


Info Package

Date: *Nov 14, 2017*


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver INFORMATION REPORT TO COUNCIL

November 16, 2017

File: 08.3060.20/077.17

AUTHOR: Robyn Hay, Development Planner

SUBJECT: PUBLIC INFORMATION MEETING –340 MOUNTAIN HIGHWAY AND 1515-1537 RUPERT STREET

REASON FOR REPORT:

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

SUMMARY:

Redic Developments is holding the required facilitated Public Information Meeting for Rezoning with Development Permit for a five storey building accommodating 26 stacked townhouses above one level of underground parking. The project is located at 340 Mountain Highway and 1515-1537 Rupert Street.

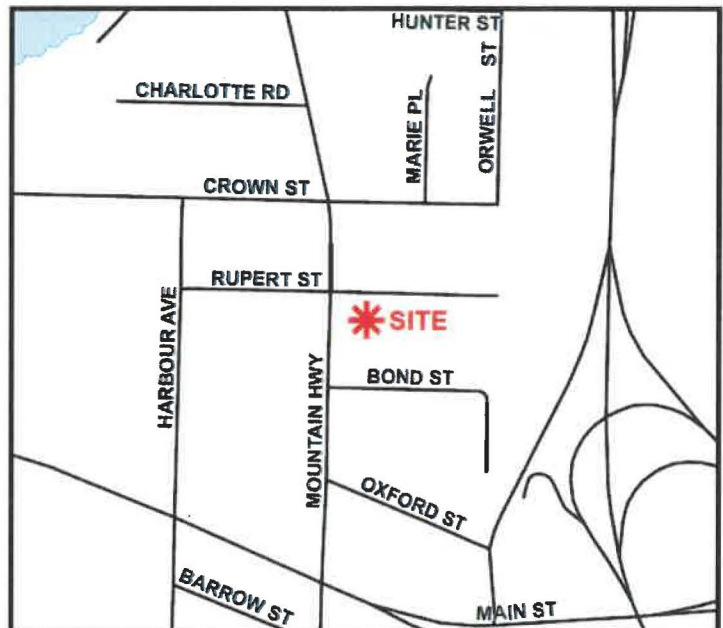
The staff report on the detailed application will include a summary of the input received.

PUBLIC INFORMATION MEETING DETAILS:

Date: Thursday, November 30, 2017

Time: 7:00 – 8:30pm

Location: North Shore Winter Club –
1325 E. Keith Road

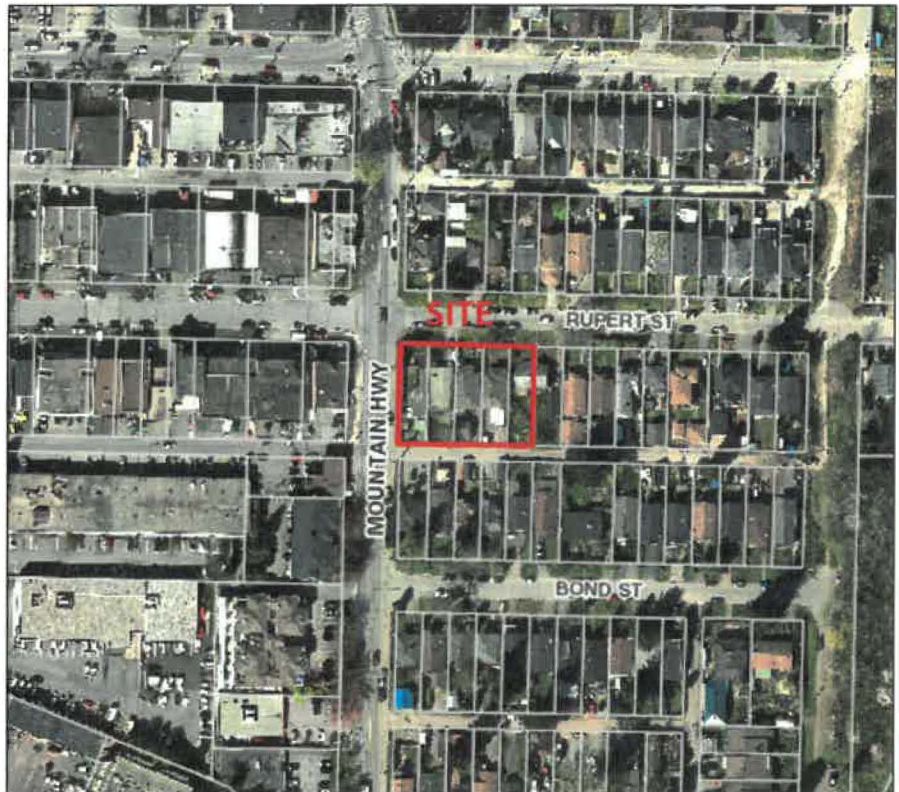


SITE AND SURROUNDING AREA:

The site is currently five single family lots. The property is approximately 1,870 m² (20,130 sq. ft.) in area.

The site is currently designated RES Level 5: Low Density Apartment in the Official Community Plan (OCP) which envisions the site as a future multifamily site with an FSR of up to approximately 1.75.

The site is currently zoned RS4 and the proposal will require rezoning to a new comprehensive development zone to accommodate the proposed development.



The properties to the north, east and south are improved with single family homes. This residential precinct is designated for RES Level 5: Low Density Apartment in the Official Community Plan (OCP). The properties on the west side on Mountain Highway are improved with various commercial and industrial buildings.

PROJECT DESCRIPTION:

The project includes 26 stacked townhouses in a five storey building. There is a large internal courtyard (designated as common area) located centrally on the site. The units are a mix of three and four bedroom units. The project includes 47 parking spaces and access to the underground parking is from Rupert Street. A total of 24 bicycle parking spaces are proposed.



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 flyer is attached.

PUBLIC NOTIFICATION:

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

Respectfully submitted,



Robyn Hay
Development Planner

Attachment: Notification Flyer

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

Meeting Agenda:

Doors Open: 7:00 PM

Open House Discussion:

7:00 – 8:30

Presentation: 7:30 PM – 7:45 PM

For further information please contact:

**Armin Khatoonabadi
604-338-8496**

Redic Development Inc.

**Robyn Hay
604-990-2369**

**District of North Vancouver
Development Planner**

**Notice of a Public
Information Meeting in Your
Neighborhood**

Redic Developments Inc is hosting a Public Information Meeting to present the development proposal for 26 unit townhome building at 340 Mountain Highway and 1515 – 1537 Rupert St.

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

Meeting Time and Location:

Thursday, November 30th, 2017

North Shore Winter Club

1325 E. Keith Road, North Vancouver



The Proposal:

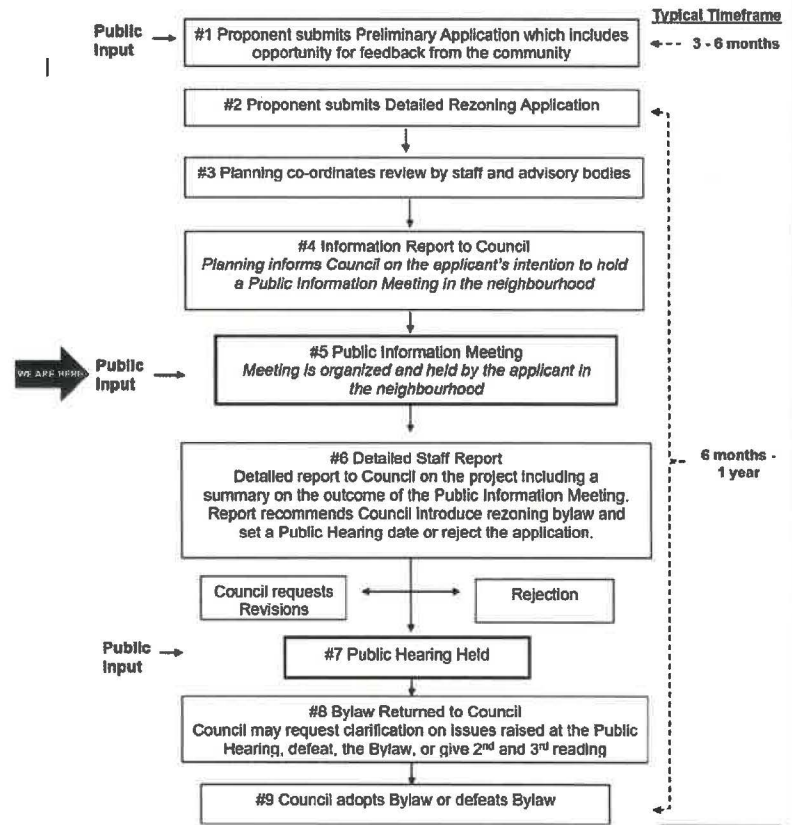
Redic Development Inc proposes to construct a 5 story townhouse building on 340 Mountain Highway and 1515 – 1537 Rupert St.

