

The District of North Vancouver INFORMATION REPORT TO COUNCIL

November 16, 2016
File: 08.3060.20/058.16

AUTHOR: Erik Wilhelm, Community Planner

SUBJECT: FACILITATED PUBLIC INFORMATION MEETING - 2028 - 2067 GLENAIRE DRIVE, 1963 - 1985 SANDOWN PLACE, 1944 AND 1976 FULLERTON AVENUE (CICCOZZI ARCHITECTURE INC.)

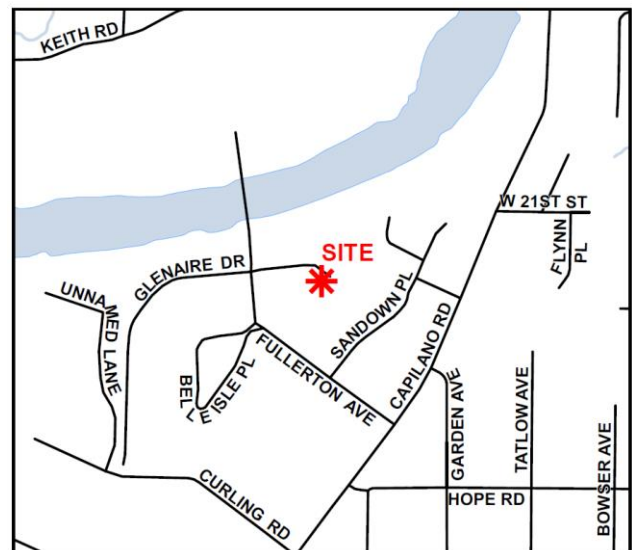
RECOMMENDATION:

It is recommended that this report be received for information.

SUMMARY:

Ciccozzi Architecture Inc. has submitted a detailed development application for a proposal located at 2028 - 2067 Glenaire Drive, 1963 - 1985 Sandown Place, 1944 and 1976 Fullerton Avenue.

The developer is holding a facilitated Public Information Meeting for the proposal which consists of 164 townhouse units. 15 buildings are proposed, each three storeys tall, with a Floor Space Ratio of 1.2. All parking will be accessed from Glenaire Drive within an underground parkade.



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

PUBLIC INFORMATION MEETING DETAILS:

Date: Tuesday, November 29, 2016
Time: 6:00 p.m. - 8:00 p.m.
Location: 1633 Capilano Road (Grouse Inn Meeting Room)

SUBJECT: FACILITATED PUBLIC INFORMATION MEETING - 2028 - 2067 GLENAIRE DRIVE, 1963 - 1985 SANDOWN PLACE, 1944 AND 1976 FULLERTON AVENUE (CICCOZZI ARCHITECTURE INC.)

November 16, 2016

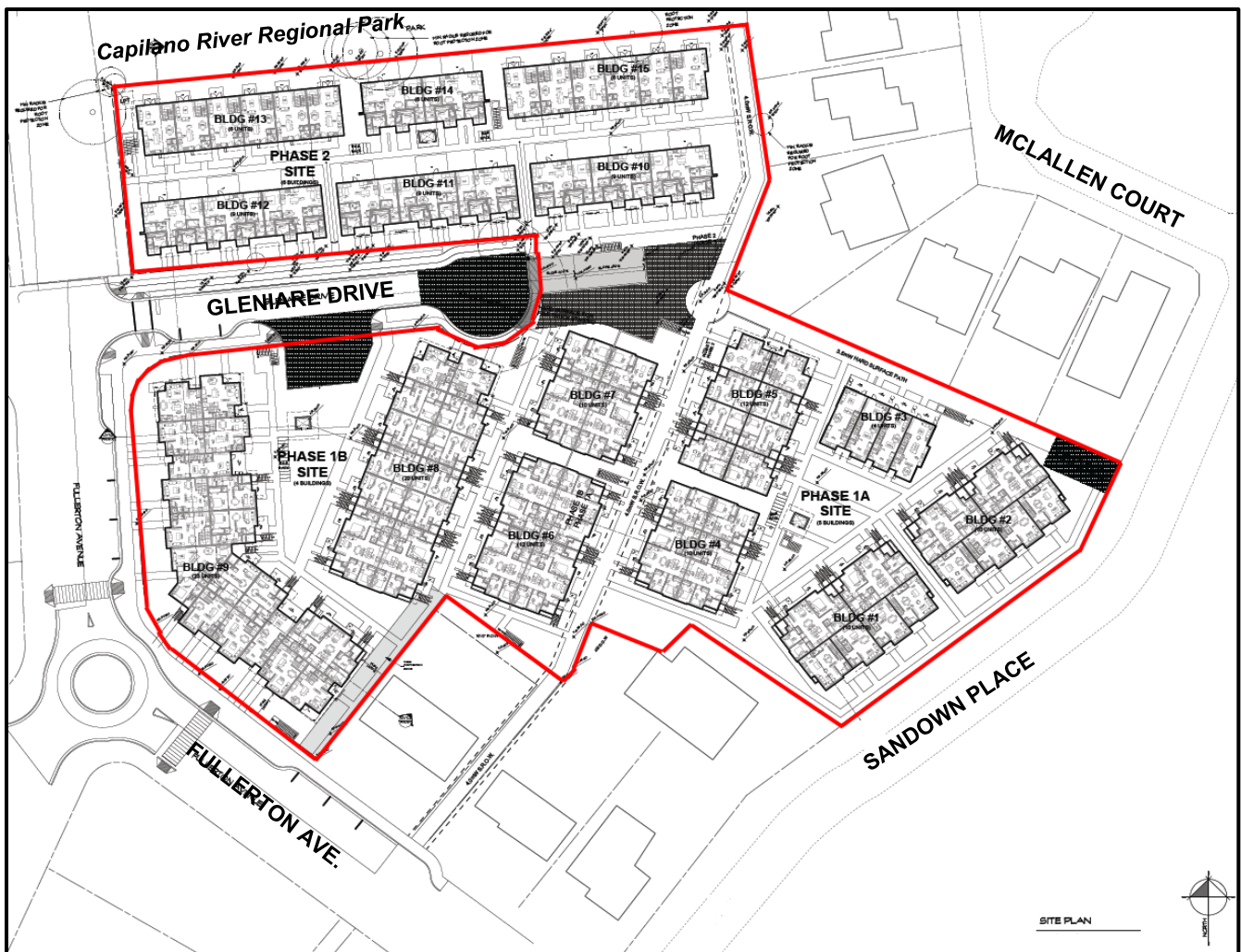
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BACKGROUND:

The development site is located on Glenaire Drive, east of Fullerton Avenue, and extends to eastward to Sandown Place. The site currently consists of 16 single family dwellings. The northern boundary of the development site demarcates the location of the Capilano River Regional Park.

The “*Lower Capilano Village Centre: Peripheral Area Housing Policy and Design Guidelines*” provides direction on future development in this area of the Lions Gate Village. The ‘peripheral policy’ supports townhouses (up to 3 storeys and 1.2 FSR) on the development site.

The development proposal will be reviewed against the design guidelines within the peripheral policy. The development proposal will have to properly address privacy/adjacency concerns of neighbouring properties on McLallen Court which are not included within the peripheral policy boundaries and are slated to maintain the current detached residential land use. Accordingly, the applicant will be instructed by staff to modify the current proposal to address those concerns.



SUBJECT: FACILITATED PUBLIC INFORMATION MEETING - 2028 - 2067 GLENAIRE DRIVE, 1963 - 1985 SANDOWN PLACE, 1944 AND 1976 FULLERTON AVENUE (CICCOZZI ARCHITECTURE INC.)

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PROJECT DESCRIPTION:

The development site is approximately 13,594 sq. m. (146,270 sq. ft.) in area. The proposal includes 164 townhouse units, within 15 separate buildings, and a total floor space ratio of 1.2. All buildings are 3 storeys in height with rooftop decks.

41% of the development (68 units) is slated to include 3 bedrooms or greater, 40% (65 units) will include 2 bedrooms and 19% (31 units) will include 1 bedroom units.

A total of 355 parking stalls (i.e. 2.16 parking stalls per unit) are proposed within the underground parkade which will be accessed from Glenaire Drive.

The images below depict the general architectural expression being pursued.



SUBJECT: FACILITATED PUBLIC INFORMATION MEETING - 2028 - 2067 GLENAIRE DRIVE, 1963 - 1985 SANDOWN PLACE, 1944 AND 1976 FULLERTON AVENUE (CICCOZZI ARCHITECTURE INC.)

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PUBLIC NOTIFICATION:

Notices for the Public Information Meeting have been sent to owners and occupants within the boundaries outlined on the adjacent map which exceeds the minimum distance noted in District policy.

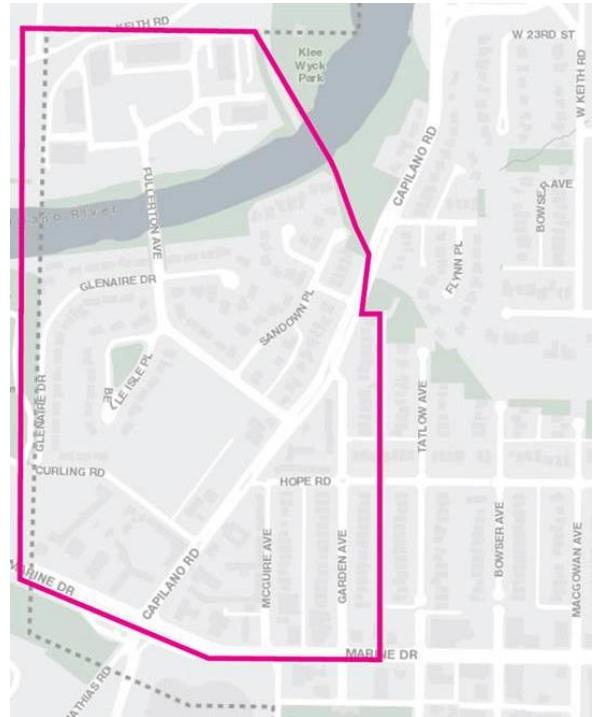
Two signs will be erected on the site and a newspaper advertisement will be placed in two editions of the North Shore News.

Respectfully submitted,

Erik Wilhelm,
Community Planner

Attachments:

- 1 - Notification Flyer
- 2 - Site Sign
- 3 - Newspaper Advertisement



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

The District of North Vancouver INFORMATION REPORT TO COUNCIL

April 21, 2017
File: 08.3060.20/058.16

AUTHOR: Erik Wilhelm, Community Planner

SUBJECT: **SECOND FACILITATED PUBLIC INFORMATION MEETING - 2028 - 2067
GLENAIRE DRIVE, 1963 - 1985 SANDOWN PLACE, 1944 AND 1976
FULLERTON AVENUE (CICCOZZI ARCHITECTURE INC.)**

RECOMMENDATION:

It is recommended that this report be received for information.

SUMMARY & BACKGROUND:

Ciccozzi Architecture Inc. submitted a detailed development application for a townhouse proposal located at 2028 - 2067 Glenaire Drive, 1963 - 1985 Sandown Place, 1944 and 1976 Fullerton Avenue.

An initial facilitated Public Input Meeting (PIM) was held on November 29, 2016. Concerns were expressed regarding the neighbourhood buffer area (seen in orange in the adjacent map) and infill development on this site. Issues included privacy, transition, buffer, setbacks, design of the pedestrian path, form of development and some broader concerns regarding the peripheral policy.



Given these concerns, the developer met individually with residents living along McLallen Court to better understand the issues and to explore design options and opportunities in the buffer area. Staff also met with 12 residents of this area on January 27, 2017 in order to further discuss their feedback and concerns.

**SUBJECT: SECOND FACILITATED PUBLIC INFORMATION MEETING - 2028 - 2067
GLENAIRE DRIVE, 1963 - 1985 SANDOWN PLACE, 1944 AND 1976
FULLERTON AVENUE (CICCOZZI ARCHITECTURE INC.)**

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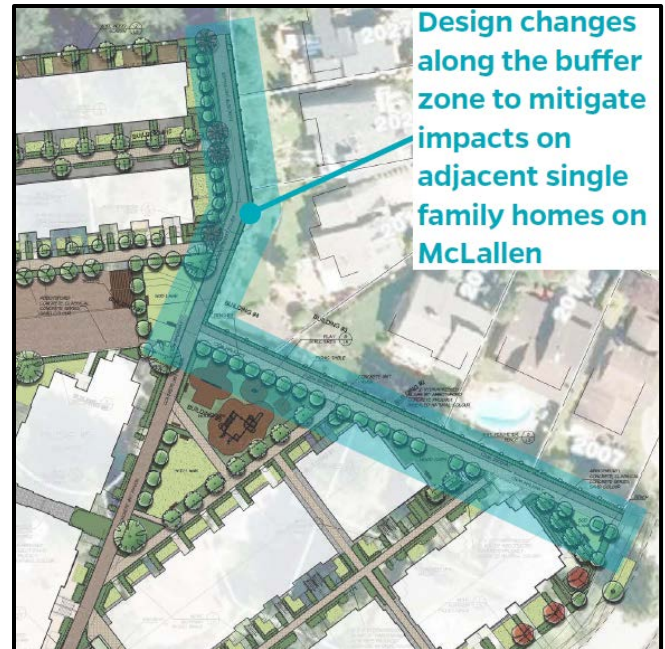
Since these meetings the developer has revised the proposal to address design concerns pertaining to the buffer area (seen in blue in the image below). Given the revised design it is appropriate for the developer to hold a second facilitated Public Information Meeting (PIM) for the proposal in order to present the revisions to the community.

PUBLIC INFORMATION MEETING DETAILS:

Date: Thursday April 27, 2017
Time: 6:00 p.m. - 8:00 p.m.
Location: 1633 Capilano Road (Grouse Inn)

POLICY BACKGROUND:

The “*Lower Capilano Village Centre: Peripheral Area Housing Policy and Design Guidelines*” provides direction on future development in this area of the Lions Gate Village. The ‘peripheral policy’ supports townhouses (up to 3 storeys and 1.2 FSR) on the development site. The policy addresses the buffer area by suggesting “wide yard” setbacks of up to 4.6m (15 ft) from the property line and maximum two storey building height in the buffer area.



The revised development proposal will be reviewed against the design guidelines once submitted to staff. The revised design will have to address privacy/adjacency concerns of neighbouring properties which are slated to remain single family.

PROJECT:

The development site is approximately 13,594 sq. m. (146,270 sq. ft.) in area and is located on Glenaire Drive, north of Fullerton Avenue, and extends from Capilano River Regional Park to Sandown Place. The site currently consists of 16 single-family dwelling properties.

As noted above the development has been revised and reduced to 159 units within 13 buildings and a FSR of approximately 1.19. The primary design change was to address the development’s interface with the single family neighbourhood along McLallen Court.

The proposal has been revised by:

- Reducing the number of buildings from 15 to 13;
- Decreasing the unit count from 164 to 159 and FSR from 1.2 to 1.19;
- A large centrally located gathering/playground area has been added within the development;

**SUBJECT: SECOND FACILITATED PUBLIC INFORMATION MEETING - 2028 - 2067
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FULLERTON AVENUE (CICCOZZI ARCHITECTURE INC.)**

April 21, 2017

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- Buildings adjacent to the buffer area have been reduced in height and are 2 storeys above grade. The roof decks on these buildings have been removed;
- No buildings face directly towards the neighbourhood buffer area to improve privacy and decrease potential overlook to long term single family neighbours;
- Increased landscaping and proposed tree planting is provided along the buffer;
- Increased building setbacks in the buffer area (most buildings are now setback 28-32 ft with two building corners being setback 15 ft); and
- All local ‘through-trail’ connections are maintained.

The site plan below outlines the revised siting of the development proposal which will be reviewed at the PIM.



The applicant’s architect advises that the floor space ratio has been reduced in the areas near the buffer area (see image on next page) to a 0.8 FSR to address the adjacent neighbours’ desire for a step down of density. The revised proposal will be presented to the community at this second facilitate public information meeting.

**SUBJECT: SECOND FACILITATED PUBLIC INFORMATION MEETING - 2028 - 2067
GLENAIRE DRIVE, 1963 - 1985 SANDOWN PLACE, 1944 AND 1976
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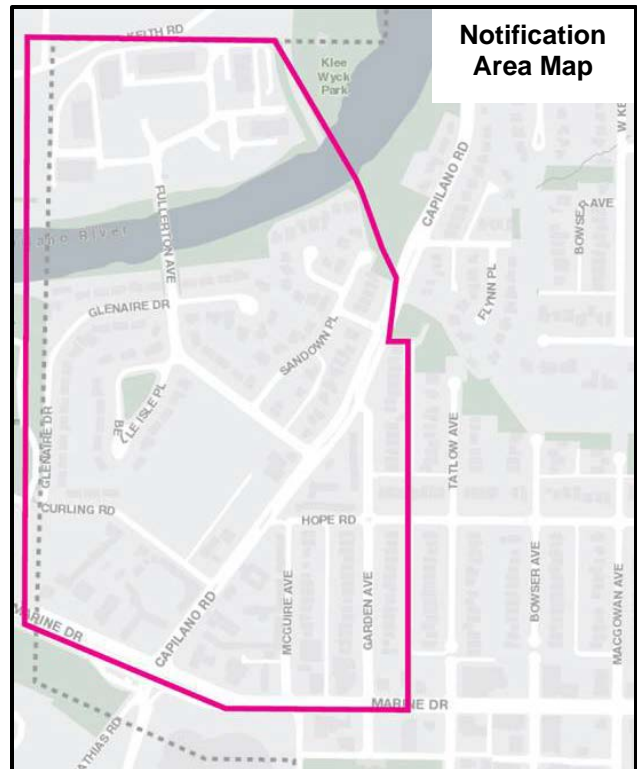
PUBLIC NOTIFICATION:

Notices for the Public Information Meeting have been sent to owners and occupants within the Lions Gate Village Centre and Woodcroft apartment complex (outlined on the adjacent map) which exceeds the minimum distance noted in District policy.

Two signs have been erected on the site and a newspaper advertisement will be placed in two editions of the North Shore News.

CONCLUSION:

Staff will report on the input received at this second facilitated public information when the project advances to Council consideration.



**SUBJECT: SECOND FACILITATED PUBLIC INFORMATION MEETING - 2028 - 2067
GLENAIRE DRIVE, 1963 - 1985 SANDOWN PLACE, 1944 AND 1976
FULLERTON AVENUE (CICCOZZI ARCHITECTURE INC.)**

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Respectfully submitted,

Erik Wilhelm,
Community Planner

Attach:

- A – Notification Flyer
- B – Newspaper Advertisement
- C – Site Sign

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 _____	

From: Mano Davar
To: [Mayor and Council - DNV: Erik Wilhelm](#)
Subject: Citimark / Woodbridge Project
Date: October 11, 2017 9:48:07 AM

Dear Mayor and Council:

I am Mano Davar currently residing in a house in [REDACTED]. My wife and I are older now and would like to downsize. We are looking into buying a townhouse around lower Capilano so we can be close to different bus roots.

The location of the proposed townhouses by Citimark and Woodbridge at Glenaire/Fullerton in the Lions Gate Town Centre seems ideal for us. This development will bring new roads and sidewalks which improves pedestrian use in the area (especially to get to the bus stops on Marine and Capilano). Also, with the new community centre being built nearby, shopping and services within walking distance (eg. Park Royal, Capilano/Marine), this location is also easily accessible by bus to downtown and Lonsdale.

Yours truly,

Mano Davar

[REDACTED]

North Vancouver, BC

From: Cyrus Kabeer
To: [Mayor and Council - DNV](#)
Cc: [Erik Wilhelm](#)
Subject: Lions Gate Project
Date: October 11, 2017 10:27:19 AM

Dear Mayor and Council

As a former architect (BC and Alberta), and a resident of Marine drive in District of North Vancouver it is my opinion that the location of the proposed townhouses by Citimark and Woodbridge at Glenaire/Fullerton in the Lions Gate Town Centre is adequate in providing new housing in an appropriate location within the District of North Vancouver. This neighbourhood is in need of revitalization. The proposed new development will bring new roads and sidewalks, this will improve the pedestrian use of the area and access to bus stops on Marine Drive and Capilano.

Along with the new community centre being built nearby, shopping and other services within walking distance (e.g. Park Royal Shopping Centre and Capilano Mall on Marine). This location is also easily accessible by bus to and from Downtown and Lonsdale. Traffic congestion is no more a problem than any where else in Metro Vancouver. This development puts people close to and easily accessible to bus services.

The Lions Gate neighborhood is close to frequent bus routes and strongly believe it is a step in the right direction.

