



The District of North Vancouver INFORMATION REPORT TO COUNCIL

September 26, 2017
File: 08.3060.20/037.17

AUTHOR: Casey Peters, Development Planner

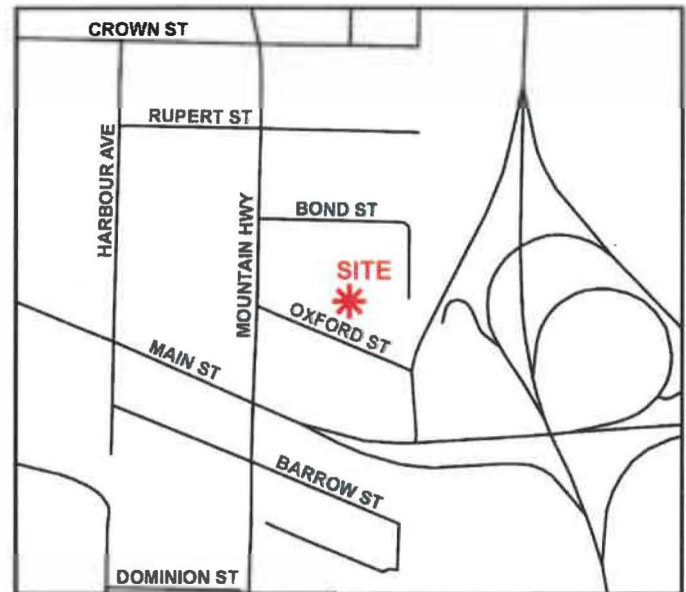
SUBJECT: PUBLIC INFORMATION MEETING: 1552-1568 OXFORD ST

REASON FOR REPORT:

The purpose of this report is to inform Council of an upcoming Public Information Meeting.

SUMMARY:

Adera Development Corporation is holding the required facilitated Public Information Meeting for a new multi-family residential project located at 1552 & 1568 Oxford. The staff report on the detailed application will include a summary of the input received.



PUBLIC INFORMATION MEETING DETAILS:

Date: October 10, 2017
Time: 6:00-7:30
Location: North Shore Winter Club (Jim Graham Room)
1325 E Keith Rd.

SITE AND SURROUNDING AREA:

The site includes two single family properties located at 1552-1568 Oxford St as well as a portion of the existing unopened District lane allowance to the east. The property is approximately 2,459 m² (26,469 sq. ft.) in area.

The site is currently designated Residential Level 5: Low Density Apartment (1.75 FSR) in the Official Community Plan (OCP) and the single family lots are zoned RS4. The proposal includes an

amendment to the OCP to Commercial Mixed Use Level 3 (CRMU3) and rezoning to a new Comprehensive Development Zone to accommodate a market rental apartment project at 3.09 FSR.

The project includes a 5m dedication on the west side of the site to accommodate the future Green Spine Linear Park.

Surrounding properties include the future Creekstone Care Centre to the west, the existing Lynn Creek Apartments to the south, and single family houses to the north (designated in the Official Community Plan as Residential Level 5: Low Density Apartment).

PROJECT DESCRIPTION:

The project includes 89 rental units in a six storey building. The units are a mix of one, two, and three bedroom units, ranging in size from approximately 58m² to 105 m² (622 sq ft to 1,126 sq ft). The project includes 80 parking spaces and access to the underground parking is from Bond St via the existing lane. A total of 107 bicycle parking spaces are proposed with one space per residential unit plus 18 visitor spaces.



FORMAT OF MEETING:

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

PUBLIC NOTIFICATION:

1. In accordance with District policy, a Notification Flyer for the Public Information Meeting has been sent to owners and occupants within 100 metres (328 ft) (Attachment 1);
2. A notification sign has been erected onsite; and
3. A newspaper advertisement has been placed in two editions of the North Shore News


Casey Peters
Development Planner

Attachment: Notification Flyer

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	_____	
<input type="checkbox"/> Development Services	_____	
<input type="checkbox"/> Utilities	_____	
<input type="checkbox"/> Engineering Operations	_____	
<input type="checkbox"/> Parks	_____	
<input type="checkbox"/> Environment	_____	
<input type="checkbox"/> Facilities	_____	
<input type="checkbox"/> Human Resources	_____	
<input type="checkbox"/> Clerk’s Office	_____	
<input type="checkbox"/> Communications	_____	
<input type="checkbox"/> Finance	_____	
<input type="checkbox"/> Fire Services	_____	
<input type="checkbox"/> ITS	_____	
<input type="checkbox"/> Solicitor	_____	
<input type="checkbox"/> GIS	_____	
<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:	_____	

Notice of a Public Information Meeting in Your Neighborhood

Adera Development Corporation is hosting a Public Information Meeting to present the development proposal for 1552 – 1568 Oxford Street.

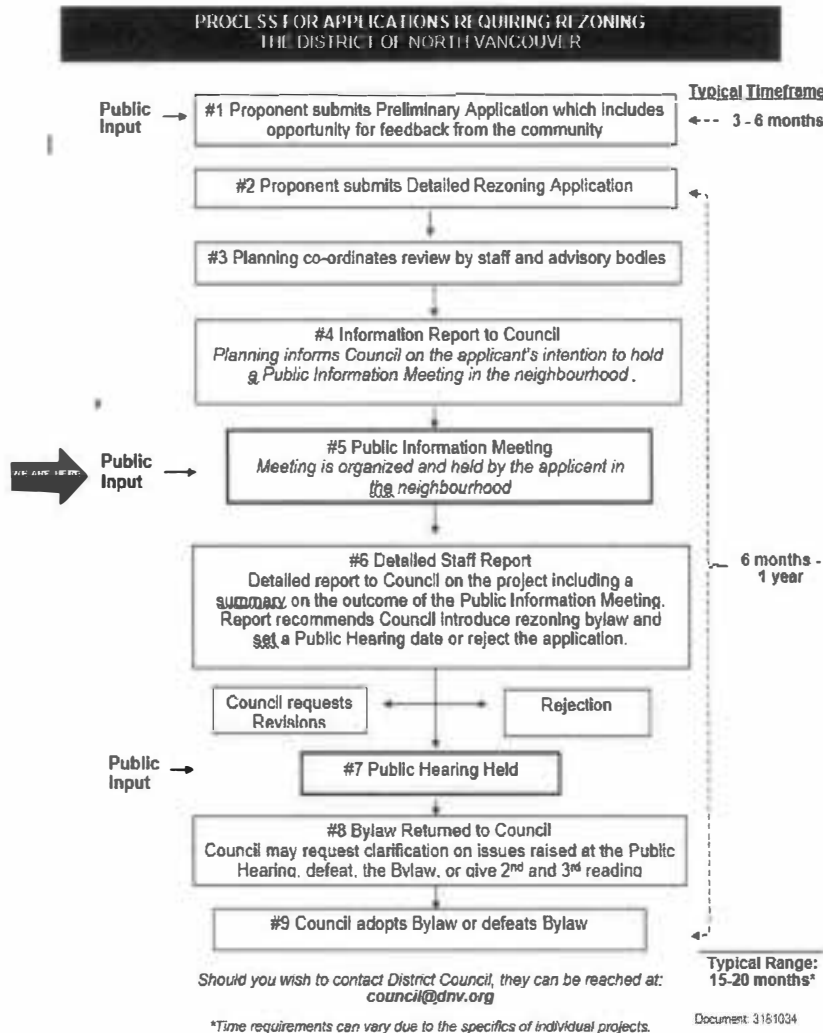
This information package is being distributed to the owners and occupants within 100 meters of the proposed development site in accordance with District of North Vancouver policy.