The proposal is for 26 townhouses, which include 3 four bedroom units, and 23 three bedroom units.

The main pedestrian access to the building will be from Mountain Highway while the access to its underground parking is through Rupert St. 47 parking stalls are provided for residents and visitors.

The proposal also includes improvement to both Rupert and Mountain Highway sidewalks, adding new bike lanes and provision of public art.

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



Should you wish to contact District Council, they can be reached at: council@dnv.org

*Time requirements can vary due to the specifics of individual projects.

Typical Range: 15-20 months*
Document: 3161034

340 Mountain Highway Development Application

Public Information Meeting Summary Report

Event Date: November 30, 2017
Time: 7:00pm – 8:30pm
Location: North Shore Winter Club
Attendance: 5 members of the public signed in
Comments: 2 comment sheets

Meeting Purpose:

- 1) To present development application materials to neighbours
- 2) To provide an opportunity for the public to ask questions about the development
- 3) To provide an opportunity for neighbours to comment on the proposal.

Notification:

In accordance with District of North Vancouver policies:

Notification Brochures

Invitations and informational packages were delivered to owners and occupants within a 100m radius from the property, meeting District requirements. Appendix A: Notification includes a copy of the invitation packages.

Notification Sign

A sign notifying neighbours of the proposal was installed on the property. A photograph of this sign can be found in Appendix A: Notification.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Sunday, November 26 and Wednesday, November 29, 2017. A copy of the ad is included in Appendix A: Notification.

Attendance:

Five members of the public signed in for the meeting. A copy of the sign-in sheet is included in Appendix B.

The following District staff and project team members were in attendance:

District of North Vancouver:

- Robyn Hay, Planner

Project Team:

- Adel Bellemlih, Redic Developments Inc.
- Armin Khatoonabadi, Redic Developments Inc.
- Hamidreza Ahmadian, Redic Developments, Inc.
- Peter Hildebrand, Iredale Architecture

- Daryl Tyacke, ETA Landscape Architecture

Facilitators:

- Steven Petersson, Petersson Planning Consulting
- Kathleen Heggie, Petersson Planning Consulting

Overview:

The meeting was held in an Open House format. Meeting participants could browse the display boards and engage with the project team and the District Planner directly. A planned presentation and facilitated question and answer period took place part way through the meeting. The facilitators listened for questions and comments and noted them on a flip chart for all to see.

The participants were invited to submit written comments to the facilitator or to the municipal planner. Comment sheets are attached in Appendix C.

The key themes of the evening were parking, traffic, and building design.

Public Dialogue:

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

- Q1** Could you show me how the shadows will be cast from your proposed building?
A1 (The shadow analysis was presented to the participant to their satisfaction)
- C2** I like the project.
- C3** Finding on-street parking is challenging in our neighbourhood. Some people park on the street, and then take a bus from Phibbs Exchange.
A3 The proposal provides more on-site parking than the District normally requires in order to reduce the probability that residents will park on the street.
- Q4** What is the parking ratio?
A4 1.8 spots per unit, which exceeds the required 1.6.
- C5** These sorts of projects sell out quickly, often to realtors.
A5 Redic Developments intends to offer a two-week sales window to local residents only.
- C6** I like the colours and the shape.
- C7** Traffic patterns on Mountain Highway have changed recently. Since the Keith Road bridge was constructed, people driving eastbound on Keith Street towards Highway 1 avoid queues by driving south on Mountain Highway. I live on Rupert Street, a dead end. It is hard for me to turn off my street onto Mountain Highway because of this new traffic pattern.
- C8** I live on Crown Street. We need more townhouse projects like this!