I thank you

Cyrus Kabeer, CSP, AIA, LEED AP (bd+c), Former Architect (BC and Alberta)

[REDACTED]

From: Anderson, Doug M
To: [Mayor and Council - DNV](#)
Cc: [Erik Wilhelm](#)
Subject: Letter to Council
Date: October 13, 2017 7:23:34 AM

I have been following the activities currently underway or in various stages of approval for the Lions Gate Village area for quite some time. I spoke in favor of Citimark's Belle Isle project last spring and have been in contact with Citimark regarding their proposed Lions Gate Village project on the north side of Fullerton with Woodbridge Homes. I support this project and believe it will be an important element to the build out of Lions Gate Village as a comprehensive Village Center. The townhouse form of housing being proposed is much needed in the District and will add a variety of choices for families that want to live in the Lions Gate Village which is presently dominated by high rise condominiums (either at Woodcroft or the Capwest project that is currently under construction). This is an ideal location for townhouses with its proximity to shopping, public transportation, access to downtown, Klahanie Park and the trail network of the Capilano River Regional Park.

With the new community center and retail services being included in the Village Center it only makes sense to add more multi-family housing to the area to support these services and ensure this becomes an attractive vibrant neighborhood. I encourage Council to continue to support projects in this area.

Thank-you

Doug Anderson
[REDACTED]
North Vancouver BC

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Le respect de votre vie privée et de vos préférences pour les communications électroniques est important pour nous. Si vous ne souhaitez plus que je vous envoie des courriels, veuillez répondre en inscrivant « DÉSABONNER » dans la ligne d'objet ou dans le corps de votre message. Si vous ne voulez non plus recevoir des courriels de notre société, veuillez indiquer : [REDACTED] » en copie conforme (Cc) dans votre réponse. Veuillez toutefois noter que vous continuerez de recevoir des messages liés aux opérations effectuées ou aux services que nous vous fournissons. Si vous avez des questions sur la façon dont sera géré votre préférence, veuillez nous les envoyer par courriel, à l'adresse [REDACTED]

Ce courrier électronique est confidentiel et protégé. L'expéditeur ne renonce pas aux droits et obligations qui s'y rapportent. Toute diffusion, utilisation ou copie de ce message ou des renseignements qu'il contient par une personne autre que le (les) destinataire(s) désigné(s) est interdite. Si vous recevez ce courrier électronique par erreur, veuillez m'en aviser immédiatement, par retour de courrier électronique ou par un autre moyen.

From: Craig Smith
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Cc: [Craig Smith](#)
Subject: Glenaire Townhome Proposal, Lions Gate Village
Date: October 13, 2017 12:51:12 PM

Erik and City Council, I am emailing about the Glenaire project near Lions Gate that I just drove by. It looks like a great project with a nice range of pricing for young adults to get into.

I would very much like to go to the public hearing, however, I don't know when it is? We need more projects like this that can house families on the north shore in a more affordable community and in neighbourhoods that have quick public transit access to downtown and beyond.

I would like to support this project at the hearing, so please let me know when it is?

Sincerely,

Craig Smith

From: Derek Fenton
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhome Proposal, Lions Gate Village- Full Support!
Date: October 14, 2017 8:55:24 PM

Hello Erik,

I want to connect with you regarding the Glenaire Townhome project which has been proposed to the District of North Vancouver by Citimark and Woodbridge Properties.

Without one sliver of a doubt I am in complete support of this community proposal. Period.

Real Estate is a hot button topic for Metro Vancouver in the last 36 months and there is continued talk about how we have an affordability crisis on our hands as more and more people find that owning a home to be out of reach. I would argue that rather than having an affordability crisis we have a SUPPLY crisis and the ONLY solution to this is higher density. We need more homes!

The Glenaire Townhome project showcases a very positive unit mix that ranges from 1 bedroom plans all the way to 4 bedroom homes- perfect for any purchaser at whatever stage in life they are at. Whether being a first time home buyer looking to get into the market, a move up purchaser looking to grow their family or a right sizer whom needs to get away from the weekly tasks of keeping a single family home up to par. This community will have it all!

Another positive influence for this community is location. The three most important things about real estate is: Location. Location. Location. Glenaire is only steps to the Lions Gate Bridge and the gateway to Downtown Vancouver, there are many bike lanes to cut down on car traffic, the hundreds of shops at Park Royal as well as located only minutes to the new community centre. I would argue this type of community needs to be built in this location.

On the North Shore there is strong NIMBY response from many residence. Long term home owners who don't like change. However the Glenaire project equally benefits all residence by providing new trails and pedestrian walk ways in the area with this new community- not to mention that a number of new families will have a new home.

I am a millennial and someone who grew up in North Vancouver my entire life. My parents grew up in North Van and even my grandparents grew up on the North Shore. My family and

my extended family have enjoyed the North Shore for more than 70 years and unfortunately, I had to move to the Fraser Valley as I am one of the many that could not find proper/affordably housing. By building these types of communities Citimark and Woodbridge are providing homes for well deserving families that want to stay in the neighbourhoods that they grew up in.

Please take my letter of COMPLETE support for the Glenaire Townhome Community.

Sincerely,

Derek Fenton

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Derek Fenton

A large black rectangular redaction box covering the signature and any contact information that might have been present.

This email is intended for the addressee only and is confidential. If this message has been misdirected please respect our privacy by deleting the message without copying or forwarding it and contact this writer. Thank you.

From: Bill Phillips
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Lions Gate Village Glenaire Townhome Proposal by Woodbridge Homes and Citimark
Date: October 16, 2017 9:53:35 PM

I have been a resident of the District since 1995. Having 3 children who have become adults, I have been a keen observer of the District's consideration of new housing developments. My family's story is one of which is very similar to many you have heard increasingly since 2000. Only my married daughter [REDACTED], has been able to find affordable accommodation in North Van; both she and her husband grew up on the North Shore. My son pays \$1750 monthly plus utilities for 1 bedroom in a 62 year old building in the City of Vancouver with his lease ending [REDACTED] with no rental options available in the Vancouver City after now 7 months of searching.; he works in the City. My other daughter is single and is well compensated in her job working for [REDACTED], yet she rents a 1 bedroom basement suite in Langley...North Vancouver is her first choice, but of course in North Van there is nothing to rent and most new developments are either sold out, or unaffordable.

I am a full supporter of Lions Gate Village, and more particularly at present the Woodbridge & Citimark Glenaire Townhome Proposal for the following principal reasons:

1. As has been discussed in public meetings on many developments in the District over the recent many years, the overall supply of new market-housing includes an astonishing void in the "missing middle", and this proposal includes not only rowhomes but also stacked townhomes. Both of which begin to address this dire need in our community.
2. Adding your approval to see this "missing middle" development built soon, will further enhance the balance of housing in Lions Gate Village which as we know is located on the Frequent-Travel Network which is also significantly under-provided in our community.
3. This proposal includes a full range of home sizes...1 bedroom to 4 bedroom with over 80% designed as 2 bedroom or larger. And, this in turn will provide future residents of our municipality, specifically Lions Gate Village the option of a range of purchase prices. Whether for young couples, families of all ages, or seniors, this is a rich formula of housing development which fully supports the concept of LGV being a full community, an essential component of your already-approved community plan.
4. The developers are committed to adding to new trails, green-space, traffic-calming and pedestrian walkways, and a new children's and families play area. Again, a benefit for the residents and visitors to LGV all at no cost to the District nor its property tax-payers who already pay more than those who own comparable property in West Vancouver.
5. As is my habit, I have researched both the developers, Woodbridge and Citimark, they are accomplished, respected, reputable, well-funded, true professionals in the Lower Mainland development industry.
6. I have read, watched, listened, and researched this proposal, amongst all of those

concerning Lions Gate Village since the concept was first brought forward. Frankly, I am disappointed once again that this process has taken so long. At times it seemed to me District staff and Council chose to be held hostage by an extraordinarily small number of current, long-time property owners in the neighborhood at a time when the best interests of all DNV property-owners, residents, business-owners, and those at work in those businesses were placed second. Let's remember, at anytime the market can change, and with that a project may no longer be viable for the developer; and we are in a changing housing market today....interest rates have jumped 15% in the last 12 weeks after almost 7 years without a change, and provincial income tax rates for individuals and corporations were also increased 16% and 14% respectively. This will negatively impact the ability of many willing buyers to buy a home, or move up or down from a current home. I believe we were very, very fortunate Grosvenor didn't leave Edgemont and Bosa Ventures didn't leave Lynn Valley with their frustration in the length of time our municipality took to take a decision on each of those development applications!

7. In my opinion I can see no logical reason to any postpone any longer your approval of the Woodbridge & Citimark Glenaire Townhome Proposal . Everyone has had more than sufficient opportunity to speak to this opportunity to grow our community to accommodate my children and yours, as well as the new skilled labour immigrating to our country to work at Seaspans, Telus, Lions Gate Hospital, and District business and schools, and of course our seniors.

Thank your time.

Respectfully,

Bill Phillips



From: Maureen Elliott
To: [Mayor and Council - DNV; Erik Wilhelm](#)
Subject: Glenaire Townhome Proposal, Lions Gate
Date: October 17, 2017 10:41:41 PM

To Whom it may Concern,

I am writing to express my support for the Glenaire Townhome project.

I grew up in North Vancouver in the Edgemont village area and purchased a home there in 2000. Unfortunately the home had to be sold [REDACTED] and since then I have rented in order to stay in the area where my child goes to school as I can no longer afford to buy in the area. Renting poses a variety of problems including high rent prices vs mortgage prices and also the uncertainty that the owners might sell my current rental forcing me to uproot my daughter again.

The Glenaire Project is a potential answer to my prayers. It is located only minutes from my daughter's school, friends and family and is also steps from the bus line. I work downtown and catch the bus on Marine Drive at Capilano Rd so it would be so handy for me to be able to walk to and from the bus stop.

I have heard the buzz about the redevelopment of the Lions Gate area and think it is greatly needed. The current area is tired, run down and offers no neighborhood appeal not to mention being an unattractive entrance to North Vancouver. Having Glenaire in the heart of this amazing revitalization is also appealing as it will offer residents an all encompassing community feel. To have some modern, beautiful homes to purchase within my budget while still being close to my current neighborhood is an exiting prospect that will offer convenience and stability for my family and a home I can be proud to own.

I truly hope this project moves ahead and I look forward to watching the area as a whole become revitalized-something the North Shore and residents in similar situations as myself, really need.

Sincerely,

Maureen Elliott

From: david
To: [Mayor and Council - DNV](#)
Subject: Glenaire Townhome Proposal, Lions Gate Village
Date: October 17, 2017 11:10:02 PM

October 17, 2017

To Whom It May Concern:

I would like to offer my support in regards to the townhouse project in Lions Gate Village.

Recently we decided to down size our home on [REDACTED] and would be interested in purchasing in the project. We have been in regular contact with the developer and have been informed that they are in the process of receiving approval from the District of North Vancouver.

We trust that this development falls in line with the adopted master plan by the District. Ideally, council understands all the benefits that this type of development brings to the North Shore.

There are limited options available now in our area, and we are keen to see further growth so that we can continue to easily access the downtown core and enjoy the lifestyle the North Shore has to offer. More options are needed for residents in terms of housing and this development should help alleviate some of these issues.

Should you have any questions or concerns please do not hesitate to contact me at your earliest convenience at [REDACTED] or by email at [REDACTED]

Respectfully,

David Moretto

From: Deanna Loychuk
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: "Glenaire Townhome Proposal, Lions Gate"
Date: October 18, 2017 8:33:31 AM
Attachments: [signature logo.png](#)

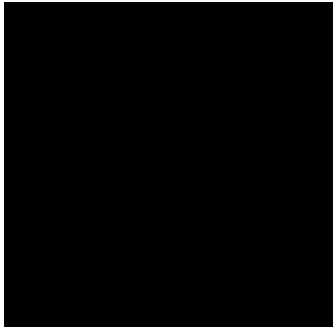
I am 100% backing this project!!!!

As the Glenaire proposal will result in new sidewalks, traffic calming measures, and enhanced green space and connections. This new infrastructure will help encourage more active modes of transportation and create better pedestrian connections.

Thank you,
Deanna

Deanna Loychuk





From: Grant Longhurst
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhome Proposal, Lions Gate
Date: October 18, 2017 9:56:11 AM

Mayor Walton and Council,

My wife and I have had the privilege of raising our family on the North Shore. And as we edge closer to the “empty nest” phase of our lives I am hopeful that there will be options for us to downsize into that can let us live in the community that we know and love, and still meet our needs.

I am writing in support of the proposed Glenaire project because I feel it is just such a development. Our next move will not be into a condo, and the townhome and row housing proposed for Glenaire is a terrific middle option that makes financial sense. In my opinion, the central location, transportation options and overall plan for the community can be terrific additions to the District and the North Shore as a whole.

Thanks for the opportunity to comment.

Grant Longhurst



From: Jons Edstrand
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhome Proposal, Lions Gate Village
Date: October 18, 2017 10:06:20 AM
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[image010.png](#)

Erik and Council Members,

I was recently made aware of this project and wanted to take this opportunity to voice my and my family's support for this aspect of the Lions Gate Village.

I have spent the majority of my life on the North Shore and lived within all three areas. I hope I do not ever have to leave the North Shore as the prospect of living anywhere else is unappealing.

Both my wife and I share considerable concerns for the constant traffic currently plaguing the North Shore. We consider ourselves very lucky to live [REDACTED] and have relatively short commute compared to many of my employees and counterparts who live within Vancouver, Burnaby, Coquitlam or New West. My traffic concerns are not actually because of issues I have commuting for work but rather trying to get around the North Shore after regular business hours.

I believe Lions Gate Village is the type of centrally located balanced development with close access to transit is the thing we need as developments on the North Shore. We need to encourage the existing residents of the North Shore by providing these types of townhomes. As the real estate market skyrockets on the North Shore I find it concerning that there will be limited options available for the next generation and us as we age. It would be very upsetting to grow up on the North Shore and not have the ability or inventory to stay there once finished schooling. As the various areas develop with additional homes and apartments it is important to add stacked homes or townhouses as well. It is important to offer a wide range of accommodations to the residents and be aware of the changing housing demands of the residents.

Most projects that seem to be developing now are outside of the convenient centrally located areas and would appear to be adding to our congestion issues rather than solving them. Developments such as this need to be supported and encouraged for future development so that the North Shore can begin to solve its traffic problems.

I sincerely hope that both staff and council will support this development. Please feel free to contact me if you have any questions.

Jöns Edstrand CCPFM

[REDACTED]

[REDACTED]

From: Larry Donen
To: [Mayor and Council - DNV; Erik Wilhelm](#)
Subject: Letter in Support of Townhouse project - Glenaire
Date: October 18, 2017 2:58:01 PM
Attachments: [image001.png](#)
[glenaire letter.docx](#)

Please forward attached letter to whom it may concern



October 18th 2017

To: The District of North Vancouver

Re: Glenaire Townhomes, Lions Gate

I'm writing to you in support of the new development project Glenaire Townhomes, located in the District of North Vancouver's, Lions Gate Village.

I've looked at your big picture plan, The Lions Gate Village and I'm excited at the opportunity of downsizing from my current home in West Vancouver and moving back into the neighborhood where my wife and I lived in (Woodcroft) 25 years ago.

The new development I'm leaning towards is the proposed Glenaire Townhomes. We're not only wanting to downsize but we also want to become transit users, and a one electric car family. We also want a low-level, lock and leave home that's safe and still feels like a neighborhood where our future grandchildren will enjoy coming to. A refreshed Belle Isle park would be nice but if that's not in the plans the trails along the river

My wife and I are both active walkers and bikers and living close to the Capilano river is very appealing to us. We use to walk along the river to Park Royal when we lived at Woodcroft. Our children are all avid skiers and having us close to Grouse Mountain means more family time with us.

We also need to monetarize our current West Vancouver home so we can help our children out with their homes in the very near future. In fact, the size and price of these Townhomes may allow us to help our adult children purchase a home in the same development.

The idea of a brand-new neighborhood in the community of Lions Gate Village sounds perfect to us and frankly many of our friends.

We trust you'll consider our opinion and support of the Glenaire Townhomes.

Best Regards

Larry Donen



From: Ira Vergani
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhome Proposal, Lions Gate Village
Date: October 18, 2017 3:06:32 PM

Mr. Erik Wilhelm:

I am writing to support the Glenaire Townhome Proposal, Lions Gate Village.

About three years ago, my husband and I decided to move to Canada from Venezuela. We found Canada, and particularly Vancouver, open to newcomers, diverse, inclusive and full of opportunities. We were immediately drawn to the North Shore, not only because of its closeness to nature, but also because of its community feeling. It was exactly what we dreamt of when we took the hard decision to leave our country to provide our teen son with a safe environment to grow up.

However, finding affordable housing in the North Shore is quite challenging. Prices both for renting and for buying are many times prohibitive for small families but with growing children. Families like ours, need space to grow, access to transportation and opportunities to easily meet new people and families that will create communities which will embody the cultural and social melting pot that Vancouver proudly represents. We have noticed that the density in the North Shore could substantially improve. The city of North Vancouver has in my view taken a lead by allowing for building and townhome concepts to be developed. I strongly believe that the District should also do the same. The location of the Glenaire Townhome Proposal is ideal for people living in the North Shore, it would have easy access to public transportation, it will allow people to bike or walk into and out the community and will promote economic and human growth.

I am looking forward to seeing the Glenaire Townhome Proposal become a reality and I hope that the Council supports the project.

Sincerely,
Ira Vergani



From: Sheila Colman
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Support for the Glenaire Proposal
Date: October 18, 2017 3:50:32 PM

Dear Mr. Wilhelm and DNV Council,

I am a resident of the DNV and wanted to express my support for the Lionsgate Village/Glenaire proposal development. The North Shore badly needs new housing options for families who have grown up here and want to keep living in their community. The Glenaire proposal provides a great affordable option for families, that isn't readily available now, with varying 1-4 bedroom home sizes to fit different budgets and needs.

There are a lot of benefits to this well-planned proposal including:

1. **Transit focussed:** Lions Gate Village is an ideal location for development. Glenaire is located on the Frequent Transit Network (10-15 minute bus ride downtown) and the cycling network (easy and direct access to downtown and the north shore). It is also within walking distance to Park Royal Shopping Centre and will be within walking distance to the new community centre, parks, shops, and services. This location reduces dependence on cars. Frankly, there is too much car dependent living on the North Shore already.
2. **Infrastructure improvements:** Currently the neighbourhood at Capilano and Marine is neglected and underdeveloped. The Glenaire proposal envisions new sidewalks, traffic calming measures, and enhanced green space and connections. This new infrastructure will help encourage more active modes of transportation and create better pedestrian connections.
3. **Access to green space:** The Glenaire proposal will provide new trails and pedestrian connections from Belle Isle Park and the community centre to the Capilano River Trails.
4. **Safe play spaces:** The Glenaire proposal will provide a children's play area and green space for the enjoyment of the community.

The Lions Gate Village area will include new shops and services (grocery store, retailers, etc.), a community centre, new parks, and a variety of housing options (townhomes, condos, rental apartments, etc.). The Glenaire proposal is going to be a valuable contributor to this new community. The Glenaire proposal will help new local-serving businesses thrive, will support job creation and drive vibrancy at the new community recreation centre. This proposal will help the Lions Gate Village plan succeed.

My family is personally interested in this project proceeding for me and my husband as we down size and for our young adult children as they try to find a home on the North Shore in the coming years.

Thank you for your consideration,
Sheila Colman

. DNV

From: Ralph Parents
To: [Erik Wilhelm](#)
Cc: [Mayor and Council - DNV](#)
Subject: Glenaire Proposal in Lions Gate
Date: October 18, 2017 4:44:11 PM

I'm writing in support of this project. As a lifelong North Shore resident, with all three of my children and six grandchildren also living on the North Shore, I am keen to see a variety of housing options becoming available in our community. It is not enough to simply have single family homes and condos - townhomes and larger rowhouses are a great addition to the mix. On a personal level, I very much look forward to the community amenities proposed, particularly the green space improvement and pedestrian connections.

Captain Ralph Parente (Ret)
District of North Vancouver Fire & Rescue Service

Sent from my iPhone

From: Jodie Gruber
To: [Mayor and Council - DNV; Erik Wilhelm](#)
Subject: Glenaire Townhome Proposal, Lions Gate
Date: October 18, 2017 5:11:10 PM

Mayor Walton and Council,

I was born and raised on the North Shore and am now raising my two young children here as well. We are long time renters but are hoping one day to be able to buy our own home. Condo living is not ideal for a growing family but the likelihood of affording a single family house is slim. I'm in support of the Glenaire project as the townhome and row housing provides an option that would meet our long term family needs at a price point we can afford.

Thanks for your time.

Jodie Parente, RN, BSN

[REDACTED]

[REDACTED]

From: Nancy Donen
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhomes
Date: October 18, 2017 5:41:58 PM

October 18th 2017

To: The District of North Vancouver

Re: Glenaire Townhomes, Lions Gate

I write to you in support of the new development project Glenaire Townhomes, located in the District of North Vancouver's, Lions Gate Village.