Meeting Time and Location:

October 10, 2017
6:00 – 7:30pm
Jim Graham Room
North Shore Winter Club
1325 E Keith Road
North Vancouver, BC
V7J 1J3

Meeting Agenda:

Doors Open: 6:00pm
 Open House Discussion: 6:00 – 7:30pm
 Presentation: 6:30 – 6:45pm

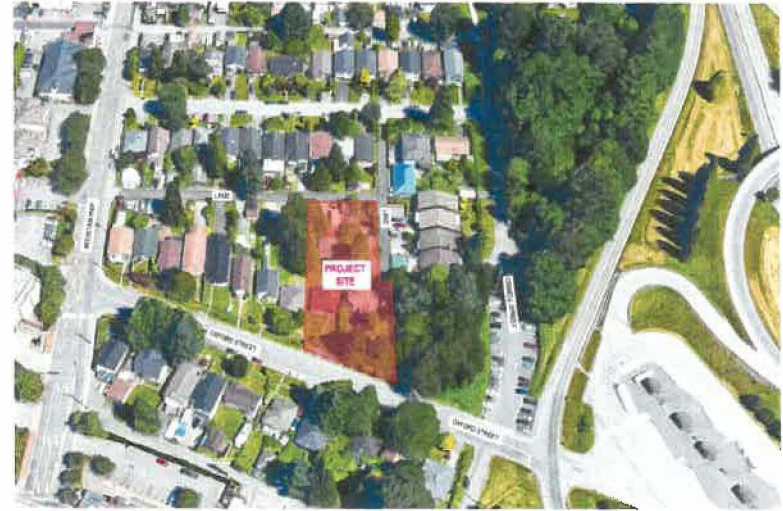


The Proposal:

A redevelopment is being proposed for 1552 – 1568 Oxford Street, to construct a six-storey wood frame building on an underground parkade.

The applicant proposes to rezone the site from single-family zoning to a comprehensive development zone, to permit a 89-unit multi-family apartment project. The building will include 35 one bedroom units, 36 two bedroom units and 18 three bedroom units. Each unit is between 631 and 1,126 square feet in size.

Vehicular access to the site will be via a driveway from the back lane, while pedestrian access via the lobby will be from Oxford Street. In the underground garage 72 parking stalls are provided for residents along with 9 visitor parking stalls.



For Further Information, please contact:

Hans Fast
604-684-4277

Adera Development Corporation
Development Coordinator
Suite 2200 – 1055 Dunsmuir Street
Four Bentall Centre, PO Box 49214
Vancouver, BC V7X 1K8

Casey Peters
604-990-2387

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



ROCKANDEL&ASSOCIATES

*Building Success Through Process Facilitation,
Community & Organizational Engagement
Partnership Planning*

**PUBLIC INFORMATION
MEETING SUMMARY REPORT**

To: Casey Peters, Development Planner, District of North Vancouver
T: 606.990.2480 E: PetersC@dnv.org
Hans Fast, Development Coordinator, Adera
T: 604.637.4344 E: hansf@adera.com

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
T: 1.604.898.4614 E: cat@growpartnerships.com

Re: Public Information Meeting Summary for Adera’s 1552 – 1568 Oxford Street Project

Date: October 10, 2017

Event Date: October 10, 2017
Time: 6:00 PM – 7:30 PM
Location: Jim Graham Room, North Shore Winter Club, 1325 East Keith Road
Attendees: Seven (7)
Comment Forms: No comment forms were submitted at the public meeting

Notification

Flyer Invitation

60 notification letters were delivered according to the one hundred meter radius guideline, plus 10 additional letters were delivered to local businesses for a total of 70.

Site Signs

There was one (1) site sign erected on the site during the week of September 26, 2017, notifying the community of the meeting.

Newspaper Advertisement

Advertisements were placed in the North Shore News, on October 6 and 8th, 2017

Attendees: A total of 7 citizens were in attendance. In addition the following project team members and a District of North Vancouver staff attended.

District of North Vancouver

Casey Peters, Development Planner

Project Team

Adera Development Corporation

Norm Couttie, President

Rocky Sethi, VP Development

Hans Fast, Development Coordinator

Sarah Bingham, Development Manager

Architecture

Bryce Rositch, RH Architects
Paul Sanchez, RH Architects

Landscape Architecture

Jonathan Losee, Landscape Architect

Transportation Planning

Daniel Fung, Transportation Planner, Bunt & Associates
Jordon Eccles, Transportation Analyst, Bunt & Associates

Facilitator

Catherine Rockandel, Rockandel & Associates

Proposal

A redevelopment is being proposed for 1552 – 1568 Oxford Street, to construct a six storey wood frame building on an underground parkade. The applicant proposes to rezone the site from single-family zoning to a comprehensive development zone, to permit a 89-unit multi-family apartment project. The building will include 35 one-bedroom units, 36 two-bedroom units and 18 three- bedroom units. Each unit is between 631 and 1,126 square feet in size. Vehicular access to the site will be via a driveway from the back lane, while pedestrian access via the lobby will be from Oxford Street. In the underground garage 72 parking stalls are provided for residents along with 9 visitor parking stalls.

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

Q1: How many square feet is the lot?

A1: 26, 500

Q2: My question is to the District, are the surrounding developments that are in planning in the six storey range? My concern is that if there is not some type of consistency in the area, are we going to get this up and down of inconsistent height throughout the neighbourhood?