- C9** I like the proposed landscaping that will attract birds.
- Q10** The site plan has a lot of open space in the courtyard. Why aren't you optimizing your allowed square footage?
A10 We are using all of the permitted floor space. We designed the building and landscape to allow for an open courtyard in the middle of the site. The proposed layout is a form that is suitable for families.
- Q11** How many properties did you consolidate for this project?
A11 Five 33-foot lots (one of them being half of a 66-foot lot). There's a 6th 33-foot lot owned by the developer, but it will be used for parking during construction. To the east, there are 4 other lots on which there will presumably be another development sometime in the future.
- Q12** Was there a change from the Official Community Plan, which planned for development to cross the lane north of Rupert and be sited north-south, rather than east-west?
A12 The siting of future developments was only roughly laid out in that plan: the east-west configuration in the Plan was suggestive and conceptual, rather than a requirement. It is difficult for policy planners to lay out sites with that degree of detail, because the actual future development will depend on how properties are assembled, and other factors. A key part of the community plan land use map was to accommodate parks and green space into future development, which this proposal does.
- C13** It's a great looking project. It has an enduring look.
A13 We try to avoid forms and materials that are trendy because we wanted to design a project that will age gracefully, rather than look dated shortly after construction.
- Q14** Will this be a wood-frame building?
A14 The parkade and courtyard will be concrete, and the upper floors will be wood-frame with concrete topping on the floors.
- C15** Very impressive.
- Q16** Is parking underground?
A16 Yes.
- Q17** Would the District consider making Rupert Street resident-only parking?
A17 (Robyn) The District might consider this over time, depending on other future developments.

Comment Sheet Summary

Comments and emails were received for a two-week response period after the meeting. Two comment sheets were submitted after the meeting. Both comment sheets expressed support for this proposal based on its design, and the need for newer, denser housing options in North Vancouver.

Conclusion

The purpose of this public meeting was to present to neighbours the proposed development concept, and provide them with an opportunity to ask clarifying questions and comment on the proposal. Invitations were mailed to all neighbours within 100 m of the property, and five community members attended. Two newspaper ads notified the community of the meeting.

The public could participate in this process in three ways:

- browsing boards
- talking to the project team and District Planner
- submitting written comments.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team and District planner a variety of questions, mostly related to parking, traffic, and building design. Few members of the public attended, which enabled those who did attend to enjoy a fulsome conversation with the project team and planner. No opposition to the project was heard, and most participants expressed their support for the proposed project.

Appendix A: Notification

Newspaper Advertisement: North Shore News November 26 and 29, 2017

WEDNESDAY, NOVEMBER 29, 2017 north shore news nsnews.com

HOLIDAY HAPPENINGS

AUNT LEAH'S TREES This seasonal lot at Lonsdale Quay, 123 Carrie Cates Court, North Vancouver is open Monday-Thursday, 1-8 p.m. and Friday-Sunday, 10 a.m.-8 p.m. until Dec. 23. Sales benefit children in foster care and help young mothers maintain child custody. auntleahs.org

PEAK OF CHRISTMAS Celebrate a white Christmas at Grouse Mountain, North Vancouver until Jan. 7. A variety of family activities are available and a detailed schedule can be found at grousemountain.com/christmas. Guests are encouraged to vote for their favourite gingerbread village creation with funds raised benefiting BC Children's Hospital.

THE DOCTOR OF OZ: A SELF-HELP PANTOMIME A tale for children in the pantomime tradition Nov. 30-Dec. 3, 7-10 and 14-17, Thursdays and Fridays at 7 p.m. with Saturday and Sunday matinees at 2 and 4 p.m. at the Theatre at Hendry Hall, 815 East 11th St., North Vancouver. \$12/\$6. Reservations: 604-983-2633 or northvanplayers.ca.

WRAP THE SEASON Create your own wrapping paper using simple and effective printmaking techniques Thursday, Nov. 30, 6-7:30 p.m. at Cityscape Community Art Space, 335 Lonsdale Ave., North Vancouver. By donation. 604-980-6044 nvwartsCouncil.ca

BRIGHT CHRISTMAS AT MOLLIE NYE HOUSE Join Santa and District of North Vancouver Mayor Richard Walton Friday, Dec. 1, 7 p.m. sharp to participate in the annual Light Up at Mollie Nye House, 940 Lynn Valley Rd.,

North Vancouver. The free festivities continue to 8:30 p.m. with carol singing, gingerbread decorating, old fashioned ornament making, photo booth, hot chocolate and treats.