As an active Realtor on the North Shore [REDACTED], I'm excited about this new town home project, Glenaire, and your vision for Lions Gate Village as seen on your website.

I'm in support of this both professionally and personally.

Professionally, I'm consistently challenged to provide my clients with new, quality Townhouses on the North Shore. Many of my clients wish to downsize and remain in the District of North Vancouver where they raised their families. Many of my clients prefer the feel of a home rather than a condominium. Both the District and the City of North Vancouver lack options, especially in the Town Home category.

Some prefer the convenience of transit over their car, and almost all are active and like to walk, hike and bike. Few neighborhoods offer this and that's why Lions Gate Village is very appealing.

That said, I personally, am also interested in the project for myself and my husband. We hope to downsize as well, as our children have all left home. They hope to get into the market themselves which will require our financial assistance. That being said, in order, to help financially, we'll need to consider selling our West Vancouver property and move back to the District, as we only want to stay on the North Shore.

Personally, I lived at Woodcroft for approximately 10 years. The idea of coming back to a brand new "neighborhood" that's close to the Capilano River trail which leads all the way to the dog park and the beaches in West Van, is very appealing.

Honestly I can't imagine living anywhere else once we sell our property.

I trust you'll consider my letter in support of the Glenaire Townhomes.

Best Regards,

Nancy Donen



From: Order Parisa
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: New Development
Date: October 19, 2017 11:26:18 AM

Dear Sirs,

We are a family of 4 and resident of [REDACTED] We wish to support the proposed development by Woodbridge and Citimark (on Glenaire Drive) as we all need to move to a better place with more space and better amenities. This development can help us to improve our quality of life and help my kids to enjoy their time at home.

Regards

Sorour Raffle

[REDACTED]

From: Divall, Garrett
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Lions Gate Village
Date: October 19, 2017 11:51:42 AM

To whom it may concern,

I hope this email finds you doing well. I am emailing you in regards to my support for the Glenaire proposal that is being launched by Woodbridge & Citimark. I want to email you and let you know that I whole heartedly think that this proposed development will contribute greatly to the entire community in North Vancouver. I support this development because I believe that a development should not only serve to offer a new home for residents, but also serve to offer more for an entire community at large. The Glenaire proposal does that and more. It offers a complete community aspect to a development as it will include new shops in the area, such as complete grocery stores and retail shops. This will help strengthen resources for the residents in the Glenaire area. I also strongly believe that the Glenaire proposal is one to fully support because of its close proximity to a new community centre, shops and a variety of parks. Why I think this is a great area of focus is because it will heavily lower the resident's use of cars in the community. I am a strong advocate for lowering our dependence on cars and I believe that the Glenaire development proposed by Woodbridge and Citimark is one that will help the North Van Community lower gas emissions in the area because of its close walking/biking proximity to all necessary resources. I strongly advocate for this development and I hope you will as well.

Sincerest regards,
Garrett Divall

Garrett Divall, **CIM**

[Redacted]

[Redacted]

[Redacted]

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From: Azar Ahmadi
To: [Mayor and Council - DNV](#); [Erik Wilhelm](#)
Subject: Proposed townhouses - Glenaire by Citimark and Woodbridge on Cap and Marine, North Vancouver
Date: October 19, 2017 11:25:24 AM

Hello District Council and Staff:

I am in favour of the proposed townhouses by Woodbridge and Citimark (on Glenaire Drive). I work in North Vancouver and recently sold my apartment in Burnaby thinking of renting a place close to my work. I was happy to see the proposed townhouse project which includes ground-level homes that will have its own yard space and can be a place to call home where I don't need to navigate stairs. This is a rare type of housing style that I see will be in demand as people downsize and therefore I support this kind of new housing in the District.

Yours truly
Azar Ahmadi

[REDACTED]
North Vancouver, BC, [REDACTED]

From: Parisa Nezam
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: New Development
Date: October 19, 2017 11:19:20 AM

As a resident of [REDACTED] which is very close proposed development by Woodbridge and Citimark (on Glenaire Drive) I fully support this proposal. We are renting a suite [REDACTED] and would like to move to a larger modern development in the area. This would be an ideal option for me and my husband. We would like the area due to being very close to the Park Royal Village, Transportation and Amenities.

Sincerely,

Parisa Nezam

[REDACTED]

North Vancouver

From: Paul Riches
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhome Proposal : Lions Gate Village
Date: October 19, 2017 10:52:43 AM
Attachments: [image001.png](#)

Dear Erik,

As a very active member of the business community here in Vancouver, I find myself following the progress of the multitude of ideas being discussed amongst council members and municipality leaders regarding the improvements required within our communities. This of course ranges from general public services such as schooling, recreation and transportation. Having only arrived in Vancouver 9 years ago from the UK, I have always felt very proud to part of a society that pays a lot of attention to the residents well-being and the environment that we all live in. We harbour ambitions to become the greenest city in North America (if not the world) which is stretching things quite far but I applaud this as an objective and there's absolutely no harm in reaching for the stars. We are leaders, innovators and extremely visionary.

The number one key topic on everyone's mind and in most people's hearts these days is the question of housing; both in terms of affordability and availability. The problem with being one of the most desirable places in the world to live is that you are bound to attract the attention of the prosperous and ambitious. Small cities like ours locked by the sea to the west means that land becomes a premium and inevitably, demand outstrips supply and economics kick in. So, a combination of the influx in wealth from overseas and the limited inventory available has created the predicament we all face for our future generations and I include my own children in this matter. But it's the same in all affluent parts of the world. Some may simply say,,,,,'hey, that's life....get on with it.' whilst others put words into action and look for reasonable solutions to a problem that is here to stay for a long time yet. In addition, there was a recent announcement that the lower mainland can expect a further one million residents within the next decade or so. Truly food for thought.

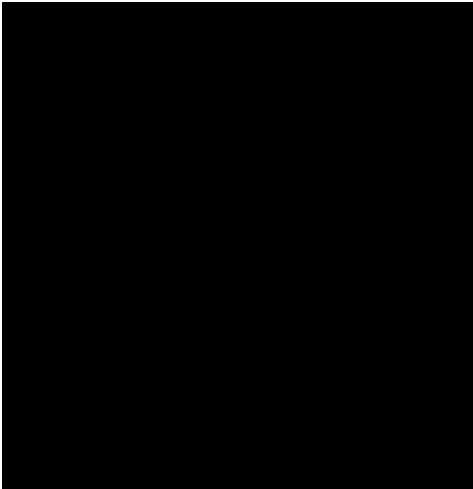
I note with interest, the proposal outlined by Woodbridge Homes for the Glenaire Townhouse proposal in Lions Gate Village. In truth, I am very happy to see that developments are questioned and scrutinized before the first steps are taken to change the look and feel of our landscape. Moving forward, planning has to be far more strategic and understanding of what it represents for the people and community that it serves. I have seen the outline plans for Lions Gate Village and have identified the reasons for making this a necessity if we are going to meet the demands of our city in the future. This is not tower block after tower block. It completely engages the needs of the people by offering a diverse selection of properties for the middle housing market we are so short of with a significant number of two bedroom constructions in mind. I can see that the concept of the development reaches out by enhancing the aesthetic appearance of its surroundings and has 'family' very much on the agenda. Local, established business will certainly benefit, including the recently refurbished Park

Royal shopping centre and these facilities go a long way to provide a heart to any community. With an effective transport system in place already (could do with a small boost I suppose), Glenaire goes the distance in the provision of housing which we so desperately need for the generations that will follow us.

Please accept this correspondence as my desire to support the redevelopment of Lions Gate Village through the proposal outlined by Woodbridge Homes. I look forward to future discussions where I am sure common sense will prevail.

Yours sincerely,

PAUL RICHES



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From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Glenaire Townhome Proposal, Lions Gate Village
Date: October 19, 2017 3:44:22 PM

From: Cameron Tullis [REDACTED]
Sent: October 19, 2017 2:35 PM
To: Erik Wilhelm <WilhelmE@dnv.org>; Mayor and Council - DNV <Council@dnv.org>
Subject: Glenaire Townhome Proposal, Lions Gate Village

Dear Eric and District of North Vancouver Council,

I'm writing to you in support of the Glenaire Townhome proposal.

Growing up in the District of North Vancouver, my parents and friends predominantly had single family homes. It was the norm. In speaking with my parents, housing affordability and community planning were rarely topics of discussion. A single family home was something to strive for and with some hard work and patience, it was within reach.

Today, the dream of a single family home is becoming increasingly distant due to a combination of high housing prices, tighter mortgage regulations, and now increasing interest rates. Expectations of a home have changed and most people of my generation have recognized this.

North Vancouver was my childhood home, and now in my thirties, have returned to North Vancouver to find housing options a significant impediment for many who would love to live here. Home ownership is increasingly challenged by lack of supply, which appears to be the chief driver in the high prices experienced in North Van. We need more housing options to make living here attainable for younger families that want to make roots in this great community, and currently have very limited options. Just recently, I had two long-time childhood friends purchase homes in Squamish and Maple Ridge, despite long and tiring searches for homes in North Vancouver. Without more housing choices, we will continue to see young families leaving the District, causing a number of negative long-term issues in the community.

With land a scarce resource, the only option seems to be to densify thoughtfully. Townhouse projects such as the Glenaire project are crucial for North Vancouver to expand the housing choice for the younger generation, and for more mature downsizers. It's in a fantastic location close to Lions Gate bridge, local shopping, and to alternative transit options (bike lanes and Frequent Transit Network), which is great for limiting travel time to downtown Vancouver. The Glenaire project is of particular interest to my family and friends due to its family-friendly design and unit options. With a variety of floor plans available, this project is an attractive place to consider for the elderly, the young, and to young families like my own.

Again, I look forward to seeing the Glenaire Townhome project approved by the District to improve housing supply in North Vancouver. This is a much needed addition to the community.

Cameron Tullis

Resident in the District of North Vancouver

From: ROMELLA DUFFY
To: [Mayor and Council - DNV; Erik Wilhelm](#)
Subject: Glenaire Townhome Proposal – Lions Gate
Date: October 19, 2017 4:03:28 PM

To Whom it may Concern,

I am writing to express my support for the Glenaire Townhome project.

I grew up on the North Shore. My parents are long time residents [REDACTED]. [REDACTED]

[REDACTED]
[REDACTED] The reality I am facing is that affording a single family detached home on the North Shore [REDACTED] is not attainable but moving off the North Shore to afford to live is also not appealing. We really need more options when it comes to housing types on the North Shore for people like me and people like my parents who will soon look to downsize but will also want to stay on the North Shore.

Ideally I'd like a home [REDACTED] and that we can afford and be happy in. I have been keeping an eye on the redevelopment of the Lions Gate area and most specifically the Glenaire townhomes. The location is ideal and I really like that it will include shops and services and have a village feel to it with green space.

I sincerely hope that the DNV moves forward with this project. I cant think of any reason why they shouldn't.

Regards,

Romella Duffy

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Glenaire Townhome Proposal, Lions Gate Village
Date: October 23, 2017 8:19:32 AM

From: justin palamarek [mailto:palamarek@gmail.com]
Sent: October 19, 2017 10:15 PM
To: Erik Wilhelm <WilhelmE@dnv.org>; Mayor and Council - DNV <Council@dnv.org>
Subject: Glenaire Townhome Proposal, Lions Gate Village

Hello DNV Council & Erik Wilhelm,

I am writing to provide my support for the Glenaire Townhome Proposal of Lions Gate Village that is currently being offered by Woodbridge Properties. I believe that the family oriented town-home style housing provides opportunities to growing families who are currently looking to upgrade from apartment style dwellings and move into a larger home that is more affordable than detached single family housing options. In a housing crisis such as the one we are in, it is imperative that we do what we can to provide for the young families of the north shore as well as those families who would wish to move here.

As a current resident of the District of North Vancouver, and someone who lives in a stratified town home, I believe that it is important to responsibly add density to our communities in such a way that creates spaces where families want to be in and live around. Town-homes with park areas can provide such a space and one that is both safe and enjoyable for families to grow and build their community. While, I am sure that we all would love to live in beautiful large homes with vast wooded lots around them, this type of thinking is not sustainable for the north shore, and I would much rather see town-homes be built than a new development move into and destroy an area of old growth forest.

I believe that the Glenaire Townhome Proposal of Lions Gate Village is a responsible and practical way to add density whilst building a community for families.

Best regards,

Justin Palamarek

From: Owen Yates
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Support for the Glenaire Townhome Proposal of "Lions Gate Village".
Date: October 20, 2017 7:04:01 AM

Good morning Mr. Wilhelm and the Council of the District of North Vancouver.

I'm emailing you to let you know that my wife and I (Jennifer & Owen Yates of [REDACTED] North Vancouver) are in full support of the Glenaire Townhome Proposal of "Lions Gate Village" proposed by Woodbridge Properties and Citimark.

We've both been long term residences of the north shore and are shocked by the lack of sensible development that has occurred throughout the District of North Vancouver. The townhome form is in huge demand as it is the next step up the property ladder for most young families and individuals. We have several friends that are currently raising their families in two-bedroom condo's in hopes that one day they would be able to purchase their "Dream Home", a single-family house on the North Shore. Unfortunately for them, they way the single-family home values have been escalating, the reality of them being able to afford this "dream home" is becoming more of a nightmare than a dream. They have now determined that if they want to stay in North Vancouver to raise their family, the realistic option is to look for a 3 or 4-bedroom townhome. Unfortunately, the complete lack of supply of sensible townhouses on the North Shore is also becoming a nightmare for them. They are now considering moving to Squamish or out to the Fraser Valley to afford the space and lifestyle that they want and deserve to raise their family in.

Due to these reasons, Jenn and I are in full support of the sensible Glenaire Townhome Proposal by Woodbridge Properties and Citimark. We hope that the District understands the need of this form of housing on the North Shore and they also support this project.

Sincerely,
Owen & Jennifer Yates

[REDACTED]
North Vancouver
[REDACTED]

From: Nina Parente
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhome Proposal - Lions Gate
Date: October 20, 2017 11:06:14 AM

I am writing in support of the revitalization of the Lions Gate Town Centre and the Glenaire townhome proposal.

I have been online to the DNV website and am in full support of the OCP. I love the idea of the complete community with shops and services, new parks and a variety of affordable housing options. I truly believe that the Glenaire proposal will contribute to this master plan.

My father grew up in North Vancouver, graduated from North Vancouver High School. My mom grew up in North Vancouver, graduated from Handsworth. They raised me and my two sisters in North Vancouver, we all graduated from Handsworth. We are all still living on the North Shore and now have families of our own, children who are now in high school and university and will soon be looking to buy a place of their own and although we have done well for ourselves, worked hard, saved money and provided as best we could, there is no way that my children are going to be first time home buyers of a single family home on the North Shore like we were. We desperately need affordable housing options for them like the Glenaire project is proposing.

We are also far overdue for public improvements in that area. As the DNV entrance corridor from Downtown Vancouver and West Vancouver, it should would be nice to see a vibrant new infrastructure. The fact that this project will provide new trails, greenspace and safe play areas is a huge bonus.

The Glenaire proposal supports the DNV's vision for Lions Gate Village vibrant, pedestrian friendly, complete community and I urge the Mayor and council to consider that when voting to move this project forward.

Thanks so much, Nina Parente

From: John Jennings
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhomes Proposal – Lions Gate Village
Date: October 20, 2017 12:30:44 PM
Attachments: [image002.png](#)
[image003.png](#)

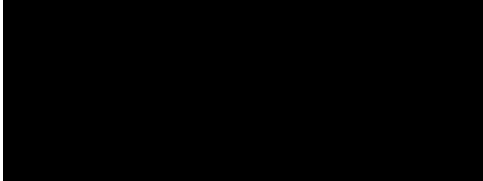
Dear Mr. Wilhelm and DNV Council,

I am a resident of the North Shore and wanted to express my support for the Lionsgate Village/Glenaire proposal development. There is a shortage of townhome living in the central area of the North Shore, so this is a welcome and much needed addition. It is a convenient location with close proximity to the Lions Gate bridge, Park Royal, sport fields and many more amenities. The Lions Gate Village area will include new shops and services, a community centre, new parks, and a variety of housing options including townhomes, condos, and rental apartments. The Glenaire proposal will be a valuable contributor to this new community, will help new local-serving businesses thrive, will support job creation and drive vibrancy at the new community recreation centre. This proposal will help the Lions Gate Village plan succeed.

I am in support of this project.

John Jennings

John Jennings



From: Cristina Oberti
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhomes Proposal Lions Gate Village
Date: October 20, 2017 1:05:27 PM

Dear Mr. Wilhelm and DNV Council,

I am writing in support of the Glenaire Townhome proposal at Lions Gate Village.

The project aligns with the Districts vision for the new Lions Gate village and provides much needed affordable housing options within a complete community. The idea of a village with retail available is great as well as the proximity to bussing to downtown which would alleviate some traffic congestion.

I am also very supportive of the public realm improvements and contributions to green space, new sidewalks, traffic calming measures and child play area that this proposal includes.

I urge Mayor and Council to vote in support to move this project forward.

Cristina Oberti

From: Mark Stephenson
To: [Mayor and Council - DNV](#); [Erik Wilhelm](#)
Subject: Glenaire Townhome Proposal, Lions Gate
Date: October 20, 2017 1:32:28 PM
Attachments: [image005.png](#)
[image006.png](#)

To Mayor Walton and Council,

I've had the privilege of growing up on the North Shore and being able to raise my own family here as well. I'm also the founder of a North Vancouver based business. My business partner has a young family, and we employ a growing number of younger employees. I am writing in support of the Glenaire project because I would like to see these energetic, driven and successful people have the opportunity that I had, and be able to call the North Shore home. That can only happen if we continue to offer a wide range of housing opportunities and support developments that create fully serviced communities. I feel that Glenaire achieves those goals and can be important part of the Council's Lions Gate Village plan.

Thank you!

Mark Stephenson



From: Terri Miller
To: [Erik Wilhelm](#)
Cc: [Mayor and Council - DNV](#)
Subject: Glenaire Townhomes Proposal - Lions Gate
Date: October 20, 2017 2:02:34 PM
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Dear Mayor & Council,

As a lifelong resident of the District of North Vancouver and a young professional who works in the District as well, it's townhomes like these that make home ownership on the North Shore realistic for me.

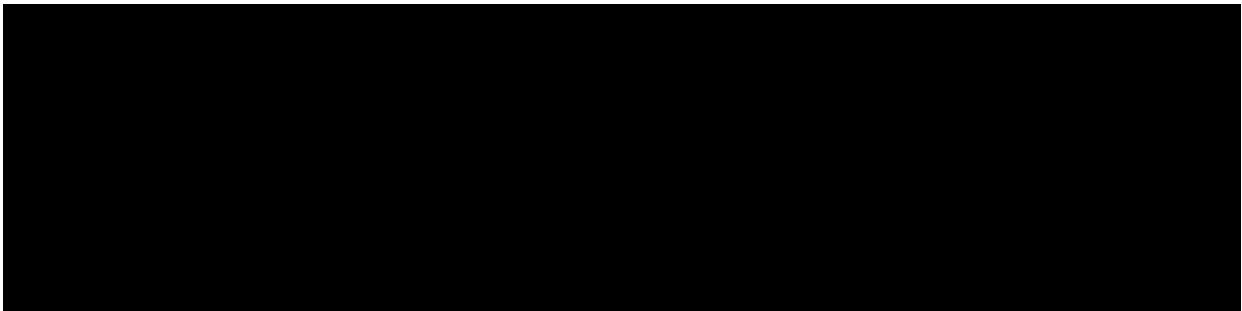
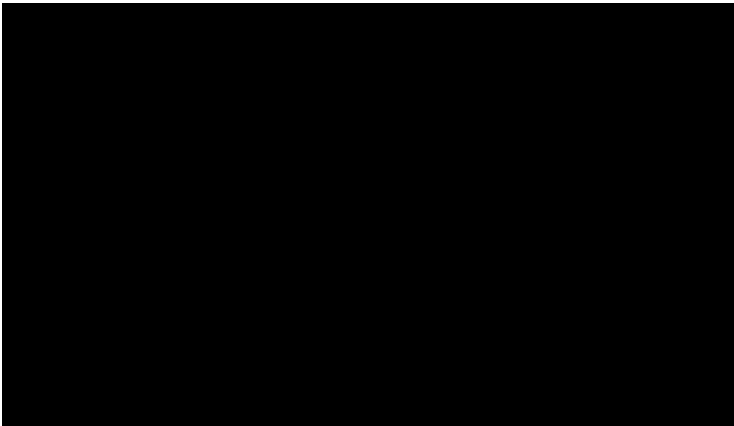
I've been to your website and looked at the plan for the Lions Gate area and am looking forward to the new community. The District of North Vancouver is well overdue in making these kinds of housing options available.