A2: (C. Peters) On this block of Oxford, the site across the street from this development is six storeys, the Trellis Creekstone care Centre, is six storeys residential with a partial seventh floor for some of the services. It is set in the middle of the building so you probably won't be able to see the seventh floor if you are a pedestrian. The site that the District owns next door has not gone into a design phase but it is looking like it will be six storeys because if you go more than six storeys you can't do wood frame anymore and concrete is much more costly. North of this block will step down a bit because it is changing in the OCP to a lower density.

C3: My concern is that in other areas of the Lynn development they start out with six storeys then they make application to go higher and then plans get changed. People who bought in some of the highrises in Seylynn are now facing the prospect of being blocked in by the next phase of development which wasn't anticipated when they initially purchased their units.

A3: (C. Peters) The projects to the north are concrete buildings so it is easier to go from 18 to

say 23 storeys. This project being wood frame means that increasing the height beyond six storeys is not possible.

Q4: Does the District intend to sell that land and another developer come in and apply to go higher?

A4: (C. Peters) The intention is that the District will own the land and we will partner with someone to develop a non-market housing development.

Q5: The demographic is for transit orientated people, is there limited parking or only park and ride option?

A5: There are 89 stalls for 89 units. This includes the visitor parking.

Q6: What is the timeline for the zoning approval?

A6: (C. Peters) We typically say it is 18-24 months from start to finish. There is a slide and a presentation board that reviews this process. We have public input tonight and other comments we receive by email. We then provide comments back to the applicant team such as we need more information on this, or this does not work and we need you to change this to that, what ever the issue might be. Given the nature of the input and comments that can plus or minus the timeline. This will likely go to Council early in 2018. If you received notification about this meeting, then it is a similar process. A letter gets mailed out for the public hearing and you can come and make comment at that meeting.

Q7: With this senior care home in the works and this project in the works, how much traffic disruption along Oxford are we going to see? Is it going to impact the buses and people that still live in area, how disruptive is this going to be?

A7: Good question, construction has lots of impact on neighbourhoods. The District of North Van requires a construction management plan that indicates how trucks enter and exist the site, where they can park, where workers on the site can park, and that is carefully monitored by the District to minimize impact. There will be some use of Oxford during construction but it has to be minimized to not impact transit.

Adera Development Corporation – 1552 – 1568 Oxford Street Rezoning
Public Information Meeting Summary
October 10, 2017

Notification Letter

Adera Development Corporation – 1552 – 1568 Oxford Street Rezoning
Public Information Meeting Summary
October 10, 2017

Newspaper Ad

Adera Development Corporation – 1552 – 1568 Oxford Street Rezoning
Public Information Meeting Summary
October 10, 2017

Public Meeting Signage

From: Robert Shaw
To: [DNV Input](#)
Subject: Public Hearing regarding 1552-1568 Oxford st.
Date: June 01, 2018 3:29:37 PM

Dear district of North Vancouver,

I am writing to disapprove of the districts propose to amend the zoning bylaw. There is way too much density being created in the district of North Vancouver and I am finally fed up. North Vancouver used to be a comfortable spot to live and now that is changing. Too many people not enough infrastructure and what seems to be an endless interest to implement large density. I vote to not allow the proposed zoning change.

Thank You

Robert Shaw

From: Dr. Doo-Little
To: [DNV Input](#)
Subject: 1552 and 1568 Oxford Street, North Vancouver
Date: June 04, 2018 8:41:44 AM
Attachments: [2018.05.29 Pivot Public Hearing Letter of Support \(Housing\) \(Anita Doo\).docx](#)

My support for this upcoming project, I hope this will be a truly "affordable housing" for our people on the North Shore.

Anita Doo

Anita Doo

North Vancouver

June 1, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the application at 1552 and 1568 Oxford Street.

This development proposes 88 secured market rental apartment units in the Lower Lynn area of North Vancouver. The North Shore continues to have some of the lowest vacancy rates in Metro Vancouver, due partly to high demand generated through the employment and population growth in the area, and low supply. I therefore support a development that proposes to increase the supply of rental units and help fill the growing demand.

I support this development and hope that Council will do the same.

Sincerely,

Anita Doo

From: Hans Fast
To: [DNV Input](#)
Subject: Letters of Support for Public Hearing Bylaws 8313 (OCP Amendment) and 8314 (Rezoning) for 1552 to 1558 Oxford Street
Date: June 05, 2018 9:24:52 AM
Attachments: [image001.png](#)
[image002.png](#)
[2018.06.05 Pivot Public Hearing Letters of Support Submitted.pdf](#)

Hi,

Please find letters of support for the above noted public hearing on Tuesday. Can you please provide confirmation when you receive these?

Thanks,

Hans Fast | Development Coordinator

d 604.637.4344 | c 604.781.2449 | hansf@adera.com

Suite 2200 1055 Dunsmuir Street | Four Bentall Centre, PO Box 49214 | Vancouver BC V7X 1K8

LIVE WEST COAST at adera.com

Please consider the environment before printing this email - **Adera Cares**

NOTICE: This message is intended only for the use of the person to whom it is addressed and may contain information that is privileged or confidential. If you have received this message in error, please notify us immediately and delete the message without copying or forwarding it to anyone.

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the rental building application at 1552 and 1568 Oxford Street.

As a local business, additional people in the Lower Lynn neighbourhood is vital for the health of businesses such as ours. This project will add 88 homes to our community within walking distance to nearby businesses. Importantly, it will provide additional quality rental housing options for employees who wish to live and work in the area.

I am therefore in support of the proposed development to increase the supply of rental units and help sustain the local businesses.

Sincerely,

BEN HAGMAN

CHORSE PRENTERS

1401 GROUND STREET

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

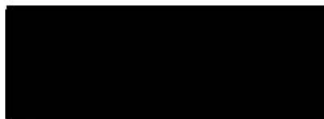
I am sending this letter to support the rental building application at 1552 and 1568 Oxford Street.

As a local business, additional people in the Lower Lynn neighbourhood is vital for the health of businesses such as ours. This project will add 88 homes to our community within walking distance to nearby businesses. Importantly, it will provide additional quality rental housing options for employees who wish to live and work in the area.

I am therefore in support of the proposed development to increase the supply of rental units and help sustain the local businesses.

Sincerely,

LUAN ARES



1559 Barrow Street, NV
Carousel Cleaners

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am writing to express my support for the development at 1552 and 1568 Oxford Street.

I have seen the plans for this development and I believe the design fits with the surrounding community. The development will replace two single family detached homes with much needed market rental housing. As a walkable community with access to shopping, transit, services, and other amenities, this is a good location for market rental housing to help those who cannot afford to own remain on the North Shore.