HIGHLIGHT FESTIVAL Park and Tilford Gardens officially lights up for the holiday season Friday, Dec. 1, 6:30-9:30 p.m. at 333 Brooksbank Ave., North Vancouver. The event will include hot chocolate, live entertainment and a light up countdown. Admission by donation with proceeds going to support North Vancouver firefighters and their various charities. Regular hours: Dec. 1-31, 5-9 p.m.

MONTRORAL HOLIDAY MARKET Montroray Elementary will hold a market with crafted items, used books, baked goods and more Friday, Dec. 1 from noon to 3:30 p.m. at 5310 Sonora Dr., North Vancouver.

NATIVITY EXHIBIT AND CRAFT FAIR Highlands United Church will have more than 200 nativity scenes including traditional, contemporary, handmade and one-of-a-kind sets on display Dec. 1, 6-9 p.m. and Dec. 2, 10 a.m.-4 p.m. at 3255 Edgemont Blvd., North Vancouver. In addition to the exhibit there will be carolers, mulled cider, a children's activity centre and a seasonal craft and bake sale.

PARKGATE WINTER LIGHTS Begin the holiday season enjoying a low-cost holiday meal, 5-7 p.m., crafts and activities, youth services photo booth, crafts and pottery sales, and a Christmas tree lighting Friday, Dec. 1, 5:30 p.m. at the Parkgate Community Centre, 3625 Banff Court, North Vancouver. Free admission.

SEYMOUR SCOUTS ANNUAL CHRISTMAS TREE FUNDRAISING SALE will take place Dec. 1-23 at Parkgate Village shopping centre at the corner of Mount Seymour Parkway and Mount Seymour Road, North Vancouver. Hours: Saturdays and Sundays, 9 a.m.-9 p.m., Mondays-Thursdays, 1-8 p.m. and Fridays, 1-9 p.m. All proceeds benefit various scout programs.

CAP CLASSICAL AND CHORAL - BACH'S CHRISTMAS ORATORIO Ignite your Christmas spirit with a performance by Capilano University Festival Chorus and Capilano University Singers Dec. 2, 8 p.m. and Dec. 3, 3 p.m. at Capilano University Performing Arts Theatre, 2055 Purcell Way, North Vancouver. \$30/\$25/\$10. 604-990-7800 capilano.ca/blueshorlfinancialcentre

CHRISTMAS AT THE MARKET Lonsdale Quay Market will host a variety of Christmas events starting with Santa's breakfast on Dec. 2 at 9:30 a.m. and running until Dec. 17 at 123 Carrie Cates Court, North Vancouver. A detailed schedule can be found at lonsdalequay.com. Proceeds from events go towards supporting Aunt Leah's Place, a charity that assists foster children and teen moms.

CITY CHRISTMAS FESTIVAL The Shipyards at Lower Lonsdale, North Vancouver will be bedazzled with lights and festivities Saturday, Dec. 2, 4-7 p.m. Enjoy family activities, live music and entertainment, an artisan market and watch the annual tree lighting. New this year is Sky Wheel on the

See more page 35

COMMUNITY | A19



PUBLIC HEARING
1031, 1037, 1041 & 1045
Ridgewood Drive
Twenty-Five Unit Townhouse Project

What: A Public Hearing for Bylaws 8278 and 8256, proposed amendments to the Official Community Plan and Zoning Bylaw, to permit the development of a twenty-five unit townhouse project.

When: 7 pm, Tuesday, December 5, 2017

Where: Council Chambers, District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC



Proposed*



*Provided by applicant for illustrative purposes only. The actual development, if approved, may differ.

What changes?

Bylaw 8278 proposes to amend the OCP land use designation of the subject properties from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to designate these properties as Development Permit Areas for Form and Character and Energy and Water Conservation and GHG Emission Reduction. Bylaw 8256 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 111 (CD111) and rezone the subject site from Single-Family Residential Edgemont Zone (RSE) to CD111. The CD111 Zone addresses use, density, amenities, height, setbacks, site coverage, acoustic requirements, landscaping and parking.

When can I speak?

We welcome your input Tuesday, December 5, 2017, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.