The location works perfect for me as I work on Marine Drive and the location lends itself as walking distance to Park Royal so no need for driving.

I sincerely hope you vote to move this project forward.

Terri Miller

Terri Miller



From: George Stenning
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhome Proposal, Lions Gate
Date: October 20, 2017 4:29:14 PM

To Mayor Walton and Council,

As a homeowner and small business owner in North Vancouver I support this project because I see a need for a wider range of housing options in our community. The single family home market has become very challenging for younger people to enter and the condo market doesn't meet the needs of growing families. Glenaire represents important middle ground with townhome and row housing options. I also look forward to the park and pedestrian improvements in an area that is well overdue for those additions.

George Stenning

[REDACTED]

Sent from [REDACTED]

From: Michelle Lanthier
To: [Mayor and Council - DNV; Erik Wilhelm](#)
Subject: Glenaire townhouses
Date: October 20, 2017 5:19:20 PM

To whom it may concern,

I am in support of the Glenaire Townhome project in Lions Gate as it will provide much needed middle income housing for young families and couples who are downsizing. The neighbourhood at Capilano and Marine has long been neglected and underdeveloped. This proposal will provide much needed improvements such as new sidewalks, traffic calming measures, and enhanced green space, safe play areas and will encourage more active modes of transportation.

Please think progressively and vote to move this project and much needed infrastructure ahead.

Thank you!

Michelle Lanthier

From: Karen Melvin
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: LETTER OF SUPPORT for Glenaire Townhome Proposal, Lions Gate Village
Date: October 20, 2017 5:37:30 PM

Dear Erik and DNV council,

I am writing in support of the Glenaire Townhome proposal for Lions Gate Village. I am a mother and home owner in the District of North Vancouver and feel very strongly about the District helping to provide mid-level housing opportunities for those wishing and needing to make their home in the area. Detached houses have become almost unattainable on the North Shore and to keep our District inclusive, vibrant and diverse it is our responsibility to provide opportunities for this type of housing. These walkable, dense and intuitive communities will allow families of all types to experience home ownership and front-door style living. People who purchase home likes these are the core and strength of our community- nurses, teachers, athletic coaches, police officers and government workers. If housing like this does not go forward, we will lose an important sector of our community to the suburbs and other cities. If these people don't have appropriate housing, how will we continue to have a strong and healthy community?

Please contact me with any questions.

Best,

Karen Melvin

[REDACTED]
North Vancouver, BC
[REDACTED]
[REDACTED]

From: cameron chersak
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire North Van
Date: October 20, 2017 5:43:10 PM

To whom it may concern,

I'm writing to you in support of the Glenaire Townhomes project at Lions Gate Village.

In fact, I am both supportive and excited about the revitalization of the Lions Gate area. As a long time resident of North Vancouver, I have watched the deterioration of that part of the district. We are long overdue for revitalization and improved infrastructure. As I understand it, this project will provide just that along with affordable housing options that the District is also currently lacking.

Best Regards,

Cameron Chersak

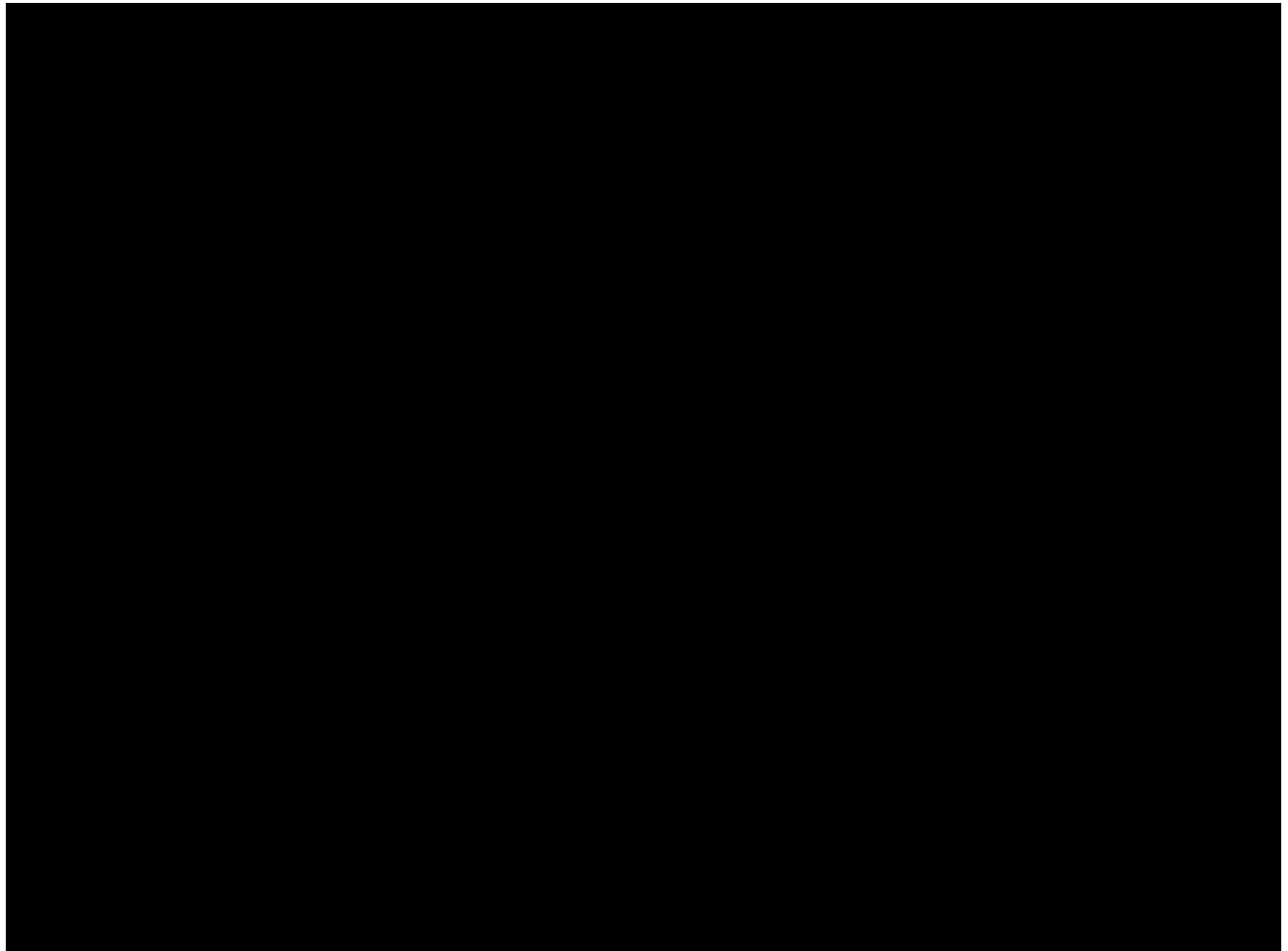
From: King, Celestine
To: [Mayor and Council - DNV](#)
Cc: [Erik Wilhelm](#)
Subject: Glenaire Townhome Proposal, Lions Gate
Date: October 23, 2017 10:49:32 AM

To District of North Vancouver Council and Staff:

I am writing in regards to the rezoning proposal submitted for the Glenaire Townhome project. I've grown up and lived in the lower mainland for the past 20 years and am currently a working professional in Downtown Vancouver. I am very interested in this project because it meets a number of my criteria in my search for my own home. The location of this project and transit availability tops my list since I work in the downtown core and the ease of travel is essential. Another key factor is the type of housing that's being offered, the stacked townhome with a larger living space (compared to a condo) and private roof deck - is now unattainable for me in Vancouver due to price and availability. Having nearby access to North shore trails and a walking urban lifestyle matches my healthy lifestyle which I'm keen to maintain, as I am a frequent hiker on the local mountains. I have been looking for a place of my own in both Vancouver and North Vancouver and this area is more affordable than what is available in Vancouver. Because of these reasons I am a strong supporter of Citimark and Woodbridge's project in Lions Gate.

Yours truly,

Celestine King



From: Aaron Handford
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhomes Proposal – Lions Gate
Date: October 23, 2017 11:23:20 AM

Dear Mr. Wilhelm and DNV Council,

I hope you are well. I am to support of the Glenaire Townhome project.

This proposal makes sense as it supports the vision that the DNV has for the revitalization of the Lions Gate Village. We need a wider variety of affordable housing options in North Van, as the days of affording a single family home seem to be over for the majority of the population. The development will also improve existing infrastructure, which the area needs.

I fully support the idea of "complete community" as this supports less need for vehicles and reduces carbon foot prints.

Thank you,
Aaron Handford



From: Wesley Fong
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhomes Proposal – Lions Gate
Date: October 23, 2017 11:34:53 AM

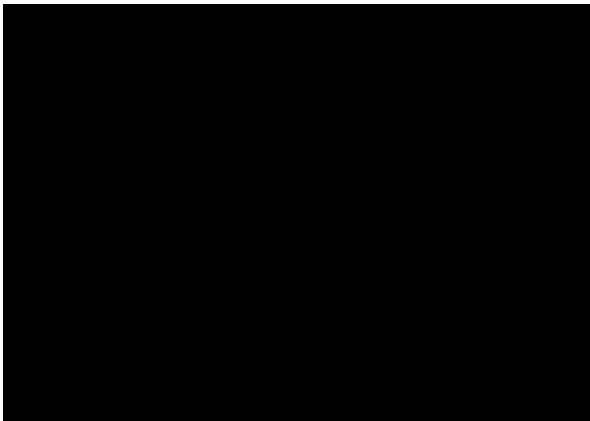
To Mayor Walton and Council,

As a father [REDACTED] who lives and works on the North Shore, I am writing in support of the Glenaire project. I believe that this project provides housing options that North Vancouver desperately needs. The District also stands to gain the much needed public improvements, revitalization and job opportunities that come along with it.

This project fills a void and it is consistent with the Districts vision for the future of this neighborhood.

Best Regards,
Wesley Fong

Wesley Fong



From: Catherine N. Wylie Pagliaro
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhome Proposal, Lions Gate
Date: October 23, 2017 10:46:03 AM

To Mayor Walton and Council,

I am a very active North Shore grandmother helping a number of my children, who also live on the North Shore, with their child care. I am writing in support of this project because I think it is a good fit with the growing and diverse needs of our community. The creation of a community at Lions Gate, with a full range of services including retail, transit, children's play areas, enhanced greenspace, walkways and connections to Capilano and Belle Isle Park will be wonderful addition to North Vancouver. I also hope it will provide a wider range of housing options for growing families like my own.

Sincerely

Catherine Pagliaro, B.B.A., B.Msc

[Redacted signature]

[Redacted contact information]

From: Rick Eastman
To: [Erik Wilhelm](#)
Cc: [Mayor and Council - DNV](#)
Subject: Glenaire Townhome Proposal, Lions Gate Village
Date: October 23, 2017 10:07:11 AM
Attachments: [image001.png](#)

Erik,

We are writing to provide our support for the proposed Lions Gate Village – Glenaire Townhomes development by Woodbridge and Citimark. We are long-time residents of NV District and fully support the addition of affordable condo and townhouse units in this neighbourhood. We have a major supply issue with condos and townhomes on the North Shore and a clear imbalance between supply and demand that has continued to place upward pressure on pricing. We need additional supply in the right neighbourhoods to help alleviate this pressure on pricing and provide more housing options for young families and downsizers. This area was identified by the District for multi-family development for all the right reasons:

- access to transit
- proximity to Downtown
- access to recreational trails of Capilano River and Stanley Park
- proximity to retail of Park Royal, Marine Drive and the future on-site retail development that is proposed

As we see our kids growing up and leaving home, downsizing options like this are important to us as well as the young couples and families that need alternatives to expensive single family housing. The proximity to retail, recreation, transit and Downtown Vancouver will also encourage residents to use walking and cycling in addition to public transit and help keep people out of their cars.

We urge Council to continue down the correct path and support this development.

Regards,

Rick & Sheri Eastman

[Redacted]

N. Vancouver

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: David Macfarlane
To: [Mayor and Council - DNV; Erik Wilhelm](#)
Subject: Glenaire Townhome Proposal, Lions Gate
Date: October 23, 2017 12:57:17 PM

To Mayor Walton and Council,

Like many families, mine deals with the reality of divorce and the need for housing options that can keep both parents in the community where they want to raise their children. I'm in support of the Glenaire project because it fills a significant gap in the options available on the North Shore. It goes without saying that most families are not able to support two single family homes, and condos don't always fit the bill. Townhome and rowhouse developments like Glenaire could allow more split families to remain on the North Shore.

Dave Macfarlane



From: Valerie Brennan
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhome Proposal Lions Gate
Date: October 23, 2017 12:43:40 PM

Dear Mr. Wilhelm and the North Vancouver District Council,

I am writing to you in regards to the Glenaire Townhouse Proposal at Lions Gate Village. As a life long resident of the District of North Vancouver, I want to express my full support of this project.

I support the Glenaire Townhome proposal at Lions Gate Village for many reasons. Firstly, on a personal note, I was fortunate enough to enter the housing market with my husband 15 years ago prior to starting our family. It was a stretch for us to purchase our small, 1955, rancher [REDACTED], but this was to be our starter home... or so we thought. We now have a family of 5 [REDACTED]. We had hoped to have been able to move to something newer and larger by this time in order to accommodate the size of our family. Nonetheless, we feel very lucky that we own a home in North Vancouver, of course, but the reality is that our home does not suit our needs, nor can we afford a complete renovation or re-build on our lot. I know many families that are in the same situation that we are in. We do not want to leave North Vancouver which is our home, and our children's home. The problem is that the current housing market does not provide enough affordable options for us to be able to move to something more appropriate. There are too few affordable family homes in North Vancouver as you know. The possibility of purchasing a brand new 4 bedroom townhome in an area of North Vancouver that will be transit focussed, community focussed and outdoor lifestyle focussed is very exciting. It would be ideal for my family and many others like us.

Aside from my own personal motives, I support this project as a citizen and community member of North Vancouver. This project seeks to provide much needed living space for families like ours, but also other members of our community that are in need of appropriate housing. There is so much competition in the market place for condominiums and townhomes because first time buyers and downsizers are competing for the same product. The Glenaire proposal has sought to provide options for many demographics, including seniors, and those with mobility issues. The plans for a community centre, park space, trails for walkability, playground for children, make this an ideal plan for many members of our community, and will become an ideal place for a people to connect and live a healthy and happy lifestyle. I see this proposal as a development that will lift up and rejuvenate the area. It will breathe new life into a prime area of real estate that has long been an eye sore in our beautiful community.

Thank you for taking the time to read my letter. I hope that you will consider my thoughts on the project.

Sincerely,

Valerie Brennan
[REDACTED]

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Glenaire Development
Date: October 23, 2017 2:16:58 PM

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

From: Charles Vidalin [REDACTED]
Sent: October 23, 2017 1:33 PM
To: Erik Wilhelm <WilhelmE@dnv.org>; Mayor and Council - DNV <Council@dnv.org>
Subject: Glenaire Development

Mayor Walton and Council,

An unfortunate reality is that many families, mine included, have to deal with divorce and the pressures of trying to create two new households. This is especially difficult when you want to stay in the North Vancouver community our children have grown up in as there are very few mid-sized housing options on the North Shore.

Projects like the Glenaire development are an important option between single family homes and tower condos. I think this mixed-use development, in a fully serviced community with excellent transit options, will be a good addition to the North Shore.

Thank you for your time.

Chuck Vidalin, CFA

[REDACTED]

From: Anthony Riglietti
To: [Mayor and Council - DNV: Erik Wilhelm](#)
Subject: Glenaire Townhome
Date: October 23, 2017 5:05:36 PM

Dear Mr. Wilhelm and DNV Council,

I am a writing to you as a resident of North Vancouver who is in support of the Glenaire Townhome project.

As someone who has seen far too many family and friends (including both my brothers to Port Moody) leave the North Shore due to lack of affordable, family orientated homes. I fully encourage homes like these to be approved by the District. These homes are desperately needed in North Vancouver, as they provide great options for families who have grown up here and want to stay here. Everything about this proposal is perfect for North Van. Including the location, type of developments, and the sense of community that will come along with this development and many others in the Lions Gate Village.

I sincerely hope this project goes ahead.

all the best,
Anthony

From: Liz Campomar
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhomes Proposal – Lions Gate
Date: October 23, 2017 6:37:36 PM

Dear Mr. Wilhelm and DNV Council,

I have been a resident of the DNV for most of my adult life. My husband and I are raising three children and up until not long ago, owned and ran a restaurant in the District.

I am writing to support the Glenaire townhome proposal as it is our belief that the District of North Vancouver badly needs new housing options for families who have grown up here and want to keep living in their community. The Glenaire proposal provides great affordable options for families, that are not currently readily available.

The project seems to fit perfectly with the Districts vision for the new Lions Gate village and provides much needed affordable housing options within a complete community. The idea of a village with retail available is great as well as the proximity to bussing to downtown which would alleviate some traffic congestion.

I am also very supportive of the much needed improvements and contributions to green space, new sidewalks, traffic calming measures and child play area that this proposal includes.

There are a lot of benefits to this well-planned proposal – I urge Mayor and Council to vote this through.

Liz Campomar

From: Klowe Lowe
To: [Mayor and Council - DNV](#)
Subject: FW: Glenaire Townhome Proposal, Lions Gate Village
Date: October 24, 2017 7:25:08 AM

Hello,

This was sent to the wrong address. Please see below.

Regards,

Kevin

From: Klowe Lowe
Sent: Tuesday, October 24, 2017 7:19 AM
To: 'wilhelme@dnv.org' <wilhelme@dnv.org>; 'coucil@dnv.org' <coucil@dnv.org>
Subject: Glenaire Townhome Proposal, Lions Gate Village

Hello,

My name is Kevin Lowe and I have been a North Shore resident for 8 years. During my time of calling North Vancouver my home, I have seen a substantial change not only in the culture of the city, but in the landscape and development of residential areas. With these evolutions, my love of this city has only grown. As such, I am writing this letter to add my support for the development proposal called Glenaire that is being proposed by Woodbridge Homes and Citimark Group. I believe that this proposed property would add to the sense of community in the area. The Glenaire proposal provides synergy to the already growing area. There will be bike lanes on the proposed property as well as a children's playground. This adds value to growing families. One my favourite things about North Vancouver is the surrounding nature and easy access to hiking and trails. This proposal will help connect people in the area to the Capilano River Trails and will promote healthy living, one of the qualities that North Vancouver is most known for. Please consider this note as my support to the Glenaire proposal.

Kind regards,

Kevin Lowe

From: Aimee LeSage
To: [Mayor and Council - DNV; Erik Wilhelm](#)
Subject: Glenaire Townhomes Proposal – Lions Gate”
Date: October 25, 2017 8:24:12 AM

Dear Mayor and Council,

I am writing to you as a long time resident of North Vancouver to express my support for the Lionsgate Village/Glenaire proposal.

This proposal makes sense as it supports the vision that the DNV has for the revitalization of the Lions Gate Village. We need a wider variety of affordable housing options in North Van, as the days of affording a single family home seem to be over for the majority of the population. The development will also improve existing infrastructure, which the area needs.

Kind regards,

Aimee LeSage

From: andrew williams
To: [Mayor and Council - DNV; Erik Wilhelm](#)
Subject: Glenaire Townhouse Proposal
Date: October 25, 2017 12:19:08 PM
Attachments: [LGV Andrew.docx](#)

Hi,

Attached is a letter proposing my strong support for the Glenaire townhouse proposal.

Please let me know if you need further information.

Andrew

October 26, 2017

Mayor and Council

I have been keenly following the evolution of the Lions Gate Village neighborhood and the various projects including the Citimark/Woodbridge proposal and believe this is an ideal location for the types of projects being proposed. The variety of unit sizes and mixes will certainly provide options for consideration as a first time home owner. I am attracted to the stacked townhouse format in the Citimark/Woodbridge proposal, particularly the upper two storey units with the roof decks.

It is an ideal location for someone such as myself who works downtown and would take advantage of the frequent transit service to the downtown core.

Many of my friends who grew up on the North Shore are in a similar situation to myself and I hope you will take our situation into consideration in approving more housing options allow people in my age category to consider home ownership on the North Shore.

Thank-you for your consideration of my thoughts.

Andrew Williams

[REDACTED]

[REDACTED]

From: Patti Houston
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire townhouses
Date: October 25, 2017 9:31:01 PM

Mayor and Council

I am writing to express my support for the Citimark/Woodbridge townhouse project proposed for the north side of Fullerton Ave in the Lions Gate Village area. This is a form of housing that is needed in the District and this is a suitable location for it with its proximity to public transportation and walkability to retail and office services. The area is need of a revitalization and this project together with the others planned in this precinct will make for a vibrant neighborhood on completion.