The project is located near Phibbs Exchange, which will promote transit use for its residents. Through the development, it is my understanding that the developer will construct linear park that will eventually run north-south the length of the Town Centre. This will improve the ability to walk and bicycle in this area.

Pivot Adera Projects Ltd. has met with the community to clearly inform them of this project; their engagement with residents in the community as a valued stakeholder has been appreciated.

I look forward to seeing this development progress through the planning process.

Sincerely,







Jammy Vogan

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am writing to express my support for the development at 1552 and 1568 Oxford Street.

I have seen the plans for this development and I believe the design fits with the surrounding community. The development will replace two single family detached homes with much needed market rental housing. As a walkable community with access to shopping, transit, services, and other amenities, this is a good location for market rental housing to help those who cannot afford to own remain on the North Shore.

The project is located near Phibbs Exchange, which will promote transit use for its residents. Through the development, it is my understanding that the developer will construct linear park that will eventually run north-south the length of the Town Centre. This will improve the ability to walk and bicycle in this area.

Pivot Adera Projects Ltd. has met with the community to clearly inform them of this project; their engagement with residents in the community as a valued stakeholder has been appreciated.

I look forward to seeing this development progress through the planning process.

Sincerely,



Adam Morissette



June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the application at 1552 and 1568 Oxford Street.

This development proposes 88 market rental apartment units in the Lower Lynn area of North Vancouver. The North Shore continues to have some of the lowest vacancy rates in Metro Vancouver, due partly to high demand generated through the employment and population growth in the area, and low supply. I therefore support a development that proposes to increase the supply of rental units and help fill the growing demand.

I support this development and hope that Council will do the same.

Sincerely,

George Valocny

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

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the rental building application at 1552 and 1568 Oxford Street.

As a local business, additional people in the Lower Lynn neighbourhood is vital for the health of businesses such as ours. This project will add 88 homes to our community within walking distance to nearby businesses. Importantly, it will provide additional quality rental housing options for employees who wish to live and work in the area.

I am therefore in support of the proposed development to increase the supply of rental units and help sustain the local businesses.

Sin

Piow Ng
#101-277 Mt. High
N. Vanc BC

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
ingut@dnv.org

To Mayor and Council,


Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the rental building application at 1552 and 1568 Oxford Street.

As a local business, additional people in the Lower Lynn neighbourhood is vital for the health of businesses such as ours. This project will add 88 homes to our community within walking distance to nearby businesses. Importantly, it will provide additional quality rental housing options for employees who wish to live and work in the area.

I am therefore in support of the proposed development to increase the supply of rental units and help sustain the local businesses.

Sincerely,


Jebra O
Wendy's main St

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
ingut@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the rental building application at 1552 and 1568 Oxford Street.

As a local business, additional people in the Lower Lynn neighbourhood is vital for the health of businesses such as ours. This project will add 88 homes to our community within walking distance to nearby businesses. Importantly, it will provide additional quality rental housing options for employees who wish to live and work in the area.

I am therefore in support of the proposed development to increase the supply of rental units and help sustain the local businesses.

Sincerely,



Joanne Chow
Kenarje Cafe, Ltd
109-223, Mountain's Hwy
North Van.
V7J 3V3.

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
ingut@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I support the proposed market rental development at 1552 and 1568 Oxford Street.

The site of the proposed development for market rental apartment is suitable for this type of additional densification. Its location encourages the use of alternative modes of transportation, which will relieve vehicular congestion to and from the North Shore.

The site is located near the Lower Lynn Town Centre, which means many errands can be accomplished on foot. It is also within a five-minute walk to Phibbs Exchange, which services 16 bus routes throughout Metro Vancouver. The proposed development includes 250 secured bike spaces for residents, which will promote bike ownership. I understand the developer will also construct the green spine linear park that will run the length of the Town Centre, improving the walkability and bike access.

I hope Council supports this proposed development that encourages the use of alternative modes of transportation.

Sincerely,

- Bill Merritt

[Redacted signature block]

N. Van. B.C.

[Redacted signature block]

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am writing to express my support for the development at 1552 and 1568 Oxford Street.

I have seen the plans for this development and I believe the design fits with the surrounding community. The development will replace two single family detached homes with much needed market rental housing. As a walkable community with access to shopping, transit, services, and other amenities, this is a good location for market rental housing to help those who cannot afford to own remain on the North Shore.

The project is located near Phibbs Exchange, which will promote transit use for its residents. Through the development, it is my understanding that the developer will construct linear park that will eventually run north-south the length of the Town Centre. This will improve the ability to walk and bicycle in this area.

Pivot Adera Projects Ltd. has met with the community to clearly inform them of this project; their engagement with residents in the community as a valued stakeholder has been appreciated.

I look forward to seeing this development progress through the planning process.

Sincerely,



*Plessandra Monterrosa
North Vancouver, BC Canada*



June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the rental building application at 1552 and 1568 Oxford Street.

As a local business, additional people in the Lower Lynn neighbourhood is vital for the health of businesses such as ours. This project will add 88 homes to our community within walking distance to nearby businesses. Importantly, it will provide additional quality rental housing options for employees who wish to live and work in the area.

I am therefore in support of the proposed development to increase the supply of rental units and help sustain the local businesses.

Sincerely,



Lindsay Brown
owner
Cutie Pie Wax Bar Inc.

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,


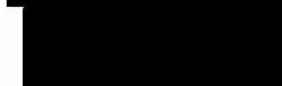
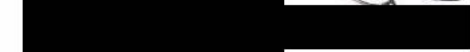
Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the rental building application at 1552 and 1568 Oxford Street.

As a local business, additional people in the Lower Lynn neighbourhood is vital for the health of businesses such as ours. This project will add 88 homes to our community within walking distance to nearby businesses. Importantly, it will provide additional quality rental housing options for employees who wish to live and work in the area.

I am therefore in support of the proposed development to increase the supply of rental units and help sustain the local businesses.

Sincerely,

 Don Graham
 1411 Charlotte Rd
 JFG Andriques

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the rental building application at 1552 and 1568 Oxford Street.

As a local business, additional people in the Lower Lynn neighbourhood is vital for the health of businesses such as ours. This project will add 88 homes to our community within walking distance to nearby businesses. Importantly, it will provide additional quality rental housing options for employees who wish to live and work in the area.

I am therefore in support of the proposed development to increase the supply of rental units and help sustain the local businesses.

Sincerely,



*Morgan Shank
Burrard Mechanical
1416 Charlotte St.*

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
ingut@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the rental building application at 1552 and 1568 Oxford Street.