Need more info?

Relevant background material and copies of the bylaws are available for review at the Municipal Clerk's Office or online at dnv.org/public_hearing from November 7 to December 5. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

Who can I speak to?

If you have questions on the development proposal, please contact Emel Nordin, Development Planner, at 604-990-2347 or nordine@dnv.org



NVanDistrict

dnv.org/public_hearing



@NVanDistrict

Notice of a Public Information Meeting in Your Neighborhood

A redevelopment is being proposed for 340 Mountain Highway and 1515 - 1537 Rupert St. in North Vancouver, to construct a 5 story stacked townhome building. You are invited to a meeting to discuss the project:

Date: Thursday November 30th, 2017
Time: 7:00 - 8:30 PM

Location of Meeting: North Shore Winter Club
1325 E. Keith Road, North Vancouver

Redic Development Inc proposes to construct a 5 story townhouse building on 340 Mountain Highway and 1515 - 1537 Rupert St.

The proposal is for 26 townhouses, which include 3 four bedroom units, and 23 three bedroom units. The main pedestrian access to the building will be from Mountain Highway while the access to its underground parking is through Rupert St. 47 parking stalls are provided for residents and visitors. The proposal also includes improvement to both Rupert and Mountain Highway sidewalks, adding new bike lanes and provision of public art.



Project Rendering.
(View from the corner of Rupert St. and Mountain Highway)



Subject Property

This information package is being distributed to the owners and occupants within 100m of the proposed development site in accordance with District of North Vancouver policy. If you like to receive a copy or if you would like more information, please contact A. Khatounabadi at 604-338-8496 or Robyn Hay, Development Planner at 604-990-2369, or bring your questions and comments to the meeting.

Fitness class geared for those with early stage dementia

Seniors

BEN BENGTON
bbengton@nsnews.com

A recent North Shore Neighbourhood House pilot program is aiming to emphasize physical activity for both the body and mind for people living with dementia.

The program, called Mind and Body Fitness for People with Dementia, is administered by the neighbourhood house at John Braithwaite Community Centre in North Vancouver and is scheduled to run every Monday from 1 to 3 p.m. until Dec. 11.

The program includes weekly sessions that will feature mild physical exercise, as well as games, creative activities and social interaction.

Longtime North Shore fitness instructor Gail Roxburgh is excited to be leading the program. She has taught other programs at John Braithwaite through the neighbourhood house in the past, in addition to numerous other fitness sessions throughout the community.

"When I started there I had no idea about dementia or Alzheimer's and then I began really figuring out where I could take courses and start working with people with dementia. Also, I'm a fitness instructor so both of them kind of work together because fitness is such a big part of everybody's life with dementia," Roxburgh told the North Shore News.

She added that the



Fitness instructor Gail Roxburgh wants to get the word out about the Mind and Body Fitness for People with Dementia program she's running at John Braithwaite. PHOTO MIKE WAKEFIELD

program is best suited for people living with early stage dementia or mild cognitive impairment and the intake process for the pilot program includes a short screening interview to ensure a good fit for the individual.

"This program will be strictly for people with the early stages of dementia. We're taking our time doing it because for each person we're kind of interviewing them to see if it's a fit for the program because some people might be in another stage," she said.

She said generally the first hour of the program is devoted to low-key physical exercise, including aerobics, strengthening and balance

work. "It's beneficial for many, many reasons," she said.

One of the prime focuses of the program is maintaining participants' strengths and abilities, even as their cognitive functions might be changing.

Roxburgh said she likes how outright the program is about who it's intended for.

"To come into a centre and see an actual program saying this is for people with dementia - before we might not have that out because some people wouldn't want to see it and there's still a little bit of stigma - so now it's right out there," she said.

Participants are encouraged to attend the program

on their own or with a caregiver.

If the pilot program, which has been running since September, proves successful the neighbourhood house anticipates offering more in the new year. Either way, Roxburgh emphasized that the crux of the programming is about focusing on and strengthening the abilities that participants with early stage dementia or mild cognitive impairment already have.

"We're trying to strengthen the abilities they've got. It's more on not what they can't do - it's more what they can do," she said.

To learn more about North Shore Neighbourhood House programs, visit nsnh.bc.ca.