Thank-you for considering my comments.

Patti Houston

[REDACTED]

[REDACTED]

From: Jason Boudreau
To: [Mayor and Council - DNV](#); [Erik Wilhelm](#)
Subject: Glenaire Townhome Proposal, Lions Gate Village
Date: October 26, 2017 10:14:51 PM

Dear Erik and NV Council,

I am sending you this email in support of the Lions Gate Village project I have come to learn about.

As a North Vancouver resident (and soon-to-be business person), there are a number of reasons why I am in support of this development.

Firstly, there is a clear lack of quality, mid-priced homes on the North Shore, period. In addition to the lack of supply, I have noticed that generally any supply that is available is in areas less desirable (ie; at the bottom of the cut on the highway) or less affordable (ie; Edgemont) than where the LGV site is located.

Further to this, there is a clear vision for having much more of a neighbourhood feel with LGV and this lends itself well to young families who have the ability to both purchase a home at an affordable price point and have a safe, quiet area in which their kids can go out and play in without worry.

The other reason I support more supply of quality multi-family homes being built in N Van is that We need places that employees can afford to live in and also work in without having to cross either of the bridges.

For example, with our business, we need good quality people that we pay well yet they can't afford to live in the higher-priced, single-family homes in most of North Vancouver. We want them to feel that living and working in the same community is not only doable but is enjoyable, comfortable and convenient. The current reality however, is that many of the suitable candidates for working for our firm cannot afford to live how they want to on the North Shore and are then forced to commute over to the bridges. The interesting thing about this particular type of person is that they earn enough to afford a car they can drive to North Van but can't afford to live here so the result is more cars on the bridges, which frustrates everyone trying to get on and/or off the North Shore.

In closing and to reiterate, I am fully in support of the Lions Gate Village development. I feel it is in an amazing area that will be great for families and provide a much-needed source of well-priced housing that these families can live and raise their families in, build community and enjoy the incredible life we all enjoy here in North Van.

Sincerely,

Jason Boudreau

--

JASON BOUDREAU CFP, CLU

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Stan and Lisa Cratchley
To: [Erik Wilhelm: Mayor and Council - DNV](#)
Subject: Glenaire Townhome Proposal, Lions Gate Village
Date: October 26, 2017 6:31:48 PM

To Staff and Council:

My name is Stan Cratchley. I am [REDACTED]
[REDACTED] This is my first letter to City Council of any kind and I am writing it because I am passionate about the North Shore, I love my community and believe that this project is the right thing for this area. I live In the District of North Vancouver and have been on the North Shore for more than 20 years. There is no more beautiful place in the world to raise my children and share a home with my wife and family. My wife Lisa has lived on the north shore her entire life and we both call this our home now and for as long as God allows us to be on the earth. My mother in law also lives on the North Shore and my own mother is now moving from the Island to North Vancouver because of my love for the area. My point with all of this is that I am not an investor or someone who will benefit in any way form this project, I am simply someone that live here and believes that the project being presented by Glenaire would fit in perfectly with what is desperately needed on the North Shore and with what we already have in the area. I have taken time out from my day to examine their proposed plans and more time out of my day to write you all in favor of what I have seen.

This really will be what I think is a perfect community setting. A good mix of food stores, retails stores, a community center and a number of different housing options. The area is in need of more retail opportunities and more people that live near those shops to spend money on the North Shore and not always travel outside our City to get what they need .

The proposal should certainly appeal to all ages and a variety of price ranges from what I can see. Everything from 1 to 4 bedroom homes which allow for single families, older people downsizing from larger homes, single level options for the elderly and smaller places for those who simply need a better priced home to use as a base from which to live and work. Most of the homes have at least two bedrooms which is something the North Shore is in desperate need of and it seems that the developers have considered all of this in selecting a variety of options for those who want to live in this sought after area. I can also see that there will be traffic calming options ,more green space better sidewalks and paths for walking and biking to and from the river and park Royal and a children's play area that can be used by all In the community. I can tell you that I have two children and one of the challenges has always been finding new and interesting areas to take the children that are safe, and specifically meant for young ones to zip around and enjoy the fresh air rather than sit inside on a play station or I pad.

It really is the ideal location for people to live. It is close to transit weather going to work or shopping at the mall or heading to Vancouver. You are near the bus routes, an ideal cycling network and within walking distance to everything that is important to a family of 4,an elderly couple going for a walk or a single person looking for that one thing they need to buy or do before they start their weekend.

I hope that my email makes sense to all of you and that my support is taken seriously and for what it is, a letter from a north shore resident who cares about his community and wants to support something that will make it an even better place to live.

Sincerely Stan Cratchley

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Glenaire Townhome Proposal, lions Gate Village
Date: October 31, 2017 11:13:52 AM

From: John Vieira [REDACTED]
Sent: October 31, 2017 9:08 AM
To: Erik Wilhelm <WilhelmE@dnv.org>; Mayor and Council - DNV <Council@dnv.org>
Subject: Glenaire Townhome Proposal, lions Gate Village

Erick and Council,

I'm am writing this letter in regards to the Glenaire Townhome Proposal at Lions Gate Village.

My family and I are looking to relocate from downtown to the North shore. We have a growing family and are looking for this type of housing, as the detached home market has moved well above our budget.

I've lived on the North Shore in the past and have always wanted to raise my children there. We love the outdoors and this projects location is ideal for us because of the green space and quick access to Lions Gate bridge as I run a small business in the city. My wife, a elementary school teacher will likely look to take a position on the Shore as we've heard there is a shortage and most unable to afford to live in the community. This project would give us the space needed for our growing family.

Thanks for reading this letter. We hope that this will help with moving forward with the project. We look forward to raising our family on the beautiful North Shore.

Thanks
John and Amanda Vieira.

We look forward

Sent from [REDACTED]

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Glenaire Townhome Proposal, Lions Gate Village
Date: November 03, 2017 8:19:23 AM

From: Frances Turcic Okano [REDACTED]
Sent: November 02, 2017 8:15 PM
To: Erik Wilhelm <WilhelmE@dnv.org>; Mayor and Council - DNV <Council@dnv.org>
Subject: Glenaire Townhome Proposal, Lions Gate Village

Dear Erik Wilhelm and the DNV Council,

Please accept this email as an indication of our support for the Glenaire Townhome Proposal, Lions Gate Village.

Developing such a key location on the North Shore is both necessary and proactive.

Not only will this development address the need for more diverse housing options suitable and appealing to young professionals, families, and downsizers, but the development will provide a realistic alternative to the single family home for those still hoping today to be able to afford residency in North Vancouver.

Paramount to any development is ease of access. This location is well serviced by bus lines, proximity to downtown, and all that the North Shore has to offer is at ones fingertips – via transit.

The planned community enhancement and infrastructure improvements that go hand in hand with this development would be significantly beneficial, and a welcome addition to the area.

In our view, a win win approach on all fronts!

Thank you
Terence and Frances Okano
North Vancouver residents

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Glenaire Townhome Proposal, Lions Gate Village
Date: November 06, 2017 8:27:51 AM

From: Paul Batts [REDACTED]
Sent: November 05, 2017 3:46 PM
To: Erik Wilhelm <WilhelmE@dnv.org>; Mayor and Council - DNV <Council@dnv.org>
Subject: Glenaire Townhome Proposal, Lions Gate Village

Dear Council,

As a North Vancouver resident, I cannot say enough about our natural amenities in the area such as parks, trails, ocean views, mountains and more. That is what makes our community such an attractive and popular place in which to reside. What concerns me is that the current lack of housing options and affordability are severely affecting the ability of our children to ever afford a home in our community. With single-family home prices placing them out of reach, what can the next generation purchase? While there are some condominiums in the area, there are not enough entry-level townhome choices in the market for these young families.

For these reasons, I support the Woodbridge Properties and Citimark "Glenaire" proposed development. It includes a number of townhomes of different sizes providing a variety of home choices and prices for people who don't want a condo but who can't afford a single family home. North Vancouver needs this "missing" housing in order to provide people financially viable housing options that are still close to transit and the natural amenities we all enjoy on the north shore.

I hope that this development becomes a reality in North Vancouver.

Sincerely,
Paul Batts & Mandy Causer

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Glenaire Townhome Proposal, Lions Gate Village
Date: November 27, 2017 8:23:47 AM

From: Liam McCormick [REDACTED]
Sent: November 26, 2017 8:08 PM
To: Mayor and Council - DNV <Council@dnv.org>; Erik Wilhelm <WilhelmE@dnv.org>
Subject: Glenaire Townhome Proposal, Lions Gate Village

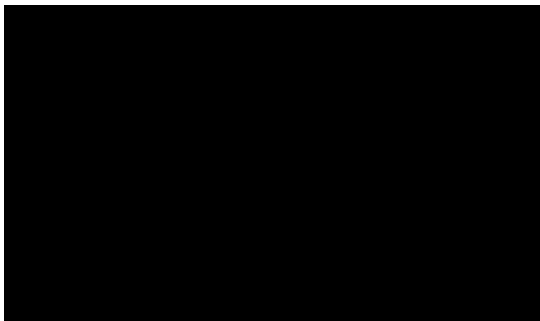
Dear Erik Wilhelm and the staff and council of the District of North Vancouver,

This is in support of the development of the Lions Gate Village townhome project. I believe that this development would bring more affordable housing proximal to city centres and areas of work than is currently available to a new generation of young professionals. As you are doubtlessly aware, the lower mainland is not friendly to young generations trying to find homes close to work that are affordable to rent or buy. It is increasingly common to hear of young people leaving our cities to move across province or country in search of more liveable conditions. It is also common to hear store owners and service providers worrying over their operations when they cannot maintain good staff because people are unable to live close to those job spaces. These situations point to major problems in our community that need to be corrected and *can be* through projects like the Lions Gate village proposal.

In support of small business owners, in support of young people trying to start a career and/or family, in support of smaller and more meaningful communities that facilitate connection and belonging, please pass the Glenaire Townhome Proposal for Lions Gate Village.

Sincerely,

Liam McCormick
Resident of the District of North Vancouver



From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Public Input from Mr Colbert
Date: April 03, 2018 8:26:53 AM
Attachments: [BellseIslandPlaceJointProject.pdf](#)

From: Hazen Colbert [REDACTED]
Sent: March 31, 2018 1:45 PM
To: DNV Input <input@dnv.org>
Subject: [REDIRECTED]Public Input - Citimark/Woodbridge Application

Please find attached public input for the not-yet-scheduled Public Hearing for the Citimark/Woodbridge 150-unit townhouse project in Lions Gate.

Hazen Colbert

Building a Diverse & Caring Community



Hazen S. Colbert
North Vancouver, March 2018

“An attempt by a passionate and engaged resident of the North Shore to shift land use policies from avarice to favour Human Rights and home affordability, and to shift us, if only incrementally, toward a more just society in the face of municipal opposition”

Preamble

This submission at public hearing prays for human rights. It is a prayer, in the form of a civil and peaceful manifesto that elected officials will apply our Rights as residents of this great country under the Canadian Charter and under the BC Human Rights Code. Under the Charter Section 6, Canadians have the right to live anywhere in the country on any street, to move from place-to-place. Canadians have the human right to quality, affordable housing. The wealthy are responsible for paying their taxes. Elected officials are responsible for ensuring these rights are protected, and that responsibilities are enforced.



***Once more unto the breach, dear friends,
once more....***

The OCP

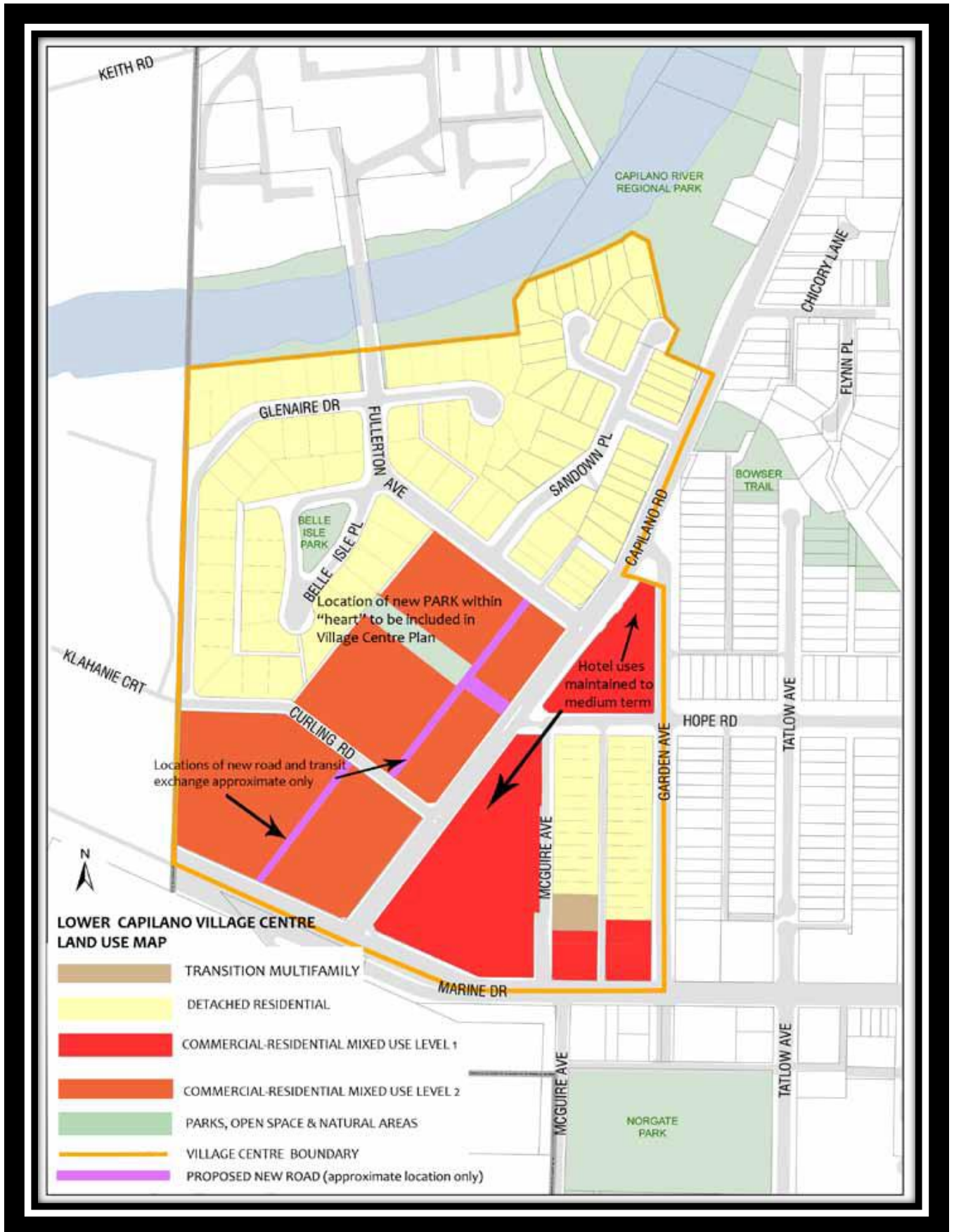
The North Shore News reported on the retirement of Mayor Richard Walton by quoting him regarding the need for affordable housing in the District.

"The longest-serving mayor in the history of the district, Walton frequently championed developments intended to offer (affordable) housing options to the "missing generation" priced off the North Shore.

In 2012, Walton cast the deciding vote on the Seylynn development which included a 32-storey tower. Walton contended low-cost housing was crucial to rejuvenate a municipality characterized by a steadily climbing average age and schools in danger of closure."

Despite that no affordable homes were ever built at Selynn, Walton also championed the OCP allegedly to create low cost housing elsewhere, none of which similarly was ever built. In the Lion's Gate catchment, the location of the Citimark/Woodbrige application, Walton and disgraced ex-councillor Alan Nixon (twice sanctioned by the BC Real Estate Council for malfeasance) championed the troubled Grouse Inn development and the now restructured Larco redevelopment. Municipal hall went so far as to waive millions of dollars in property taxes for Larco's billionaire parent, the Laiji family who are now caught in the crosshairs of a potential CRA investigation.

The OCP is a colossal failure having become a platform for tax evasion through such vehicles as Single Lot Improvement Areas (SILAs) and systemic real estate speculation. In Lions Gate, presented in the image on the next page, the alleged "low cost housing" referenced by Walton was actually a supply of over 250 townhomes with an average price of \$1million replacing homes where residents eared an average of \$66,000 a year.



The Need for Supportive LGBTQ Seniors Housing

The American Journal of Public Health recently reported very high levels of PTSD in LGBTQ people.

LGBTQ people deal with legacy stress as best they can.

This author might be considered successful dealing with legacy stress. Why? The author notes the answer is simple because, at the age of 56 he is still alive. A study in 1990 in Vancouver estimated that 50% of gay men aged 20 would not live to 65, 43 years of age being the life expectancy. Things have improved since 1990 but still mortality rates among men of the author's age cohort (under the age of 59) with minority sexual orientation status are 360% higher than the heterosexual control group. Life expectancy is rising now but still only 53 years-of-age based on studies a few years old. Even the survivors are challenged. Research shows that for the LGBTQ cohort over 55-years-of-age, wisdom that comes with age is too often paired with loneliness and depression. Legacy stress leads to self-help absent moderation. Substance abuse and suicide is the new closet of the LGBTQ community. Age, weight, HIV+ status shaming within the gay male community is systemic. The research is unequivocal. Supportive housing for the aging LGBTQ population is a real need.

The Los Angeles LGBT Center offers a social model for queer people to age with dignity and manage legacy stress through the Triangle Square Seniors Apartments.

With an appropriate community amenity contribution from the applicant, such a social model could be implemented on the North Shore and in the DNV.

Building a Caring Community

If Citimark/Woodbrige application was truly consistent with the OCP, and consistent with building a caring community it would include:

- Additional public consultation under S 475 of the Local Government Act including with Metro Vancouver given the issues of access to the Capilano Regional Park through two private trails
- The purchase of DNV land as laid out in the application conditional on the completion of an 80-unit affordable coop building on District and Metro land, built by the applicant with combined funding by the applicant and the federal/provincial governments
- At present CACs are calculated at \$575,000. Such a piddly amount is ridiculous. This project will generate at least \$150 million in revenue (150 units x \$1 million). Typical net profit is 15% of revenue or \$22.5 million. That \$22.5 million is entirely because of municipal rezoning. So shouldn't the municipality be sharing the wealth with its residents? So I propose CAC's of \$6 million be set aside and targeted for supportive LGBTQ seniors' rental building on the east side of Capilano Road or elsewhere in the DNV.
- If families with alleged incomes of \$66,000 a year can afford a \$1 million townhouse, then they can pay a little extra to get us the \$6 million in CACs.
- Far broader public access for the much larger community to the waters' edge of the Capilano Regional Park.
- Tennis courts allowing the Capilano Tennis Club to relocate to the location and be integrated with the community center on the Larco lands, freeing up the existing DNV land being leased for \$1 a year to the tennis club to be used as an affordable housing site.
- Partial funding for an integrated daycare and senior care facility in Lions Gate.

- A car sharing facility in the underground parking garage
- A new vehicle access point access to Marine Drive westbound without having to first travel east to Capilano Road.
- Integration with Klahanie Court and Klahanie Park including enhanced pedestrian access to the Lions Gate bridge cloverleaf

The OCP Implementation Monitoring Committee should be opining on this project. The Committee should also have LBGTQ representation. No one should be censored even accosted as the case may be because they advocate for supportive LGTBQ housing for an aging population.



April 12, 2018

To Mayor and Council:

I'm writing to comment on the Glenaire townhome development being proposed by Citimark/Woodbridge Homes. I will be away on April 24 and want to make sure that my support for the townhome project was noted.

I am a longtime North Vancouver resident, growing up in the District and I have lived in my home in the Norgate neighbourhood for 25 years. Both of my adult children have moved from the District, one to Kamloops and the other to Vancouver.

My daughter in Vancouver would like to move back to the District to live in a townhome, but there are so few available. It is challenging for young adults who would like to start a family and put down roots when their only choices are effectively detached homes or smaller wood frame condos. I am also considering downsizing and would like to stay in the area.

I appreciate that the Glenaire proposal includes homes ranging from 1 – 4 bedrooms, including both single-storey ground level flats (great for seniors, downsizers, singles and couples) and stacked townhomes (a good option for families).

Traffic is of course a concern and it has increased greatly over the last few years. There are many factors besides increased density that have contributed to increased congestion, and the

notion that we should stop new development because of this is not realistic. The District of North Vancouver is a desirable place to live and people are going to want to continue to be here – we need to encourage housing options other than single family homes in order to meet this need.

I urge Council to support this project.