As a local business, additional people in the Lower Lynn neighbourhood is vital for the health of businesses such as ours. This project will add 88 homes to our community within walking distance to nearby businesses. Importantly, it will provide additional quality rental housing options for employees who wish to live and work in the area.

I am therefore in support of the proposed development to increase the supply of rental units and help sustain the local businesses.

Sincerely,

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

Seafloss
Bridge Brewing

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
ingut@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the rental building application at 1552 and 1568 Oxford Street.

As a local business, additional people in the Lower Lynn neighbourhood is vital for the health of businesses such as ours. This project will add 88 homes to our community within walking distance to nearby businesses. Importantly, it will provide additional quality rental housing options for employees who wish to live and work in the area.

I am therefore in support of the proposed development to increase the supply of rental units and help sustain the local businesses.

Sincerely,

CHARTERHOUSE DESIGN
1481 CHARLETTE STREET
NORTH VANCOUVER



June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

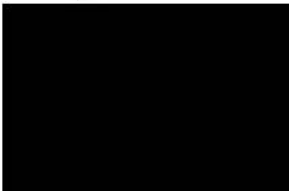
Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the rental building application at 1552 and 1568 Oxford Street.

As a local business, additional people in the Lower Lynn neighbourhood is vital for the health of businesses such as ours. This project will add 88 homes to our community within walking distance to nearby businesses. Importantly, it will provide additional quality rental housing options for employees who wish to live and work in the area.

I am therefore in support of the proposed development to increase the supply of rental units and help sustain the local businesses.

Sincerely,



JESSICA TOUHEY.

JESSICA TOUHEY INTERIOR DESIGN
MOUNTAIN HWY.

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
ingut@dnv.org

To Mayor and Council,


Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the rental building application at 1552 and 1568 Oxford Street.

As a local business, additional people in the Lower Lynn neighbourhood is vital for the health of businesses such as ours. This project will add 88 homes to our community within walking distance to nearby businesses. Importantly, it will provide additional quality rental housing options for employees who wish to live and work in the area.

I am therefore in support of the proposed development to increase the supply of rental units and help sustain the local businesses.

Sincerely,


CHRIS SAYLOR (GLASS DOCTOR)
1455 CROWN ST, V7S 1G4

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
ingut@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the rental building application at 1552 and 1568 Oxford Street.

As a local business, additional people in the Lower Lynn neighbourhood is vital for the health of businesses such as ours. This project will add 88 homes to our community within walking distance to nearby businesses. Importantly, it will provide additional quality rental housing options for employees who wish to live and work in the area.

I am therefore in support of the proposed development to increase the supply of rental units and help sustain the local businesses.

Sincerely,

A large black rectangular redaction box covering the signature area of the letter.

KATHY WEEBE
1443 CROWN ST.
NORTH VANCOUVER, BC
V7J 1G4

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the rental building application at 1552 and 1568 Oxford Street.

As a local business, additional people in the Lower Lynn neighbourhood is vital for the health of businesses such as ours. This project will add 88 homes to our community within walking distance to nearby businesses. Importantly, it will provide additional quality rental housing options for employees who wish to live and work in the area.

I am therefore in support of the proposed development to increase the supply of rental units and help sustain the local businesses.

Sincerely,



PHIL REMPEL

ELIAS TRACHUK CONTRACTING
1455 RUPERT ST.
NORTH VAN.

Andrew Martins

[REDACTED]

North Vancouver, BC

[REDACTED]

June 1st 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am writing to express my support for the development at 1552 and 1568 Oxford Street.

I have seen the plans for this development and I believe the design fits with the surrounding community. The development will replace two single family detached homes with much needed market rental housing. As a walkable community with access to shopping, transit, services, and other amenities, this is a good location for market rental housing to help those who cannot afford to own remain on the North Shore.

The project is located near Phibbs Exchange, which will promote transit use for its residents. Through the development, it is my understanding that the developer will construct linear park that will eventually run north-south the length of the Town Centre. This will improve the ability to walk and bicycle in this area.

Pivot Adera Projects Ltd. has met with the community to clearly inform them of this project; their engagement with residents in the community as a valued stakeholder has been appreciated.

I look forward to seeing this development progress through the planning process.

Sincerely,

Andrew Martins

Simon Wong

[REDACTED]
North Vancouver, BC

[REDACTED]
June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am writing to express my support for the development at 1552 and 1568 Oxford Street.

I have seen the plans for this development and I believe the design fits with the surrounding community. The development will replace two single family detached homes with much needed market rental housing. As a walkable community with access to shopping, transit, services, and other amenities, this is a good location for market rental housing to help those who cannot afford to own remain on the North Shore. We need more rental availability in North Van to continue to support our growing economy and it's nice to see a developer add this type of product to our market – not to mention a nice DCC contribution.

The project is located near Phibbs Exchange, which will promote transit use for its residents. Through the development, it is my understanding that the developer will construct linear park that will eventually run north-south the length of the Town Centre. This will improve the ability to walk and bicycle in this area.

Pivot Adera Projects Ltd. has met with the community to clearly inform them of this project; their engagement with residents in the community as a valued stakeholder has been appreciated.

I look forward to seeing this development progress through the planning process.

Sincerely,

[REDACTED]
Simon Wong

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver

File: 08.3060.20/037.17

I am writing to express my support for the development at 1552 and 1568 Oxford Street.

I have seen the plans for this development and I believe the design fits with the surrounding community. The development will replace two single family detached homes with much needed market rental housing. As a walkable community with access to shopping, transit, services, and other amenities, this is a good location for market rental housing to help those who cannot afford to own remain on the North Shore.

The project is located near Phibbs Exchange, which will promote transit use for its residents. Through the development, it is my understanding that the developer will construct linear parking that will eventually run north-south the length of the Town Centre. This will improve the ability to walk and bicycle in this area.

Pivot Adera Projects Ltd. has met with the community to clearly inform them of this project; their engagement with residents in the community as a valued stakeholder has been appreciated.

I look forward to seeing this development progress through the planning process.

Sincerely,

Robert C. Durrant.

**Ron Sun, General Manager
Innovative Signage Inc.
208 – 1075 West 1st Street
North Vancouver, BC
V7P 3T4**

June 4, 2018

**Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org**

To Mayor and Council,

**Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17**

I am sending this letter to support the application at 1552 and 1568 Oxford Street. Being a property owner, business owner and a generator of jobs in North Vancouver for many years, having more housing options in the city is vital in keeping and attracting much needed talent in the area.