CHRISTMAS PARTY FOR 55+ SINGLES Meet single friends for holiday cheer Saturday, Dec. 2 at 7 p.m. Admission: \$10 to cover costs and bring a non-perishable food item for donation. Private North Vancouver home. RSVP by text to 604-354-7764 or by calling 604-770-4397. meetnewsingfirends@gmail.com

FABULOUS FIRST FRIDAY SOCIAL AND DANCE Dance to a live band playing anything from The Beatles to the Eagles Dec. 8, 7-9:30 p.m. at Parkgate Community Centre, 3625 Banfill Court North Vancouver. \$9/\$7 which includes snacks, coffee and tea. Other beverages available for \$5. 604-983-6350

CHRISTMAS TENNIS SOCIAL The STANS (Seniors Tennis Association of North Shore) hosts a round robin and social Saturday, Dec. 9 at the North Vancouver Tennis Centre, 280 Lloyd Ave., North Vancouver. Registration 6:30 p.m., game play 7-9 p.m., social 9 p.m. \$10 or \$4 for the party only. Everyone is welcome. facebook.com/stantennis

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Call Caroline Vincent today for your FREE consultation.
778.899.0141
shelfgenie.com/british-columbia

DELIVER HAPPINESS

Meals on wheels is looking for volunteers to help 1-2 hours per week organizing, preparing and/or delivering meals.



Call 604-922-3414 or email northshoremow@telus.net

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Project Rendering.
(View from the corner of Rupert St. and Mountain Highway)



Subject Property

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Have you had a stroke?

NEW FAME exercise classes for people after stroke can improve your mobility and strength, and reduce your chance of another stroke. As this program is designed to improve walking and balance, people who attend this class should be able to independently stand for 5 minutes, and walk 10 meters with or without assistive devices (cane or walker).



SMALL SUPERVISED GROUP CLASSES STARTING IN JANUARY AT THE WEST VANCOUVER COMMUNITY CENTRE. REGISTER NOW!

Call **Eric 604-921-2169** for more information or register online www.westvancouverrec.ca

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Notification Brochure

<p><u>Meeting Agenda:</u></p> <p>Doors Open: 7:00 PM</p> <p>Open House Discussion: 7:00 – 8:30</p> <p>Presentation: 7:30 PM – 7:45 PM</p> <p>For further information please contact:</p> <p>Armin Khatoonabadi Redic Development Inc. 604-338-8496</p> <p>Robyn Hay District of North Vancouver 604-990-2369 Development Planner</p>	<p style="text-align: center;">Notice of a Public Information Meeting in Your Neighborhood</p> <p style="text-align: center;">Redic Developments Inc is hosting a Public Information Meeting to present the development proposal for 26 unit townhome building at 340 Mountain Highway and 1515 – 1537 Rupert St.</p> <p style="text-align: center;">This information package is being distributed to the owners and occupants within 100m of the proposed development site in accordance with District of North Vancouver policy</p> <p style="text-align: center;">Meeting Time and Location: Thursday, November 30th, 2017 North Shore Winter Club 1325 E. Keith Road, North Vancouver</p>
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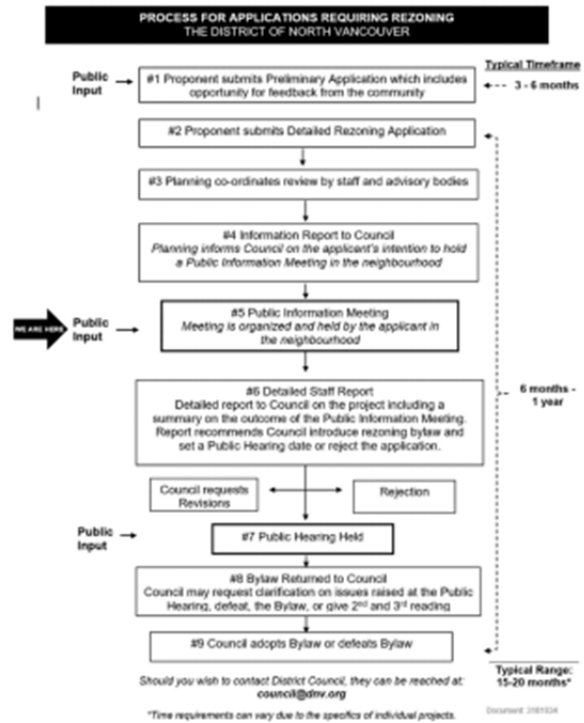
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Notification Sign



Appendix B: Sign-in Sheet

340 MOUNTAIN HIGHWAY AND 1515-1537 RUPERT STREET
PUBLIC INPUT MEETING – NOVEMBER 30, 2017
SIGN-IN SHEET

NAME	ADDRESS	EMAIL (Optional)
	1520 Rupert St.	
	981 Louisa Ave	nashua@collinsville.com
	1532 Rupert St.	
	1535 Crown St.	