Yours truly,

Rhonda Spence



From: Ron & Margaret McGregor
To: [DNV Input](#)
Cc: [Lisa Muri](#)
Subject: Citimark & Woodbridge proposed development
Date: April 16, 2018 9:51:00 AM
Attachments: [McLallen Glenaire east to council.doc](#)

Once again we express our concern about the developments in the Lions Gate Village area, and the one being presented at the April 24th meeting is no exception.

This council is far too concerned with acceding to developer plans and has completely missed any nod to affordability and encouraging transit oriented housing. The scale of developments combined with the simultaneous construction schedules has turned our area into a disaster zone.

Ron & Margaret McGregor



Re: McLallen, Glenaire developments.

Once again, I draw the council's attention to the continuing over-development of unaffordable housing in the Lions Gate Village area.

Nothing in our concept of increased density could account for the over-sizing and overbuilding of the Lions Gate Town Centre. It is beginning to appear as though only the drawn-out process for the Larco development resulted in anything approaching acceptable changes. The development proposal currently under review has similar problems to much of the approved development in this area. Specifically:

- too much resident parking for a transit-oriented area,
- four storey heights, rather than the more traditional two storey developments that are common on the north shore thus ensuring canyon-like shadowed streets. Yes, three storeys plus a covered roof-deck equals four storeys by anyone's definition.
- Luxury trappings and size will ensure that none will be affordable to the great number of people on the north shore who would like to own here,
- the absence of any meaningful play or recreation areas except for the existing Belle Isle park,
- and the exponential increase in the number of dwellings compared to the existing community.

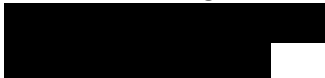
In our view, Council has permitted the developers to run amok!

And that's just the overall view of these proposals. Adding to these concerns is the question of traffic, particularly when considering the effect of the Grouse Inn and Earls' proposed developments. We are effectively cut-off from the rest of the District during rush-hour.

Rush-hour is a nightmare now and the high number of parking spaces proposed for these new developments is the wrong move – fewer cars per unit and more transit is the only solution.

April 16, 2018

Ronald R. & Margaret McGregor



From: David Macfarlane
To: [DNV Input](#)
Subject: Glenaire Public Hearing -April 24th - Support
Date: April 17, 2018 8:50:38 PM

To Mayor Walton and Council,

Like many families, mine deals with the reality of divorce and the need for housing options that can keep both parents in the community where they want to raise their children. I'm in support of the Glenaire project because it fills a significant gap in the options available on the North Shore. It goes without saying that most families are not able to support two single family homes, and condos don't always fit the bill. Townhome and rowhouse developments like Glenaire could allow more split families to remain on the North Shore.

Dave Macfarlane

[REDACTED]

[REDACTED]

Dave

From: Laurence Putnam
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 - Support
Date: April 17, 2018 3:01:34 PM

Dear Mayor & Council of the DNV,

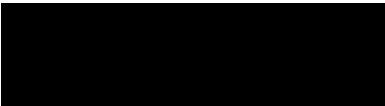
As a former resident of the District (now a resident of the City) but someone who has called North Vancouver home for 27 years, and as a young professional who works long hours but for whom the dream of traditional, single detached home ownership remains decades away, I'd like to voice my support of these townhouses.

I realize a lot of older people in the District don't like to see development - "not in my backyard" seems to be how the saying goes. But I'd like to remind you as a young person that this is my backyard too and as someone who would like to be a future taxpayer, it's townhouses like these that make home ownership on the North Shore realistic for me.

Doing nothing is a decision in itself - in this case it's a decision to side with the NIMBYists who have been made wealthy through home ownership, yet who would seem to deny my generation the same opportunity.

I hope Council will continue to make decisions that seek to INCLUDE people like me in the future of North Vancouver.

Cheers,



Laurence Putnam



From: Grant Longhurst
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 - Support
Date: April 17, 2018 3:11:05 PM

Mayor Walton and Council,

My wife and I have had the privilege of raising our family on the North Shore. And as we edge closer to the "empty nest" phase of our lives I am hopeful that there will be options for us to downsize into that can let us live in the community that we know and love, and still meet our needs.

I am writing in support of the proposed Glenaire project because I feel it is just such a development. Our next move will not be into a condo, and the townhome and row housing proposed for Glenaire is a terrific middle option that makes financial sense. In my opinion, the central location, transportation options and overall plan for the community can be terrific additions to the District and the North Shore as a whole.

Thanks for the opportunity to comment.

Grant Longhurst

[REDACTED]

[REDACTED]

From: Nina Parente
To: [DNV Input](#)
Subject: Glenaire"s Public Hearing - April 24
Date: April 17, 2018 3:29:48 PM

I am writing in support of the revitalization of the Lions Gate Town Centre and the Glenaire townhome proposal.

I have been online to the DNV website and am in full support of the OCP. I love the idea of the complete community with shops and services, new parks and a variety of affordable housing options. I truly believe that the Glenaire proposal will contribute to this master plan.

My father grew up in North Vancouver, graduated from North Vancouver High School. My mon grew up in North Vancouver, graduated from Handsworth. They raised me and my two sisters in North Vancouver, we all graduated from Handsworth. We are all still living on the North Shore and now have families of our own, children who are now in high school and university and will soon be looking to buy a place of their own and although we have done well for ourselves, worked hard, saved money and provided as best we could, there is no way that my children are going to be first time home buyers of a single family home on the North Shore like we were. We desperately need affordable housing options for them like the Glenaire project is proposing.

We are also far overdue for public improvements in that area. As the DNV entrance corridor from Downtown Vancouver and West Vancouver, it should would be nice to see a vibrant new infrastructure. The fact that this project will provide new trails, greenspace and safe play areas is a huge bonus.

The Glenaire proposal supports the DNV's vision for Lions Gate Village vibrant, pedestrian friendly, complete community and I urge the Mayor and council to consider that when voting to move this project forward.

Thanks so much, Nina Parente

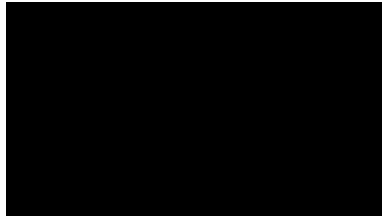
From: Deanna Loychuk
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 17, 2018 3:36:59 PM
Attachments: [signature logo.png](#)

I am 100% backing this project!!!!

As the Glenaire proposal will result in new sidewalks, traffic calming measures, and enhanced green space and connections. This new infrastructure will help encourage more active modes of transportation and create better pedestrian connections.

Thank you,
Deanna

Deanna Loychuk



From: Sudo Sarkar
To: [DNV Input](#)
Subject: Reg. Glenaire Townhouse Proposal - Public Hearing on Apr 24, 2018
Date: April 17, 2018 4:03:09 PM

Hi,

I am a North Shore resident and am writing in support of the Glenaire Townhouse Proposal, Lions Gate Village.

I am aware of the proposed development plan in the area and the multi-family housing options being planned for the Lions Gate Village community, and look forward to seeing more townhouses coming up in that area.

My primary interest is to setup principal residence in that community because of its proximity to downtown, transit options, great lifestyle and a favorable school catchment.

Please do not hesitate to reach out to me if you have any further questions.

Regards,

Sudo Sarkar
(778) 866-6135
5343 Monte Bre Cres, West Vancouver, BC

From: Mark Stephenson
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 17, 2018 4:09:08 PM
Attachments: [image005.png](#)
[image006.png](#)

To Mayor Walton and Council,

I've had the privilege of growing up on the North Shore and being able to raise my own family here as well. I'm also the founder of a North Vancouver based business. My business partner has a young family, and we employ a growing number of younger employees. I am writing in support of the Glenaire project because I would like to see these energetic, driven and successful people have the opportunity that I had, and be able to call the North Shore home. That can only happen if we continue to offer a wide range of housing opportunities and support developments that create fully serviced communities. I feel that Glenaire achieves those goals and can be important part of the Council's Lions Gate Village plan.

Thank you!

Mark Stephenson



From: Sheila Colman
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 - Support
Date: April 17, 2018 4:16:32 PM

To Whom It May Concern,

I am a resident of the DNV and wanted to express my support for the Lionsgate Village/Glenaire proposal development. The North Shore badly needs new housing options for families who have grown up here and want to keep living in their community. The Glenaire proposal provides a great affordable option for families, that isn't readily available now, with varying 1-4 bedroom home sizes to fit different budgets and needs.

There are a lot of benefits to this well-planned proposal including:

1. **Transit focussed:** Lions Gate Village is an ideal location for development. Glenaire is located on the Frequent Transit Network (10-15 minute bus ride downtown) and the cycling network (easy and direct access to downtown and the north shore). It is also within walking distance to Park Royal Shopping Centre and will be within walking distance to the new community centre, parks, shops, and services. This location reduces dependence on cars. Frankly, there is too much car dependent living on the North Shore already.
2. **Infrastructure improvements:** Currently the neighbourhood at Capilano and Marine is neglected and underdeveloped. The Glenaire proposal envisions new sidewalks, traffic calming measures, and enhanced green space and connections. This new infrastructure will help encourage more active modes of transportation and create better pedestrian connections.
3. **Access to green space:** The Glenaire proposal will provide new trails and pedestrian connections from Belle Isle Park and the community centre to the Capilano River Trails.
4. **Safe play spaces:** The Glenaire proposal will provide a children's play area and green space for the enjoyment of the community.

The Lions Gate Village area will include new shops and services (grocery store, retailers, etc.), a community centre, new parks, and a variety of housing options (townhomes, condos, rental apartments, etc.). The Glenaire proposal is going to be a valuable contributor to this new community. The Glenaire proposal will help new local-serving businesses thrive, will support job creation and drive vibrancy at the new community recreation centre. This proposal will help the Lions Gate Village plan succeed.

My family is personally interested in this project proceeding for me and my husband as we down size and for our young adult children as they try to find a home on the North Shore in the coming years.

Thank you for your consideration,
Sheila Colman

 DNV

From: ROMELLA DUFFY
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 17, 2018 4:24:44 PM

To Whom it may Concern,

I am writing to express my support for the Glenaire Townhome project.

I grew up on the North Shore. My parents are long time residents [REDACTED]

[REDACTED] The reality I am facing is that affording a single family detached home on the North Shore [REDACTED] is not attainable but moving off the North Shore to afford to live is also not appealing. We really need more options when it comes to housing types on the North Shore for people like me and people like my parents who will soon look to downsize but will also want to stay on the North Shore.

Ideally I'd like a home [REDACTED] and that we can afford and be happy in. I have been keeping an eye on the redevelopment of the Lions Gate area and most specifically the Glenaire townhomes. The location is ideal and I really like that it will include shops and services and have a village feel to it with green space.

I sincerely hope that the DNV moves forward with this project. I cant think of any reason why they shouldn't.

Regards,

Romella Duffy

From: Aaron Handford
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 17, 2018 4:32:49 PM

Dear Mr. Wilhelm and DNV Council,

I hope you are well. I am to support of the Glenaire Townhome project.

This proposal makes sense as it supports the vision that the DNV has for the revitalization of the Lions Gate Village. We need a wider variety of affordable housing options in North Van, as the days of affording a single family home seem to be over for the majority of the population. The development will also improve existing infrastructure, which the area needs.

I fully support the idea of "complete community" as this supports less need for vehicles and reduces carbon foot prints.

Thank you,
Aaron Handford



From: Vidalin, Charles
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 17, 2018 4:44:22 PM

Dear Mayor Walton and Council,

An unfortunate reality is that many families, mine included, have had to deal with divorce and the pressures of trying to create two new households. This is especially difficult when you want to stay in the North Vancouver community where our children have grown up, as there are very few mid-sized housing options on the North Shore.

Projects like the Glenaire development are an important option between single family homes and tower condos. I think this mixed-use development, in a fully serviced community with excellent transit options, will be a good addition to the North Shore.

Thank you for your time.

Chuck Vidalin, CFA

[Redacted signature block] m

[Large redacted area]

From: Catherine N. Wylie Pagliaro
To: [DNV Input](#)
Subject: Glenaire Townhome Proposal, Lions Gate
Date: April 18, 2018 8:14:06 AM

From: Catherine N. Wylie Pagliaro <cc@csfm.com>
Sent: Monday, October 23, 2017 10:46 AM
To: WilhelmE@dnv.org; council@dnv.org
Subject: Glenaire Townhome Proposal, Lions Gate

To Mayor Walton and Council,

I am a very active North Shore grandmother helping a number of my children, who also live on the North Shore, with their child care. I am writing in support of this project because I think it is a good fit with the growing and diverse needs of our community. The creation of a community at Lions Gate, with a full range of services including retail, transit, children's play areas, enhanced greenspace, walkways and connections to Capilano and Belle Isle Park will be wonderful addition to North Vancouver. I also hope it will provide a wider range of housing options for growing families like my own.

Sincerely

Catherine Pagliaro, B.B.A., B.Msc

[Redacted signature block]

[Redacted signature block]

From: Jodie Gruber
To: [DNV Input](#)
Subject: Glenaire Public Hearing -April 24 - Support
Date: April 18, 2018 9:31:55 AM

Mayor Walton and Council,

I was born and raised on the North Shore and am now raising my two young children here as well. We are long time renters but are hoping one day to be able to buy our own home. Condo living is not ideal for a growing family but the likelihood of affording a single family house is slim. I'm in support of the Glenaire project as the townhome and row housing provides an option that would meet our long term family needs at a price point we can afford.

Thanks for your time.

Jodie Parente, RN, BSN



From: Terri Miller
To: [DNV Input](#)
Subject: Glenaire Public Hearing-April 24-Support
Date: April 18, 2018 9:35:11 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Dear Mayor & Council,

As a lifelong resident of the District of North Vancouver and a young professional who works in the District as well, it's townhouses like these that make home ownership on the North Shore realistic for me.

I've been to your website and looked at the plan for the Lions Gate area and am looking forward to the new community. The District of North Vancouver is well overdue in making these kinds of housing options available.

The location works perfect for me as I work on Marine Drive and the location lends itself as walking distance to Park Royal so no need for driving.

I sincerely hope you vote to move this project forward.

Terri Miller

Terri Miller



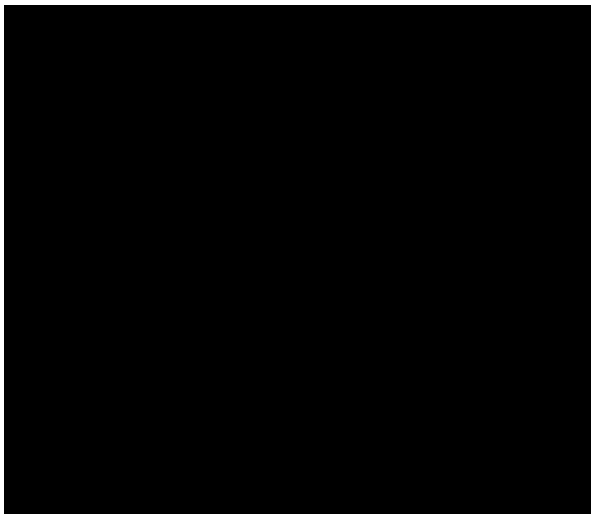
From: Wesley Fong
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 18, 2018 10:54:13 AM

To Mayor Walton and Council,

As a father of three boys who lives and works on the North Shore, I am writing in support of the Glenaire project. I believe that this project provides housing options that North Vancouver desperately needs. The District also stands to gain the much needed public improvements, revitalization and job opportunities that come along with it.

This project fills a void and it is consistent with the Districts vision for the future of this neighborhood.

Best Regards,
Wesley Fong



From: Anthony Riglietti
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 18, 2018 11:31:23 AM

Dear DNV Council,

I am a writing to you as a resident of North Vancouver who is in support of the Glenaire Townhome project.

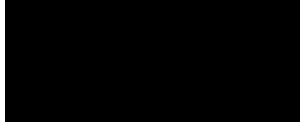
As someone who has seen far too many family and friends (including both my brothers to Port Moody) leave the North Shore due to lack of affordable, family orientated homes. I fully encourage homes like these to be approved by the District. These homes are desperately needed in North Vancouver, as they provide great options for families who have grown up here and want to stay here. Everything about this proposal is perfect for North Van. Including the location, type of developments, and the sense of community that will come along with this development and many others in the Lions Gate Village.

I sincerely hope this project goes ahead.

all the best,
Anthony

From: Christine Baracos
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 - Support
Date: April 18, 2018 11:44:40 AM

Christine D. Baracos



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

April 17, 2018

Dear Mayor and Council,

I am a long time resident of North Vancouver as well as a former business owner on the North Shore.

I'd like to express my support for the Lionsgate Village/Glenaire proposal development. As single family detached home ownership in North Vancouver becomes more and more unattainable, the District has to look at a wider variety of housing options in our community.

This location is ideal as it is convenient with close proximity to the Lions Gate bridge, Park Royal, sport fields and many more amenities. The location also lends itself very well to the Complete Community with new shops and services, a community centre, new parks and children play area.

I also look forward to improvements to the sidewalks, greenspace and infrastructure that the revitalization of the Lions Gate area and this project are proposing.

The Glenaire proposal will be a valuable contributor to this new community.

*Kind regards,
Christine D. Baracos*

From: Maureen Elliott
To: [DNV Input](#)
Subject: Glenaire Public Hearing-April 24th Support
Date: April 18, 2018 3:47:58 PM

To Whom it may Concern,

I am writing to express my support for the Glenaire project.

I grew up in North Vancouver in the Edgemont village area and purchased a home there in 2000. Unfortunately the home was sold when [REDACTED] my situation changed. Since then, I have rented in order to stay in the area where my child goes to school as I can no longer afford to buy in the area. But renting poses a variety of problems including extremely high rental rates and also the uncertainty that the owners might sell my current rental forcing me to uproot my daughter again.

The Glenaire Project is a potential answer to my prayers. It is located only minutes from my daughter's school, friends and family and is also steps from the bus line. I work downtown and catch the bus on Marine Drive at Capilano Rd so it would be so handy for me to be able to walk to and from the bus stop.

I have heard the buzz about the redevelopment of the Lions Gate area and think it is greatly needed. The current area is tired, run down and offers no neighborhood appeal not to mention being an unattractive entrance to North Vancouver. Having Glenaire in the heart of this amazing revitalization is also appealing as it will offer residents an all encompassing community feel. To have some modern, beautiful homes to purchase within my budget while still being close to my current neighborhood is an exciting prospect that will offer convenience and stability for my family and a home I can be proud to own.

I truly hope this project moves ahead and I look forward to watching the area as a whole become revitalized-something the North Shore and residents in similar situations as myself, really need.

Sincerely,

Maureen Elliott

From: George Stenning
To: [DNV Input](#)
Subject: Glenaire public hearing -April 24- Support
Date: April 18, 2018 7:42:55 PM

To Mayor Walton and Council,

As a homeowner and small business owner in North Vancouver I support this project because I see a need for a wider range of housing options in our community. The single family home market has become very challenging for younger people to enter and the condo market doesn't meet the needs of growing families. Glenaire represents important middle ground with townhome and row housing options. I also look forward to the park and pedestrian improvements in an area that is well overdue for those additions.

George Stenning


Sent from my iPad

From: Ian Macdonald
To: [DNV Input](#)
Subject: Glenaire public hearing april24
Date: April 19, 2018 7:51:28 AM

To all

I understand that the proposal to build a series of new townhomes in the Glenaire and Belle Isle Place street area is coming up for council consideration soon. As a long time resident of the neighbourhood I would like to speak in favour of this development. The location is a perfect place to revitalize a now declining area with new homes that will attract young families to the north shore. The development will be a compliment to the adjacent village center being built by Larco. This is the kind of project that the district needs in this area. It allows for increased access to our parklands and really is in such a great location that almost discourages more cars on its streets because of proximity to mass transit, bike lanes and walking paths. I personally would consider purchasing there because of my familiarity with all the pluses and potential that this neighbourhood once rejuvenated will have.

Thank you in advance for reading my two cents worth and I hope you consider the Glenaire proposal favourably. Feel free to contact me as you may see fit

Sincerely

Ian MacDonald



From: Norman Laube
To: [DNV Input](#)
Cc: [REDACTED]
Subject: Proposed Townhouse Development - Glenaire Townhouse, Lions Gate Village
Date: April 19, 2018 4:07:40 PM
Attachments: [Glenaire Townhome Proposal.pdf](#)

Attached please find my thoughts on the proposed Glenaire Townhouse project with respect to the upcoming public hearing.

Many thanks....Norman

Norman Laube



April 19, 2018

Mayor & Council
District of North Vancouver
355 West Queens Road
North Vancouver, BC

Re: Glenaire Townhouse Proposal, Lions Gate Village

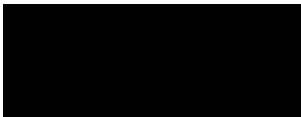
I have been a resident of the District of North Vancouver for 31 years and have raised my family here. My two children are in their 20's and hope to own a home in the District in the future. For this to be possible, we need more multi family housing units to be developed.