This development proposes 88 secured market rental apartment units in the Lower Lynn area of North Vancouver. The North Shore continues to have some of the lowest vacancy rates in Metro Vancouver, due partly to high demand generated through the employment and population growth in the area, and low supply. I therefore support a development that proposes to increase the supply of rental units and help fill the growing demand.

I support this development and hope that Council will do the same.

Sincerely,

**Ron Sun, MBA, CMA, CPA
General Manager
Innovative Signage Inc.**

Brooks Amos

North Vancouver, BC

June 4, 2018

Municipal Clerk

District of North Vancouver

355 West Queens Road

North Vancouver, BC V7N 4N5

input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver

File: 08.3060.20/037.17

I am sending this letter to support the application at 1552 and 1568 Oxford Street.

This development proposes 88 secured market rental apartment units in the Lower Lynn area of North Vancouver. The North Shore continues to have some of the lowest vacancy rates in Metro Vancouver, due partly to high demand generated through the employment and population growth in the area, and low supply. I therefore support a development that proposes to increase the supply of rental units and help fill the growing demand.

I support this development and hope that Council will do the same.

Sincerely,

Brooks Amos

From: Kevin Falcon
To: [DNV Input](#)
Subject: 1552 and 1568 Oxford Street, North Vancouver, BC
Date: June 05, 2018 5:01:55 PM
Attachments: [NV project support ltr.docx](#)

Dear staff,

Please see my attached letter of support for the above noted project. Please forward to Mayor and Council.

Thank you.

Regards,

Kevin Falcon
North Vancouver District resident.

June 5, 2018

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

Dear Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver, BC
File: 08.3060.20/037.17

I wish to express my strong support for the proposed market rental development at 1552 and 1568 Oxford Street.

I am particularly pleased to see the Council supporting market rental construction in the District, particularly on well sited locations with easy transit access. The District should be commended for identifying the Lower Lynn Town Centre as an area ripe for greater densification.

The above noted location is ideal for market rental. Its location will encourage non automobile forms of transportation, particularly bus, cycling and by foot. I'm pleased to see the development includes 250 secured bike spaces for residents, which will encourage a healthier transportation option. The green linear park will encourage walking which is also a positive.

With Phibbs exchange only a stones throw away, my only complaint is that Council wouldn't demand greater density. These type of locations are rare and the public benefit should be maximized with more rental units.

Having said that, I applaud Council and staff for encouraging more rental product in the District of North Vancouver. I particularly support the efforts that encourage walkability, cycling and greater use of public transportation.

I hope Council supports this project and many more like it.

Sincerely,

Kevin and Jessica Falcon

[REDACTED]

North Vancouver, BC

[REDACTED]

From: Hans Fast
To: [DNV Input](#)
Subject: RE: Letters of Support for Public Hearing Bylaws 8313 (OCP Amendment) and 8314 (Rezoning) for 1552 to 1558 Oxford Street
Date: June 06, 2018 8:14:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[2018.05.29 Pivot Public Hearing Letter of Support \(Housing\) Joe Geluch.pdf](#)
[2018.06.05 Pivot Public Hearing Letter of Support \(Transit\) Joel Barrett.pdf](#)

Hello,

Please find attached two more letters of support.

Thanks,

Hans Fast | Development Coordinator
d 604.637.4344
LIVE WEST COAST at adera.com

Please consider the environment before printing this email - **Adera Cares**

From: DNV Input <input@dnv.org>
Sent: June-05-18 10:24 AM
To: Hans Fast <hansf@adera.com>
Subject: RE: Letters of Support for Public Hearing Bylaws 8313 (OCP Amendment) and 8314 (Rezoning) for 1552 to 1558 Oxford Street

Thank you for your email with respect to the public hearings for Bylaws 8313 and 8314. Please be advised that your email has been circulated to Council and staff.

Louise Simkin

Administrative, Information & Privacy Coordinator
604-990-2413

From: Hans Fast <hansf@adera.com>
Sent: June 05, 2018 9:15 AM
To: DNV Input <input@dnv.org>
Subject: Letters of Support for Public Hearing Bylaws 8313 (OCP Amendment) and 8314 (Rezoning) for 1552 to 1558 Oxford Street

Hi,

Please find letters of support for the above noted public hearing on Tuesday. Can you please provide confirmation when you receive these?

Thanks,

Hans Fast | Development Coordinator

d 604.637.4344 | c 604.781.2449 | hansf@adera.com

Suite 2200 1055 Dunsmuir Street | Four Bentall Centre, PO Box 49214 | Vancouver BC V7X 1K8
LIVE WEST COAST at adera.com

Please consider the environment before printing this email - **Adera Cares**

NOTICE: This message is intended only for the use of the person to whom it is addressed and may contain information that is privileged or confidential. If you have received this message in error, please notify us immediately and delete the message without copying or forwarding it to anyone.

Josef and Lisa Geluch

[REDACTED]

North Vancouver, BC

[REDACTED]

June 5, 2018

Municipal Clerk

District of North Vancouver

355 West Queens Road

North Vancouver, BC V7N 4N5

input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver

File: 08.3060.20/037.17

I am sending this letter to support the application at 1552 and 1568 Oxford Street.

This development proposes 88 secured market rental apartment units in the Lower Lynn area of North Vancouver. The North Shore continues to have some of the lowest vacancy rates in Metro Vancouver, due partly to high demand generated through the employment and population growth in the area, and low supply. I therefore support a development that proposes to increase the supply of rental units and help fill the growing demand.

I support this development and hope that Council will do the same.

Sincerely,

[REDACTED]

Josef and Lisa Geluch

Joel Barrett

[REDACTED]
North Vancouver, BC

June 5, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am writing to express my support for the development at 1552 and 1568 Oxford Street.

I have seen the plans for this development and I believe the design fits with the surrounding community. The development will replace two single family detached homes with much needed market rental housing. As a walkable community with access to shopping, transit, services, and other amenities, this is a good location for market rental housing to help those who cannot afford to own remain on the North Shore.

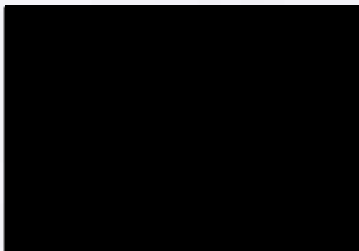
The project is located near Phibbs Exchange, which will promote transit use for its residents. Through the development, it is my understanding that the developer will construct linear park that will eventually run north-south the length of the Town Centre. This will improve the ability to walk and bicycle in this area.

