayed as somewhat undesirable to live in. Lower Lynn does not currently offer many great options for housing, dining, social spaces, gyms etc. Additionally, the North Shore as a whole, does not have many affordable/smaller units which could be considered viable options for first time buyers. Edgemont Village and Lynn Valley, for example, were compromised of mainly larger units, close to \$1million which for a first time buyer is just not feasible.

I believe that adding homes to this area will provide much needed supply to the North Shore community. This will help first time buyers have an opportunity to get into the market and will contribute to the revitalization of the neighbourhood. Adding a community recreation centre will also contribute positively - drawing on residents from Lonsdale, Lynn Valley, and east of the parkway to come here to exercise and socialize. These people will in turn spend money and time in local businesses and likely increase revenue to a rather sleepy area.

I believe this development will do nothing but contribute positively to the North Shore as a whole, and benefit its residents. I look forward to watching our communities grow and I believe this is a great step towards in the right direction.

Thank you for your time.

Sincerely,

Claire Dubuque

From: Antje Wahl
To: [DNV Input](#)
Subject: 481-497 Mountain Highway rezoning & community centre
Date: November 14, 2017 7:54:58 PM

Dear Mayor and Council,

I look forward to the community centre being built with the proposed development on Hunter Street. I am concerned however, that the community centre as described in the development application documents, won't fulfill the needs of the future residents of Lynn Creek town centre.

Lynn Creek will be the largest town centre in the District and was supposed to be a "complete community". To my mind this would include a library and recreational sports facilities such as a gym, not just multi-purpose rooms.

Libraries are gateways to knowledge, education and culture. No library in Lynn Creek will make library access difficult for residents, especially for children and youth. The quiet study rooms that many libraries now offer, including the City Library, are important in high density neighbourhoods where families live in smaller spaces.

I hope a library and more sports facilities will be included in the community centre. Otherwise residents will have to drive to the City Library in Central Lonsdale, to Ron Andrews rec centre or the John Braithwaite community centre (that has a gym and other sports facilities) in Lower Lonsdale. It makes more sense to provide these basic civic amenities in the town centre, so people can walk or bike.

Sincerely,

Antje Wahl