I have been following the creation of the "town centres" through the community planning process over the past 20 years. I am a strong believer that the long term liveability of North Vancouver requires that these town centres, including Lions Gate Village, are built out as envisaged.

I have reviewed the Citimark/Woodbridge proposal and believe that it aligns well with the goals of the Lions Gate Village Implementation Plan. It will provide "attainable" housing units that will allow first timer purchasers, young families and downsizers to live in the District. Further the District benefits from the creation of the greenways, play area and the landscaped buffer.

In closing, I support this development and urge council to approve it.

Yours truly,



Norman Laube

From: Annabel Aspler
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 19, 2018 4:11:36 PM

To whom it may concern:

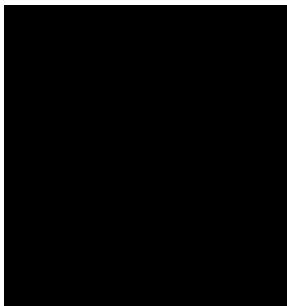
I'm writing to express my support for the proposed development of the Lion's Gate Village Glenaire Townhouse Proposal.

I would be very interested in learning more about investing in this area of North Vancouver as the development has many aspects that are important to our lifestyle. I particularly appreciate the mix of housing options that appeal to many different buyer demographics, to create a nice, diverse community.

I look forward to hearing of the progress of this development.

Regards,

Annabel Aspler



From: Eamonn Percy
To: [DNV Input](#)
Subject: Support for the Glenaire Townhouse Proposal, Lions Gate Village
Date: April 19, 2018 4:59:23 PM

To the Mayor and Council of the District of North Vancouver,

I am writing this email in support the Woodbridge Homes and Citimark Group Glenaire Townhouse Proposal in Lions Gate Village. I lived in the District for a number of years and understand the challenges associated with accessing good housing options in the area.

I believe this unique and valuable proposal will contribute significantly to the community of the District of North Vancouver by providing greater housing options, particularly for families looking to downsize while remaining in the community. The proposal provides a suitable mix of unit type, proximity to transit and shopping amenities, while contributing to the public realm with new roads, sidewalks and pedestrian greenways. This project provides valuable housing options to couples, young families, seniors and first time home buyers.

I fully support the rezoning application to make this development a reality.

Thank you,

Eamonn Percy

From: Val Moller
To: [DNV Input](#)
Subject: INPUT- Public Hearing Apr. 24th 2018 - Citimark & Woodbridge Glenaire-Sandown-Fulerton
Date: April 19, 2018 9:14:02 PM
Attachments: [INPUT- Public Hearing Apr. 24th 2018 - Citimark & Woodbridge Glenaire-Sandown-Fulerton.docx](#)

Attached is my input for the Public Hearing to be held April 24th, 2018

As I will be unable to attend due to a previously scheduled important meeting, I hope you will take my comments into account.

Thank you,
Val Moller

INPUT – PUBLIC HEARING – APR. 24TH, 2018

CITIMARK & WOODBRIDGE PROPOSED DEVELOPMENT – GLENAIRE/SANDOWN/FULLERTON

The OCP called for 2000 units over 20 years in Lions Gate. We have already reached 90% in just 7 years. And that does not include the development on the Earl's site which although in West Van it still impacts our neighbourhood.

There is too much development too fast for this neighbourhood to cope with. We simply do not have the road infrastructure to handle it.

All the traffic from this development will access onto Fullerton which will impact those of us living [REDACTED].

What arrangements would be made for construction trucks and workers parking during construction? There have already been complaints of Larco site workers parking on residential side streets.

I am not happy about the reduced density on this property being transferred to another development on Fullerton. This sets a precedent and sends the wrong message.

I commend the developers for arranging the requested 45 ft. set-back for the single family homes on McLallen, however there are still unanswered questions such as landscaping which need to be addressed.

Also I think it unacceptable that [REDACTED] on Sandown will be boxed in by this development and hope Council will intercede on their behalf. They deserve a quality of life.

These developments should not be just for future residents, but for those already living in the neighbourhood and wish to stay. That also applies to Woodcroft residents.

I feel there are too many issues that should be addressed before moving forward with this project.

Val Moller

[REDACTED] North Vancouver


From: Erin Chutter
To: [DNV Input](#)
Subject: Glenaire Public Hearing- April 24 - Support
Date: April 20, 2018 6:53:11 AM

Dear Sirs,

I'm writing in support of the Glenaire Townhouse Project proposed for North Vancouver. Our region is in desperate need of multiple family options including townhouse projects like this which make better use of our precious land resources. These kind of housing choices are an important part of a healthy and sustainable housing mix for the region.

Please don't hesitate to contact me if you have any questions or comments.

Thank you,
Erin Chutter



From: Emily Howard
To: [DNV Input](#)
Subject: Public Hearing for Citimark/Woodbridge Application, Lions Gate Village
Date: April 20, 2018 8:54:31 AM

Dear Mayor Walton and Council,

I would like to convey my enthusiastic support for the application by Citimark/Woodbridge to build 150 new townhomes at Fullerton and Glenaire in the Lower Capilano area.

I grew up nearby in the Norgate neighbourhood, attending both elementary and secondary schools in the District. Now living in Vancouver with an established career and looking to start a family of my own, I'd love to move back to the District. Unfortunately, there is nowhere for me to go. I can't afford a single-family home, nor do I really need one. A small number of condos have been approved and built over the last few years, but they are not quite the right fit for me for this next stage in my life.

What I, and many folks in my demographic (professionals in our 30's and 40's) would like to see are more multi-family housing options, and specifically, a greater number of townhome units.

This site is a perfect location for multi-family development. It's incredibly convenient for transit access to downtown Vancouver and other parts of the North Shore. It will also be a great place to live as the Lions Gate Village plan starts to come into fruition. I look forward to seeing this area become a complete community with shops, services, and a variety of housing types.

This application is in line with the District's vision and policy for the community and should be approved. Thank you for your consideration.

Sincerely,

Emily Howard

Former District resident [REDACTED]
[REDACTED]

From: Roger A.C. Kuypers
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 20, 2018 1:12:28 PM

To whom it may concern,

I write in support of the Glenaire Townhouse rezoning application. I reviewed the Glenaire Townhouse Proposal, including images of the new townhouses and area context map. The site has great access to downtown and local amenities. I think the increased density of that site is in keeping with the overall development of that neighbourhood and will assist in the revitalization of this underused space.

I am a long time resident of the North Shore and used to live on [REDACTED]. I now live at [REDACTED].

Let me know if you have any questions or would like to discuss.

Thanks,

Roger Kuypers

[REDACTED]

From: Tanner Wilson
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 20, 2018 1:16:38 PM

Dear District of North Vancouver Council,

I am a resident of North Vancouver, having just moved to Lynn Valley close to two years ago. I understand that a Public Hearing is scheduled this evening to review the proposed multi-family development by Woodbridge Homes and Citimark Group. I am unable to attend the hearing in person, but I would like to be noted on record and offer my support for this project.

The desire to live on the North Shore is growing, and my family witnesses this first hand during our search for a home over a year ago. I have discussed this topic at length with many friends and family – and the discussion is always the same: the demand is there, but the supply is not. This ultimately drives prices up, and makes it difficult for many individuals and families to enter the market. I firmly believe that adding well designed homes that fit into their respective neighbourhoods not only helps to provide the necessary supply of homes, but if done correctly can also improve and build on the character of the neighbourhoods where they are built. I believe that the proposed development fits within the intent of the Official Community Plan, and does so in a way that will ultimately provide much-needed family style housing at more affordable price points in a neighbourhood that will offer the conveniences of a new community centre, access to trails and outdoor space and easy access to Downtown Vancouver via the Lions Gate bridge.

I support the proposed development, and would like to see this application approved to support the positive growth of this location.

Yours sincerely,

Tanner Wilson

From: Blake Corbet
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 20, 2018 2:34:16 PM

I would like the council to know that I support the proposed Glenaire Townhouse project not far from Park Royal. I believe we need many more of these types of units for downsizers and even for younger people trying to buy their first house.

Regards,

Blake

Blake Corbet



From: Azin Lahijani
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 21, 2018 1:46:10 PM

To whom it may concern,

I have been a part of this community since my early days at Montroyal Elementary and spent my teenage years at Handsworth Secondary. I have been raised and lived in North Vancouver for the majority of my life. I would like to express my support for the Lionsgate Village / Glenpaire proposal development. As a young professional that plans to have a family in near future, I strongly believe that there is a shortage of townhouse living in the central area of the North Shore. Therefore, this is much appreciated and needed addition to this community. The convenience of its location with close proximity to the Lions Gate bridge, Park Royal, sport files and much more amenities that are close by makes it a perfect living situation for me and my future goals.

The Lions Gate Village area will include new shops and services, a community centre, new parks, and a variety of housing options including town homes, condos, and rental apartments. The Glenaire proposal will be a valuable contributor to this new community, will help new local-serving businesses thrive, will support job creation and drive vibrancy at the new community recreation centre. This proposal will help the Lions Gate Village plan succeeds.

I am in support of this project.
Best Regards,

Azin Lahijani

From: daisy
To: [DNV Input: Mayor and Council - DNV; Erik Wilhelm](#)
Subject: Neighbourhood Concern
Date: April 22, 2018 4:30:16 PM

Dear Mayor and Council,

As a homeowner in North Vancouver I have closely followed the CitiMark/Woodbridge project. With intense redevelopment going on all across North Vancouver, I am very concerned about how my own house and neighbourhood will be affected by redevelopment in the future.

It was brought to my attention that one particular single-family property at Sandown is being boxed in by this huge Development. Rather than doing the sensible thing to give the Residents breathing room, the proposed design would take away all of their skies and light, and ultimately their livability.

I am against this practice. To build a strong, inclusive community the District must address the concerns of existing Residents.

I understand that at the very last minute, a workable solution was agreed upon by the DNV Planning Department, the Developer and the Resident. I support this win-win scenario, and implore Mayor and Council to ensure that this solution is put into plan.

Regards,

Daisy Tsai

Sent from my iPad

From: Tra Cy
To: [DNV Input: Mayor and Council - DNV; Erik Wilhelm](#)
Subject: Neighbourhood Concern
Date: April 22, 2018 4:35:52 PM

To Mayor and Council,

I am a long-term resident of North Vancouver. I currently live in Edgemont Village. Like many other neighbourhoods in North Vancouver, my own is also becoming more densified. Redevelopment project are getting bigger and faster; its impact on neighbourhoods is also getting stronger and stronger.

I think we need more housing options on the North Shore. At the same time I am attentively watching how the District and the Developer manage this CitiMark/Woodbridge project with the existing community. It is the largest townhouse development yet in North Vancouver.

The Policy's guiding principles require "careful design and siting so as not to negatively impact neighbouring development" and "provide transition to neighbouring homes" to ensure "new designs can balance long term community objectives with existing neighbours' interests about such aspects as privacy, views and sunlight." I support the Policy's guiding principles.

I do not see these principles applied on the Applicant's proposal. I see one particular house on Sandown being enclosed by the development, with no appropriate transition. I have been to this house and it is clear that this plan would very negatively impact the Residents' privacy, views and sunlight.

I cannot support this Development; it hasn't met the spirit of the Policy.

The impact is not on just one house in one development, this affects hundreds of residents in many communities across North Vancouver.

I urge you to address this issue before moving forward with this project. A win-win situation is possible and necessary for the betterment of our community.

Sincerely,

Tracy Chung

Sent from my iPhone

From: Daylon Payne
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 23, 2018 9:35:32 AM

Dear Counsellors:

I am writing in support of the Glenaire townhome proposal. I have been a resident of the DNV for many years, along with my husband and two young boys.

I am writing to support the Glenaire townhome proposal as it is our belief that the District of North Vancouver badly needs new housing options for families who have grown up here and want to keep living in their community.

The Glenaire proposal provides great affordable options for families, that are not currently readily available.

The project seems to fit perfectly with the Districts vision for the new Lions Gate village and provides much needed affordable housing options within a complete community. The idea of a village with retail available is great, as well as the proximity to transportation to downtown which would alleviate some traffic congestion.

I am also very supportive of the much needed improvements and contributions to green space, new sidewalks, traffic calming measures and child play area that this proposal includes for future young people, couples and families who would like to live on the north shore.

Thank You for you time.

Sincerely,
Daylon Payne

From: B Perowne
To: [DNV Input](#)
Subject: Public Hearing - 2028-2067 Glenaire Drive, 1963-1985 Sandown Place, 1944 & 1976 Fullerton Avenue
Date: April 23, 2018 2:17:10 PM

In addition to my comments, copy below, submitted to Erik Wilhelm last April, I would add:

1. The desired density of Lions Gate under the OCP is 2000 units over the life of the OCP. The current planned density is at 89% of that level now. Construction will be ongoing in throughout the entire area for 5-10 years.
2. Traffic on Capilano Road and Marine Drive frequently, now, exceeds capacity. Adding more construction vehicles during peak hours will further exacerbate the situation.
3. Traffic generated by residents of this project, if completed, will have one exit path: Fullerton Avenue. Fullerton Avenue will be more heavily used than today as it is the primary exit path for the peripheral area.
4. While I appreciate the considerations given to the Sandown neighbours of this property, the property belonging to the Lees will be considerably impacted by the project.
5. The proposed density transfer to another property in this area is unacceptable. All the existing proposed projects are at a maximum density level for the area.
6. No accessible units and few affordable units are planned for the project.

For these reasons, I continue to vote against proceeding with this project.

Babs Perowne


Copy of correspondence dated April 30, 2017 to Erik Wilhelm:

Date: April 30, 2017

RE: 2028-2067 Glenaire Drive, 1963-1985 Sandown Place, 1944 and 1976 Fullerton Avenue
Citimark Woodbridge development – Glenaire East Public Information Meeting2 – April 27, 2017

My comments on the revised design follow. The modifications requested by the Sandown owners have been modestly addressed by the revisions.

1. Design: The use of three bedroom units will appeal to families. And the single level townhouses will appeal to seniors. While the three-storey building may be within the guidelines the façade is actually four storeys when including the roof deck screen/railing. One solution to that is to set the back from the front of the building so that it is not visible from the street. However, the greater issue, in my opinion, is that the back-to-back units does not meet the design intent of the peripheral housing guidelines.
2. Density: Back-to-back buildings with narrow passageways between the buildings means little sun will reach the ground between the buildings. The stacked arrangement means porches and stairs will further shade the lower units from direct light. Also the access for seniors to their parkades is the furthest from the elevator access as well as an inconvenience for those with walking disabilities (canes, walkers, etc.). Nor are stacked townhouses convenient for families using strollers. Access to HandiDart and taxis is also most inconvenient for those with the greatest need. These conditions can be directly attributed to crowding the maximum number of units onto the property.

3. The realignment of the buildings to provide an onsite park is appreciated. Toddlers cannot be expected to get safely to Belle Isle Park. However, it would have been better if the park had greater visibility from more of the units. Also the slope of the land blocking visibility of the park from the adjacent units lowers the safety factor of parents being able to see the kids at play.
4. Common areas for strata equipment and meetings is lacking. Given the size of the complex some common area space for equipment and supply storage would be appropriate.
5. Equally, emergency vehicles, delivery trucks (including Canada Post) and garbage/recycling have very limited access. I do understand first responders say the design meets code – but it would be minimal at best.
6. Access to parkland on the east side can connect readily to the river path and should be an integral part of the design. I would like to assume that the path along the south side of the river will remain open during construction.

My conclusion: this preliminary design does not meet the intent of the peripheral area and detracts from the Lions Gate Village concept.

Babs Perowne



From: Judith Hogan
To: [DNV Input](#)
Subject: Input re. Public Hearing Apr. 24, 2018
Date: April 23, 2018 2:18:01 PM

INPUT – PUBLIC HEARING – APR. 24TH, 2018
CITIMARK & WOODBRIDGE PROPOSED DEVELOPMENT –
GLENAIRE/SANDOWN/FULLERTON

To Mayor Walton and District of North Vancouver Councillors:

I have read all the letters referring to the Glenaire/Sandown/Fullerton development and note that the majority of them support the project. Most writers are in favour of new developments because, more than anything else, they seek affordable housing.

I have lived on the north shore for 17 years and came here to teach in the West Vancouver school district. I was lucky enough to find a condo [REDACTED] that would simply be unaffordable today on a teacher's salary. I find it hard to believe that any of the homes being built in the proposed project would offer "affordable housing." I think many of the writers who yearn for this are naïve and will be sorely disappointed.

I am all in favour of creating a new, vibrant neighbourhood and feel the area in question has needed a facelift for a long time. I am also realistic and appreciate that the world's population is increasing and this resonates everywhere; the north shore is not exempt! I am not a NIMBY type and would welcome people from all walks of life.

However, that said, I think that developers have gone overboard in our area. With almost clockwork regularity we are invited to give our comments on yet another development plan. The town homes all look pretty much the same in the long run and when put side by side – as the density of the ongoing proposals suggest they will - they will give the impression of a sort of glorified army barracks with a few obligatory trees and bushes to break up the monotony.

I wonder how many of the developers and councillors have actually taken the time to walk around the area before giving these numerous projects the green light. Have they considered the challenges that existing residents face negotiating constant construction? As it is, the Larco site presents poorly signaled trip hazards, frequent dumping of refuse on the streets, and cement mixers and dump trucks which routinely hold up traffic and pedestrians alike. Yes – all part of building the positively anticipated new Community Centre but a hazard to many of the elderly folk who live at Woodcroft and who do not own vehicles. Now imagine this ongoing. How many years is it going to take to build these town homes? Will the construction be staggered or will developers all be fighting for a chance to start as soon as possible so they can rake in the profits their homes will yield? Who is going to look after this? Do you have a schedule, or is it a free-for-all?

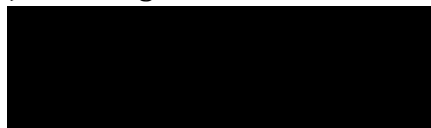
Traffic is already a nightmare during rush hour (could the traffic light at Fullerton and Marine Drive be any more inefficient?) There is only one way out of all the side streets off Fullerton Avenue, and that's by coming onto Fullerton Avenue! Since so many of the developments include parking for at least one vehicle per residence (and in many cases more than one) how is this going to work when many residents will be driving to work? And how does this reflect our responsibilities to protect the environment? Has the District considered an alternate plan? Please don't tell us that traffic will either remain the same or will be lessened because people will use public transport! It won't and they won't! Be realistic! With developments planned for the Earl's and Grouse Inn sites, traffic will be at a standstill. And getting around the north shore itself is often as frustrating as getting on and off the north shore.

While creating diverse communities is a Good Thing, neglecting the infrastructure to support them is not! What about the water situation? Despite all the precipitation, we are always on water restrictions during the summer – and this year we're starting in May! Has the District considered the effect the increased population will have on our water supply?

I am all in favour of revitalizing our neighbourhood but it must be done in a measured, sensible way, taking everything into consideration. It seems to me that the District is over-eager to make a good impression by fast-tracking the OCP's call for 2000 units over 20 years in Lions Gate without considering all the other issues that go hand in hand with housing developments. Developing an area that will be overwhelmed by such density is too much, too soon.

Yours sincerely,

Judith Hogan



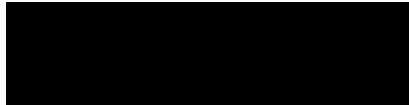
From: Colin Bowkett
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 23, 2018 2:22:11 PM

To whom it may concern,

This email to is provide our support for the proposed Glenaire project off Capilano Road. As a couple who will soon be empty-nesters we welcome the opportunity to have additional downsizing options on the North Shore and believe that having high quality projects in convenient locations will help ensure that long time residents of the North Shore will be able to stay close to their family and friends.

Sincerely,

Colin & Katie Bowkett



From: Patricia Tenn
To: [DNV Input](#)
Subject: Public Hearing Scheduled for Tuesday April 24 2018
Date: April 23, 2018 2:21:44 PM

Public Hearing

Re: 1944 & 1976 Fullerton Avenue
1963 - 1985 Sandown Place
2028 - 2067 Glenaire Drive

Attention: Honourable Council Members

My name is Patricia Fleming Tenn and I am a resident and home owner of [REDACTED] a single family dwelling located on a quiet and safe cul-de-sac. My husband and I have resided here since November 1999 raising our 2 young children.

I am concerned that District will approve the development of 1963-1985 Sandown Place and 2028 - 2067 Glenaire Drive without considering the impact the development will have on the lifestyle and quality of life the single family homes which remain on Sandown Place and McLallen Court.

These homes are located north of the Lions Gate Development and north of the Areas 1 Development. We are left to deal with the increased numbers of people, noise, and traffic both vehicular and foot impacting on our quality of life with no consideration or compensation offered to us.