Pivot Adera Projects Ltd. has met with the community to clearly inform them of this project; their engagement with residents in the community as a valued stakeholder has been appreciated.

I look forward to seeing this development progress through the planning process.

Sincerely,

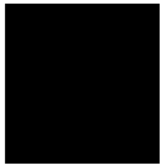
Joel Barrett



From: Jack Allpress
To: [DNV Input](#)
Subject: CoNV Resident in support of 1552 and 1568 Oxford Street, North Vancouver / File: 08.3060.20/037.17
Date: June 08, 2018 9:14:18 AM
Attachments: [06082018091009-0001.pdf](#)

Please see attached an note my family's support for this project and similar projects in the CoNV and DoNV markets.

Sincerely,
Jack



Jack Allpress*



Jack Allpress

[REDACTED]

District of North Vancouver, BC

[REDACTED]

June 8, 2018

Municipal Clerk

District of North Vancouver

355 West Queens Road

North Vancouver, BC V7N 4N5

input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver

File: 08.3060.20/037.17

I am writing to express my support for the development at 1552 and 1568 Oxford Street.

I have seen the plans for this development and I believe the design fits with the surrounding community. The development will replace two single family detached homes with much needed market rental housing. As a walkable community with access to shopping, transit, services, and other amenities, this is a good location for market rental housing to help those who cannot afford to own remain on the North Shore.

The project is located near Phibbs Exchange, which will promote transit use for its residents. Through the development, it is my understanding that the developer will construct linear park that will eventually run north-south the length of the Town Centre. This will improve the ability to walk and bicycle in this area.

Pivot Adera Projects Ltd. has met with the community to clearly inform them of this project; their engagement with residents in the community as a valued stakeholder has been appreciated.

I look forward to seeing this development progress through the planning process.

Sincerely,

[REDACTED]

From: Hans Fast
To: [DNV Input](#)
Subject: RE: Letters of Support for Public Hearing Bylaws 8313 (OCP Amendment) and 8314 (Rezoning) for 1552 to 1558 Oxford Street
Date: June 11, 2018 2:21:05 PM
Attachments: [image001.png](#)
[image003.png](#)
[Emma Plasteras- Support Letter.docx](#)

Hello,

Please find attached another letter of support.

Thanks,

Hans Fast | Development Coordinator
d 604.637.4344
LIVE WEST COAST at [adera.com](#)

Please consider the environment before printing this email - **Adera Cares**

From: Hans Fast
Sent: June-06-18 8:14 AM
To: 'DNV Input' <input@dnv.org>
Subject: RE: Letters of Support for Public Hearing Bylaws 8313 (OCP Amendment) and 8314 (Rezoning) for 1552 to 1558 Oxford Street

Hello,

Please find attached two more letters of support.

Thanks,

Hans Fast | Development Coordinator
d 604.637.4344
LIVE WEST COAST at [adera.com](#)

Please consider the environment before printing this email - **Adera Cares**

From: DNV Input <input@dnv.org>
Sent: June-05-18 10:24 AM
To: Hans Fast <hansf@adera.com>
Subject: RE: Letters of Support for Public Hearing Bylaws 8313 (OCP Amendment) and 8314 (Rezoning) for 1552 to 1558 Oxford Street

Thank you for your email with respect to the public hearings for Bylaws 8313 and 8314. Please be advised that your email has been circulated to Council and staff.

Louise Simkin
Administrative, Information & Privacy Coordinator

604-990-2413

From: Hans Fast <hansf@adera.com>

Sent: June 05, 2018 9:15 AM

To: DNV Input <input@dnv.org>

Subject: Letters of Support for Public Hearing Bylaws 8313 (OCP Amendment) and 8314 (Rezoning) for 1552 to 1558 Oxford Street

Hi,

Please find letters of support for the above noted public hearing on Tuesday. Can you please provide confirmation when you receive these?

Thanks,

Hans Fast | Development Coordinator

d 604.637.4344 | c 604.781.2449 | hansf@adera.com

Suite 2200 1055 Dunsmuir Street | Four Bentall Centre, PO Box 49214 | Vancouver BC V7X 1K8
LIVE WEST COAST at adera.com

Please consider the environment before printing this email - **Adera Cares**

NOTICE: This message is intended only for the use of the person to whom it is addressed and may contain information that is privileged or confidential. If you have received this message in error, please notify us immediately and delete the message without copying or forwarding it to anyone.

Emma Plasteras
[REDACTED]
North Vancouver, BC
[REDACTED]

June 11, 2019

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the application at 1552 and 1568 Oxford Street.

This development proposes 88 market rental apartment units in the Lower Lynn area of North Vancouver. The North Shore continues to have some of the lowest vacancy rates in Metro Vancouver, due partly to high demand generated through the employment and population growth in the area, and low supply. I therefore support a development that proposes to increase the supply of rental units and help fill the growing demand.

I support this development and hope that Council will do the same.

Sincerely,

Emma Plasteras

From: Sue Tarrant
To: [DNV Input](#)
Subject: Letter to Mayor and Council relating to the proposed development at 1552 - 1568 Oxford St. North Vancouver
Date: June 12, 2018 9:16:47 AM
Attachments: [Tarrant_Scan.pdf](#)

To Whom it may concern;

Please find attached a letter from my husband and I in regards to the proposed development as stated above. Please forward the letter on to the Mayor and Council as the public meeting is this evening.

Thank you in advance.

Kind regards,

Sue Tarrant
Resident at [REDACTED]
North Vancouver

John and Sue Tarrant

██████████
North Vancouver, BC
██████████

June 12, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: Proposed development at 1552 - 1568 Oxford Street, North Vancouver

We are supporters of the new proposal to develop additional housing at 1552 and 1568 Oxford Street.

One of the primary reasons that real estate prices are high is due to the limited supply of properties. The supply is mainly under the control of municipal governments – so mayors and councils have the ability to facilitate more supply – or limit supply. I strongly encourage you to do whatever you can to get more supply out there as soon as possible. Yes, the units should fit in and be attractive, but lets get more of them on the market as soon as possible. This is what will address our main supply and affordability issue on a primary level.

I support this and all other development proposals (that fit in and enhance our community) that increase supply. This is what will help the most amount of people – both from a place to live and a cost of housing perspective. It's basic economics.

Also – a big “Thank You” to Mayor and council for all the work you guys do.

Yours truly,

████████████████████
████████████████████
████████████████████

John Tarrant

████████████████████
████████████████████
████████████████████

Sue Tarrant

From: Sheryl White
To: [DNV Input](#)
Subject: 1552 and 1568 Oxford Street, North Vancouver
Date: June 12, 2018 1:20:10 PM
Attachments: [image001.png](#)
[2018.05.29 Pivot Public Hearing Letter of Support \(Housing\).docx](#)

If you have any questions or require any further information, please do not hesitate to call.