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act.

Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Appendix C: Public Comments: Written Submissions

COMMENT SHEET
The District of North Vancouver

PROPOSAL: Five storey building accommodating 26 stacked townhouses above one level of underground parking at 340 Mountain Highway and 1515-1537 Rupert Street

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

- The Development looks great and is innovative.
- Supportable.

Your Name Street Address
Please check this box if you desire your contact information to be available to the applicant:

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Please return, by mail or email by December 15, 2017 to:
Robyn Hay
Tel: 604-990-2369
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: hayr@dnv.org

Document: 3352896

COMMENT SHEET
The District of North Vancouver

PROPOSAL: Five storey building accommodating 26 stacked townhouses above one level of underground parking at 340 Mountain Highway and 1515-1537 Rupert Street

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

Happy to see some older houses replaced with higher density housing options. The long term vision for the Seylan Village area will really transform it into more of a neighborhood.

Your Name Street Address
Please check this box if you desire your contact information to be available to the applicant:

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Document: 3352896

From: Robert Shaw
To: [DNV Input](#)
Subject: Public Hearing regarding 340 Mountain Highway & 1515-1537 Rupert St
Date: June 01, 2018 3:28:24 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: The Bonds
To: [DNL Input](#)
Subject: Bylaw 8290
Date: June 12, 2018 6:13:37 PM

Dear Mayor and Council,

My name is Kelly Bond. I currently reside at [REDACTED], in a purpose built rental townhouse complex in Lynn Valley Town Centre.

At this time, I wish to express my heartache and condolences to neighbours a mere 45 second walk from my front steps who have been affected by loss of life and livelihood after Monday Morning's horrific, life altering inferno. The offers of support from the Lynn Valley and North Shore community continues to be commendable and I would hope that as the hours pass into days and weeks, all will continue to rally their offers of support for those affected.

Rental townhomes are a very rare and valuable commodity in the District of North Vancouver. While I appreciate that this project proposes an increase to family-sized 3 and 4 bedroom townhomes in the Lower Lynn Town Centre, I sincerely regret that, rather than requiring a portion of them to be rental homes, this application would only speak to the 'possibility' of an increase of this type of rental housing IF strata owners choose to rent out their unit. I would urge both the district and the developer to negotiate a portion of them as market rental homes in order to add to the rental supply for middle to higher income renters. Not every family or couple wishes to or can purchase a townhome and more options for this demographic to rent housing other than kennel sized condominium or apartment is needed.

Additionally or alternately, lock off units in these townhouses (OCP 7.2.2), wherein a 1 bedroom rental suite is added, would provide an increase to the rental supply as well as more opportunity to young couples, missing middle, and families to supplement their mortgage and make ownership more affordable here.

The supply of visitor parking is too low for a 26 unit townhouse development in this already difficult to park in neighbourhood. What portion of the 3 visitor parking spaces will be handicap parking?

While the staff report states that the Development Cost Charges are to be payable at the applicable rate on the date of the building permit, it is my understanding from the Director of Planning that any development applications that are IN STREAM are actually calculated at the rate that was in place at the time the pre-application was filed. Is this correct?

The negotiated Community Amenity Contributions should be put towards affordable housing for the District of North Vancouver during this housing crisis which Reporter Douglas Todd has billed the worst crisis since World War II. Going forward, CAC's should be allocated to an appropriate fund or improvement by Council at the time of rezoning. I urge council to make this change immediately.

I am concerned also with the fire access to the property on the North side of the proposed development, in light of the implementation plan's recommendation to close it off. Has the plan been reviewed for fire prevention access.

Thank you for considering my comments.

Kelly Bond