I ask that Council consider rezoning the McLallen Court single family homes and the remaining Sandown Place single family homes from detached residential to Multifamily. If Council opposes rezoning of this entire area then I ask Council to sever the east side of Sandown Place from Gravely street going north to the Capilano River Regional Park boundary from the 'single family plan' imposed on McLallen Court. This way a multifamily development would aesthetically flow north up Capilano road from the Area "1" development as shown in yellow on Page 19 of the Agenda.

By allowing the rezoning Council is potentially giving these remaining 'development locked' single family home owners and families with a choice to remain or enter into negotiations with a developer potentially enabling them to move away from the increased density.

Council and the District win by potentially increasing the number of multifamily homes in this limited affordable housing market.

I thank the Council for their time and consideration.

Patricia Fleming Tenn

From: Ramona Penner
To: [DNV Input](#)
Subject: Glenaire Public Hearing support- April 24
Date: April 23, 2018 6:55:58 PM

To whom it may concern,

I am in support of the Glenaire proposed housing project at the north end of lions gate bridge as it will provide much needed middle income housing for young families and couples who are down sizing. The idea of a village with retail available is great as well as the proximity to bussing to downtown which would alleviate some traffic congestion.

Sincerely,

Ramona Penner

From: Yumi
To: [DNV Input: Mayor and Council - DNV; Erik Wilhelm](#)
Date: April 23, 2018 7:49:43 PM

To the Mayor and Council of District of North Vancouver

We are long-term residents of North Vancouver.

We are worried about the intensity of redevelopment happening here,so much so fast.

I take the 240 bus work to downtown across the Lion Gate Bridge,morning and evening.

This construction will add many cars to the commute will increase traffic congestion.

It is already bad it will get a lot worse.

The walk from Sandown to Ambleside Park is natural beauty and is meant to be a natural trail.

I am afraid it will be ruined by density,also afraid of pollution on the river bank and in the river.

This seems against what a green city is trying to do.

We are also concerned interests of existing residents have not been addressed. For some people

who are already living the neighborhood their views and sky will be badly blocked by buildings that are tall and so close.

WE would like to see these community interests addressed before moving forward with this project.

Sincerely,

Billy Peterson and Yumi Peterson(North Vancouver residents)

From: Rick Williams
To: [DNV Input](#)
Subject: Glenaire proposed development
Date: April 23, 2018 9:47:37 PM
Attachments: [Glenaire project.docx](#)

Kindly forward my letter to Mayor and Council. Thanks Rick

Mayor Richard Walton and Members of Council
District of North Vancouver
North Vancouver, BC
V7N 4N5

Dear Mayor and Council

Re: Glenaire Townhouse Proposal

I have lived in the District of North Vancouver for over 15 years and understand that there is a shortage of housing options for many people. As you know, with the exception of the odd pocket, the District is mostly single family houses on large lots, which is a luxury in this day and age. It would be great to have more variety of housing available, particularly townhouses and condos in locations such as this.

Multi family development in this location makes alot of sense as it is close to shopping, main roads, bus routes, as well as a new community centre. There are also walking and biking trails which can be accessed readily from this project.

This particular project is well designed and has a mix of unit sizes which would appeal to many future residents of all ages. I would encourage council to support this project.

Thank you.

Rick Williams


From: Jessica Fan
To: [DNV Input: Mayor and Council - DNV; Erik Wilhelm](#)
Subject: Re: Citimark/Woodbridge proposal public hearing input
Date: April 23, 2018 10:24:54 PM

Dear Mayor and Council,

I am a new immigrant relocated to North Shore in 2015. My family chose to put down our roots here because we love the living environment in North Vancouver. I live next to the Peripheral Area [REDACTED].

I am very concerned about the intensity of redevelopment happening here. It is so much so fast. The Citimark/Woodbridge proposal is the biggest townhouse project in the District.

I'm concerned about the traffic. I'm so surprised that in the < Transportation Impact Assessment > prepared by Bunt & Associates in July 2016, it is summarized that "Bunt assumed a 1% blanket (compound) growth rate for both AM and PM peak hour background traffic growth to forecast the 2019 background and 2030 background traffic volumes." I'm trying to get more details by referring to Exhibit 2.6 and 2.7, but unfortunately the illustration is illegible. The traffic is already very bad especially during peak hours, it will become complete gridlock very soon.

I'm also concerned about how the proposal is already negatively impacting the community and not addressing the needs of existing residents. Long-time residents like the Lees [REDACTED] have chosen to stay in their home, but the proposed plan is making their home the most heavily and most negatively affected residents.

To real estate developers, profit and ethics seem to always conflict, but I believe their hearts are still warm and they have some moral sense to a certain extent. They are so big, they must be able to make a win-win-win situation happen for existing residents, for the District, and for their own profit.

Jessica Fan

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Your support for solution at 1959 Sandown; Public Hearing April 24
Date: April 24, 2018 8:27:07 AM
Attachments: [image.png](#)

From: Min Lee [REDACTED]
Sent: April 24, 2018 4:04 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Your support for solution at 1959 Sandown; Public Hearing April 24

Dear Mayor Walton and Council,

I am writing on behalf of my parents Po and Ying Lee, Residents of North Vancouver of 28 years, currently living at [REDACTED]. I flew home specifically to give my parents much needed support at today's Public Hearing. This process has been a confounding, exhausting and demoralizing experience.

Ahead of today's Public Hearing, I would like to bring to your attention that we were (or so we thought) able to find a positive way forward at the eleventh hour on last Friday afternoon, during a meeting at my parents' home with the DNV Planner and the Applicant's Director of Development. Up until that day and despite our repeated, vigilantly communicated concerns, the Applicant offered few measurable improvements to address them.

It was DNV's first visit to the home. Upon seeing site conditions in person, **DNV Planner recognized the significant impact of the proposed development on my parents' future livability, and presented an elegant solution that would create a "win-win-win" for everyone:**

- It would not decrease density at all for the Applicant's development, nor would it involve density transfer to another site;
- My parents would have access to the sky, light and more openness; and
- Future residents of the development would have another landscaped park area. (Details of the solution are included at the end of the email for your reference.)

My parents are happy with DNV's solution, and the Applicant called it her "birthday miracle".

However, I understand that yesterday afternoon, DNV General Manager of Planning informed you of modifications made by the Applicant in response to concerns at 1959 Sandown - **but the "win-win-win" solution mentioned above is not in the list of modifications!** We are shocked, confused and concerned. We feel like the rug was pulled out from under us.

My scheduled conference call yesterday with DNV Planner and the Developer also

never happened. I received no response from DNV when I reached out. The Developer is citing a need to manage its own internal relationships between senior management, and its lack of capacity to update plans due to time limitations. Meanwhile I learned a private meeting between Developers and DNV took place yesterday afternoon.

For reference, those modifications listed by the DNV General Manager were in fact made several weeks ago... although updated plans were only produced for review and discussion last Friday. Those modifications did not address the most significant elements that compromised livability and privacy. **Within this massive 146,203 square feet development, the Applicant had offered to increase setback by a nominal 3 feet (totalling 15 feet at pinch point). This meant the 35+foot townhouse structures would still block all of my parents' sky and light (this is not an exaggeration).** It would be further worsened by the Applicant's offer to mask the impact by installing 20-foot trees - effectively a massive wall the height of their home - right in front of their primary windows.

My parents just want some breathing room, to be able to look out their windows and see sky. All I am asking is that my parents are treated like the rest of the neighbours. They just want the same considerations for their livability.

Their single-family home is unequivocally, the most negatively affected property by this development.

We are asking for your support to include this fair, reasonable, and win-win-win solution in the Bylaw.

It has been a really steep learning curve to understand the unrelenting reality of my parents' – and their neighbours' – situation. Remaining Residents have had to fight every step of the way to get their concerns addressed. It seems as though “due diligence” fell upon our shoulders. We have had to rigorously and painstakingly navigate through every complexity, roadblock and curveball put in front of us, just to have a fighting chance to maintain their quality of life.

It has not been easy. I've met with the Developers, the District's Planner, the Residents, and active members of the Community. I've poured through every detail of the blueprint and read every section of the Peripheral Area Housing Policy. I've visited sites across North Vancouver to see the results of densification. I've heard countless stories from Residents about the significant impact of this Development upon the Community.

Yet the Residents have made it this far, out of their determination to protect their collective quality of life. We hope you will stand with the existing Community as well as future ones.

Thank you so much for your time and I look forward to meeting you tonight.

Sincerely,

Min Lee

DNV's Win-Win-Win Solution [REDACTED]:

1. Decrease excessive building length of Building #5 (178 feet, versus allowable 150 feet), by eliminating Unit B2 and reducing size of Units P and Q (see red



crosshatch area, pictured).

2. In place of the eliminated Units, create landscaped park area with tall 20-40 foot trees at maturity, to improve privacy and view without blocking off the Residents' access to sky and light.
3. Create landscape border of smaller trees and hedges (on Development's side) along the "L" shaped perimeter of the property border, to increase security and privacy from the pedestrian path currently hugging the property line, but would not block off the Residents' access to sky and light. This would also allow the pedestrian path to shift further away from the property border.
4. Create landscape border of 40 foot trees at maturity, along the east face of the property border on the Development's side, to increase privacy from the pedestrian path and from Building #5 and #6 units facing the Residents' home.
5. Density removed from Building #5 would transfer to: premium river-facing units (Phase 3 of the same proposal) by shifting location of walkways, and/or to the south-west end of Building #2 (Phase 1 of the same proposal).

From: Peter Young
To: [DNV Input: Mayor and Council - DNV](#)
Subject: input--Fullerton Project hearing today
Date: April 24, 2018 8:23:05 AM

April 24, 2018

Dear Mayor Walton and Council,

I am concerned about the GLENAIRE/SANDOWN/FULLERTON project in particular that the developer seems to be maximizing profits at the expense of residents' future livability (i.e. Lees [REDACTED]). Our community won't benefit from such injustice.

I have been living in North Vancouver for over 25 years. The community of North Vancouver is noted by its harmonies. We are proud of its natural beauty, and we are good, decent, law-abiding citizens.

I agree with the District's attempts to increase housing supplies by increasing density. I am aware of the daily traffic jam experienced by commuters between North Vancouver and other cities of metro Vancouver. We will be well-served by improvements.

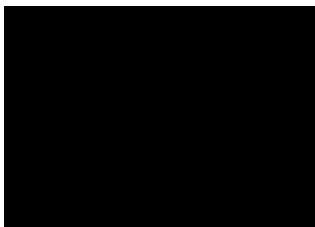
But I am not sure how "affordable" this new housing supply will be. People who sold to these developers and only received payout years later can't even get back in the market now, let alone two years from now.

Existing residents' desire to stay living where they lived for so long is understandable. The Lees have been in the community for 28 years!

I wish the District would urge the developer to amend their design so as to not box in the Lee's, and not take away their sky, light and privacy as much as it is proposing.

Yours Truly,

Peter Young



From: Sharon Wu
To: [DNV Input: Mayor and Council - DNV](#)
Subject: [REDACTED]
Date: April 24, 2018 11:19:21 AM

Dear Mayor and Council,

I am writing to raise my voice in support of the Lees [REDACTED] who have been placed in a very unfavourable circumstance in this rezoned area being redeveloped by CitiMark/Woodbridge. The Lees have been living in their current place for a decade. Factors like a well-loved home and convenient transportation around the area make it difficult for them to find a comparable place elsewhere. They don't want to be forced out. Please do consider the rights of current residents.

Sincerely
Sharon
North Vancouver Resident

From: Donna Ichikawa
To: [DNV Input](#); [Mayor and Council - DNV](#)
Cc: [Erik Wilhelm](#); [Dan Milburn](#); [Jennifer Paton](#); [Rebecca Nguyen](#)
Subject: FW: Landscape improvements at 2015 McLallen Court -- input from neighbours
Date: April 24, 2018 11:48:51 AM
Attachments: [image001.png](#)

Dear Council and Staff,

With permission from our neighbour at [REDACTED] to send to you; please see below, our discussions with respect to the landscaping input on their rear Property line.

Yours truly,
Donna Ichikawa



Donna Ichikawa
Senior Development Manager
T | 604.736.8845 Ext. 225 W | wbhomes.ca
200 - 1450 Creekside Dr Vancouver BC V6J 5B3

From: duane o'kane [REDACTED]
Sent: April 24, 2018 11:20 AM
To: Donna Ichikawa <DIchikawa@wbhomes.ca>
Subject: Re: Landscape improvements at 2015 McLallen Court

sure.

On Apr 24, 2018, at 11:15 AM, Donna Ichikawa <DIchikawa@wbhomes.ca> wrote:

Duane,
Thank you for the feedback. It has been a busy few months working on this with our consultants and staff.

Would you agree to allow us to forward this email thread to Council **prior** to the meeting this evening?

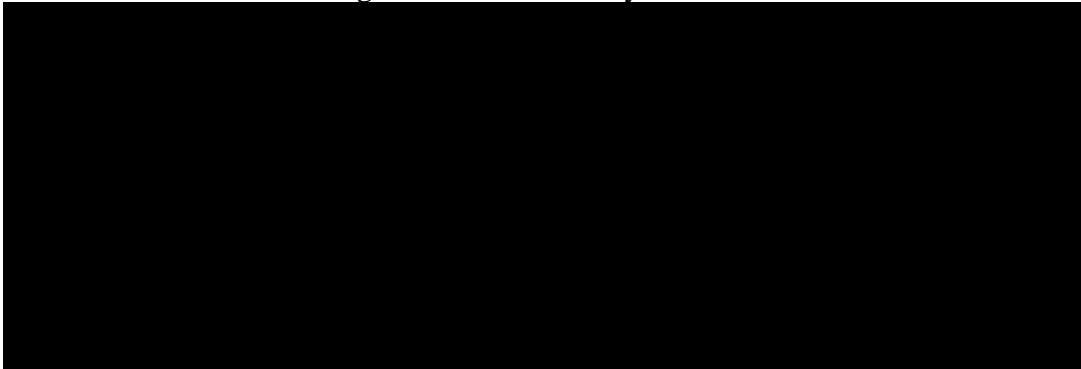
Please let me know at your earliest.

Best Regards,

Donna

From: duane o'kane [REDACTED]
Sent: April 23, 2018 8:00 PM
To: Donna Ichikawa <DIchikawa@wbhomes.ca>
Cc: Catherine O'Kane [REDACTED] Rebecca Nguyen
<rebecca@citimark.ca>
Subject: Re: Landscape improvements at 2015 McLallen Court

Well done Donna.....feels good. Thanks for all your hard work and consideration.



On Apr 23, 2018, at 6:49 PM, Donna Ichikawa
<DIchikawa@wbhomes.ca> wrote:

We have completed the proposed landscape concept for the project presentation at the public hearing tomorrow evening and wanted to share the plan details with you to confirm it is consistent with your requests. Please know we will confirm the detailed plan closer to our final design prior to construction.

We are proposing to install a concrete retaining wall 3' away from your property, with a 5' cedar hedge on top. The hedge height will be maintained by the future Strata to be consistent with 2019. We will provide access to the public path upon approval from the DNV and the exact location of the gate will be determined on site with you. The following shrubs will be planted between the retaining wall and multi use pathway: Fragrant Snowball, Red Osier Dogwood, Pink Rhododendron, Salal, Evergreen Huckleberry, and Snowhill Hydrangea. A bio swale along the public path will also help with water drainage.

We trust that these improvements and modifications are to your

satisfaction following the discussions we have had. Please let me know if there are any discrepancies with your requests and will make them in the next round of drawings.

Best Regards,
Donna Ichikawa
Woodbridge Properties

From: Dan Sampson
To: [DNV Input](#)
Subject: Glenaire Townhouse Proposal, Lions Gate Village
Date: April 24, 2018 12:16:44 PM

My family and I have spent the past 20 years working on the NS and living between Pemberton Heights and Ambleside. As a father of 3, I believe we need to be providing more transit-orientated housing choices not only for our younger generations, but for persons with disabilities, empty nesters looking to downsize and retirees.

I believe this project helps accomplish many of these issues.

Dan Sampson
[REDACTED], West Vancouver

From: Kieran Magee
To: [DNV Input](#)
Subject: Glenaire Public Hearing - April 24 – Support
Date: April 24, 2018 2:04:08 PM

I would like to add my support for the Glenaire Townhouse Proposal. As a life-long resident of the North Shore and nearing retirement this is the type of project that my wife and I would seriously consider. The proximity to Park Royal and Downtown Vancouver and cycling opportunities is what we will be looking for as we downsize from our single family home. We look forward to finding a home in a community environment that will be welcoming and inclusive of all age groups. This is the type of project that will allow our children to consider staying on the North Shore which is becoming less and less likely if projects just like this are not built.

I am very hopeful that council will approve this project.

Best regards,

Kieran Magee



West Vancouver, B.C.

Sent from [Mail](#) for Windows 10

From: Philip T
To: [DNV Input: Mayor and Council - DNV](#)
Subject: Regarding the development of Sandown Place
Date: April 24, 2018 3:24:50 PM

To the Mayor and Council,

I have grown up and lived in North Vancouver for 20+ years of my life. The issues regarding development and pending construction at Sandown Place has recently come to my attention. Mr. and Mrs. Lee have been long time family friends, and I view them as my own uncle and aunt.

From my understanding of the situation, I feel that the Lees are certainly being mistreated by the developer and the council. It seems absurd to me that a developer can simply choose to build a multi-story structure in such close proximity to their property line. I believe that any family, but especially those of their age, deserve the right to be treated with respect and dignity, and to be able to have a certain quality of life. Their quality of life is now in jeopardy due to the actions of the developer.

To add insult to injury, it seems as if the developer is only doing this because Mr and Mrs. Lee had previously rejected their offer to sell their home, an offer which was much, much lower than the government assessment value. Due to being rejected, the developer is now using all sorts of questionable tactics to strong-arm Mr. and Mrs. Lee into selling. Luckily, Mr. and Mrs. Lee have a capable daughter who happens to be involved in the construction business, and was therefore able to identify all of these previously mentioned questionable tactics in use by the developer.

At all three levels, the government's first priority should be to serve the people and protect their basic rights. I hope that we will see this in action when it comes time for the council to vote, lest we set a dangerous precedent where right is made by might, and where the ones with greater time, money, among other resources, will ultimately get their way.

Philip Tsai

, North Vancouver

From: MICHAEL BOND
To: [DNV Input](#)
Subject: 150 Townhouse project Fullerton
Date: April 24, 2018 8:43:16 PM

What I intended to add and missed because I didn't stick to my script at hearing is:
Some families who rent long term such as mine do house missing middle. More family rentals are needed.
Strata protection policy isn't enough to guarantee that addition of rental to
the housing continuum.

Kelly

INPUT – PUBLIC HEARING – APR. 24TH, 2018

CITIMARK & WOODBRIDGE PROPOSED DEVELOPMENT – GLENAIRE/SANDOWN/FULLERTON

Good evening Mayor and Council.

My name is Antoinette Dumalo. My husband, Dennis Myronuk and I have lived [REDACTED], in the peripheral area of the Lower Capilano Village Area (LCVA) for 34 years. When the OCP was adopted in 2011 we decided to stay. When residents of the Lower Capilano area approved the Lower Capilano Village Centre Peripheral plan in 2014, we decided to stay. The decimation of our neighbourhood within 7 years was certainly not what we envisioned. In the LCVA approximately 70% of the 100 single family homes have been acquired by developers.

Our home is one of the seven residences that border on the proposed development. A single family home bordering on such a large site (~32 acres), with close to maximum density (as per the peripheral housing policy guidelines), is unique in the District.

When the application was presented 2.5 years ago, the neighbour consensus was: too dense, inadequate buffer zone and compromised skyline. We decided to fight for what we felt were reasonable concessions. Over 100 word documents, many phone calls, meetings and emails later, in early March, thanks to the intervention of planning and Council, a 45' buffer was provided on our border. At first reading we listed outstanding landscaping, grading, and other unresolved issues and requested resolution prior to a Public Hearing. These issues have been communicated to District planners and the developer. We have email confirmation and assurance from the developer that they will be addressed. On April 14, I emailed planning and requesting a detailed application plan. As I type my input, it is less than 12 hours prior to the Public Hearing and I have not received a response to my request. Nonetheless, my husband has sent a letter of conditional support that I have co signed.

Densification will continue in the District. The OCP provides for a wide range of housing types and density options. Residents need guidance and technical expertise to interpret developer's plans. The devil is in the details and a clear understanding of the application is critical in the decision making process.

For future projects, I strongly urge the District to strike a committee consisting of technical experts and community members that reports directed to Council to ensure that single family home owners, who chose to stay in the District, have a forum to address their concerns.

Antoinette Dumalo

[REDACTED], North Vancouver

SUBMITTED AT THE

APR 24 2018

PUBLIC HEARING