Regards,
Sheryl A. White,

[Redacted signature block]

[Redacted signature block]

Karen Savage

[REDACTED]
North Vancouver, BC

June 11, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am sending this letter to support the application at 1552 and 1568 Oxford Street.

This development proposes 88 secured market rental apartment units in the Lower Lynn area of North Vancouver. The North Shore continues to have some of the lowest vacancy rates in Metro Vancouver, due partly to high demand generated through the employment and population growth in the area, and low supply. I therefore support a development that proposes to increase the supply of rental units and help fill the growing demand.

I support this development and hope that Council will do the same.

Sincerely,

Karen Savage

From: Hans Fast
To: [DNV Input](#)
Subject: RE: Letters of Support for Public Hearing Bylaws 8313 (OCP Amendment) and 8314 (Rezoning) for 1552 to 1558 Oxford Street
Date: June 12, 2018 3:34:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[20180612152648550.pdf](#)

Hi,

Please find two more letters of support attached for the above noted application.

Thanks,

Hans Fast | Development Coordinator
d 604.637.4344
LIVE WEST COAST at [adera.com](#)

Please consider the environment before printing this email - **Adera Cares**

From: DNV Input <input@dnv.org>
Sent: June-05-18 10:24 AM
To: Hans Fast <hansf@adera.com>
Subject: RE: Letters of Support for Public Hearing Bylaws 8313 (OCP Amendment) and 8314 (Rezoning) for 1552 to 1558 Oxford Street

Thank you for your email with respect to the public hearings for Bylaws 8313 and 8314. Please be advised that your email has been circulated to Council and staff.

Louise Simkin

Administrative, Information & Privacy Coordinator
604-990-2413

From: Hans Fast <hansf@adera.com>
Sent: June 05, 2018 9:15 AM
To: DNV Input <input@dnv.org>
Subject: Letters of Support for Public Hearing Bylaws 8313 (OCP Amendment) and 8314 (Rezoning) for 1552 to 1558 Oxford Street

Hi,

Please find letters of support for the above noted public hearing on Tuesday. Can you please provide confirmation when you receive these?

Thanks,

Hans Fast | Development Coordinator

d 604.637.4344 | c 604.781.2449 | hansf@adera.com

Suite 2200 1055 Dunsmuir Street | Four Bentall Centre, PO Box 49214 | Vancouver BC V7X 1K8
LIVE WEST COAST at adera.com

Please consider the environment before printing this email - **Adera Cares**

NOTICE: This message is intended only for the use of the person to whom it is addressed and may contain information that is privileged or confidential. If you have received this message in error, please notify us immediately and delete the message without copying or forwarding it to anyone.

June 4, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am writing to express my support for the development at 1552 and 1568 Oxford Street.

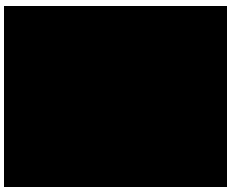
I have seen the plans for this development and I believe the design fits with the surrounding community. The development will replace two single family detached homes with much needed market rental housing. As a walkable community with access to shopping, transit, services, and other amenities, this is a good location for market rental housing to help those who cannot afford to own remain on the North Shore.

The project is located near Phibbs Exchange, which will promote transit use for its residents. Through the development, it is my understanding that the developer will construct linear park that will eventually run north-south the length of the Town Centre. This will improve the ability to walk and bicycle in this area.

Pivot Adera Projects Ltd. has met **with** the community to clearly inform them of this project; their engagement **with** residents in the community as a valued stakeholder has been appreciated.

I look forward to seeing this development progress through the planning process.

Sincerely,

A solid black rectangular redaction box covering the signature area.

Justin Elliott

A solid black rectangular redaction box covering the contact information.

June 10, 2018

Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
input@dnv.org

To Mayor and Council,

Re: 1552 and 1568 Oxford Street, North Vancouver
File: 08.3060.20/037.17

I am writing to express my support for the development at 1552 and 1568 Oxford Street.

I have seen the plans for this development and I believe the design and purpose are ideal for the surrounding community. The development will replace two single family detached homes with much needed market rental housing. As a walkable community with access to shopping, transit, services, and other amenities, this is a good location for market rental housing to help a variety of demographics. As someone who grew up on the North Shore, I am an avid hiker and adore the lifestyle that only North Vancouver has to offer. Intending on moving back into the community to start and raise a family in the next few years, I am a big supporter of this development as there are not very many new, quality-built rental apartments in the area.

The project is located near Phibbs Exchange, which will promote transit use for its residents. Through the development, it is my understanding that the developer will construct linear park that will eventually run north-south the length of the Town Centre. This will improve the ability to walk and bicycle in this area.

Pivot Adera Projects Ltd. has met with the community to clearly inform them of this project; their engagement with residents in the community as a valued stakeholder has been appreciated.

I look forward to seeing this development progress through the planning process.

Sincerely,

Katie Lee

[Redacted signature]

[Redacted contact information]

From: [Casey Peters](#)
To: [DNV Input](#)
Subject: FW: Pivot by Adera - Oxford Street
Date: June 12, 2018 5:15:13 PM
Attachments: [image002.png](#)
[Pivot by Adera DNV.pdf](#)
Importance: High

From: Michael Schuss [REDACTED]
Sent: June 12, 2018 5:10 PM
To: Casey Peters <PetersC@dnv.org>
Cc: Hans Fast <hansf@adera.com>
Subject: Pivot by Adera - Oxford Street
Importance: High

Good day Peter

As per the link on the DNV website I have copied you both with my written submission as I may not be able to get there in time tonight to speak on this development proposal.

Thank you.

Michael Schuss, [REDACTED]

[REDACTED]

[REDACTED]

From: The Bonds
To: [DNV Input](#)
Subject: Bylaw 8313
Date: June 12, 2018 6:17:45 PM

Kelly Bond [REDACTED]

Dear Mayor and Council,

Please negotiate a portion of affordable (below market) rental housing into this project. More below market housing is required for our community.

Furthermore, please allocate a percentage of or all of the \$922, 000 of CAC's from this project for affordable housing at the time of final adoption, should council proceed to adopt the bylaw.

Has a follow up with the school district occurred? Staff report indicates NO comments were received. Does that mean 'no news is good news?' Will families with children be accommodated here?

Kelly Bond

Michael and Kelly Bond
[REDACTED]
