

The District of North Vancouver

INFORMATION REPORT TO COUNCIL

May 2, 2018

File: 08.3060.20/025.18

AUTHOR: Robyn Hay, Development Planner

SUBJECT: PUBLIC INFORMATION MEETING - 6 STOREY RENTAL BUILDING FOR SENIORS
LIVING AT 2555 WHITELEY COURT (KIWANIS LYNN MANOR)

REASON FOR REPORT:

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

SUMMARY:

As the authorized agent for the land owner (Kiwaniis North Shore Housing Society), Ray Letkeman Architects is holding the required facilitated Public Information Meeting as part of a detailed rezoning and development permit application to present their proposal for a 106 unit, six storey rental building as well as four new rental units in the first floor of the existing tower. The property is located at 2555 Whiteley Court and is known as the Kiwanis Lynn Manor.

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

PUBLIC INFORMATION MEETING DETAILS:

Date: Wednesday, May 16, 2018

Time: 7:00 – 8:30pm

Location: Ground floor of the subject site (2555 Whiteley Court)

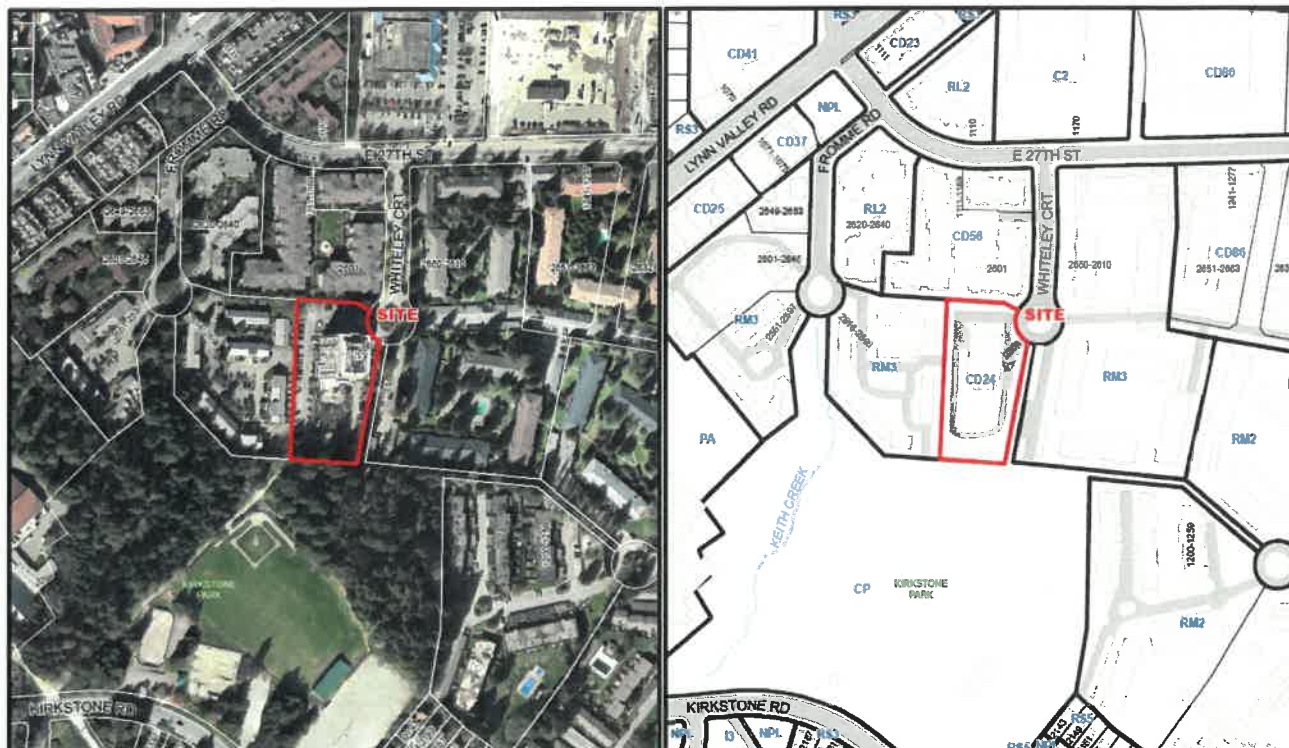
SITE AND SURROUNDINGS AREA:

The development site is located at the south end of Whiteley Court and is approximately 6,848m² (73,711 sq ft) in area (see context map and aerial map below). The site is occupied by an existing 16 storey residential tower offering seniors' rental housing.

The subject site is surrounded by the following:

- To the east, one and two-storey garden apartments known as "Mountain Village".
- To the north, a four-storey apartment complex known as "Branches".
- To the west, two and three-storey townhomes known as "Lynn Valley Co-Op".
- To the south, is Kirkstone Park.

The subject property is designated Residential Level 6: Medium Density Apartment in the Official Community Plan (OCP), which envisions housing up to approximately 2.50 FSR.



Aerial Map

Context Map

The site is currently zoned Comprehensive Development 24 (CD24) which allows for a density of up to 1.9 FSR. The site is outside of the Lynn Valley Town Centre boundaries.

PROJECT DESCRIPTION:

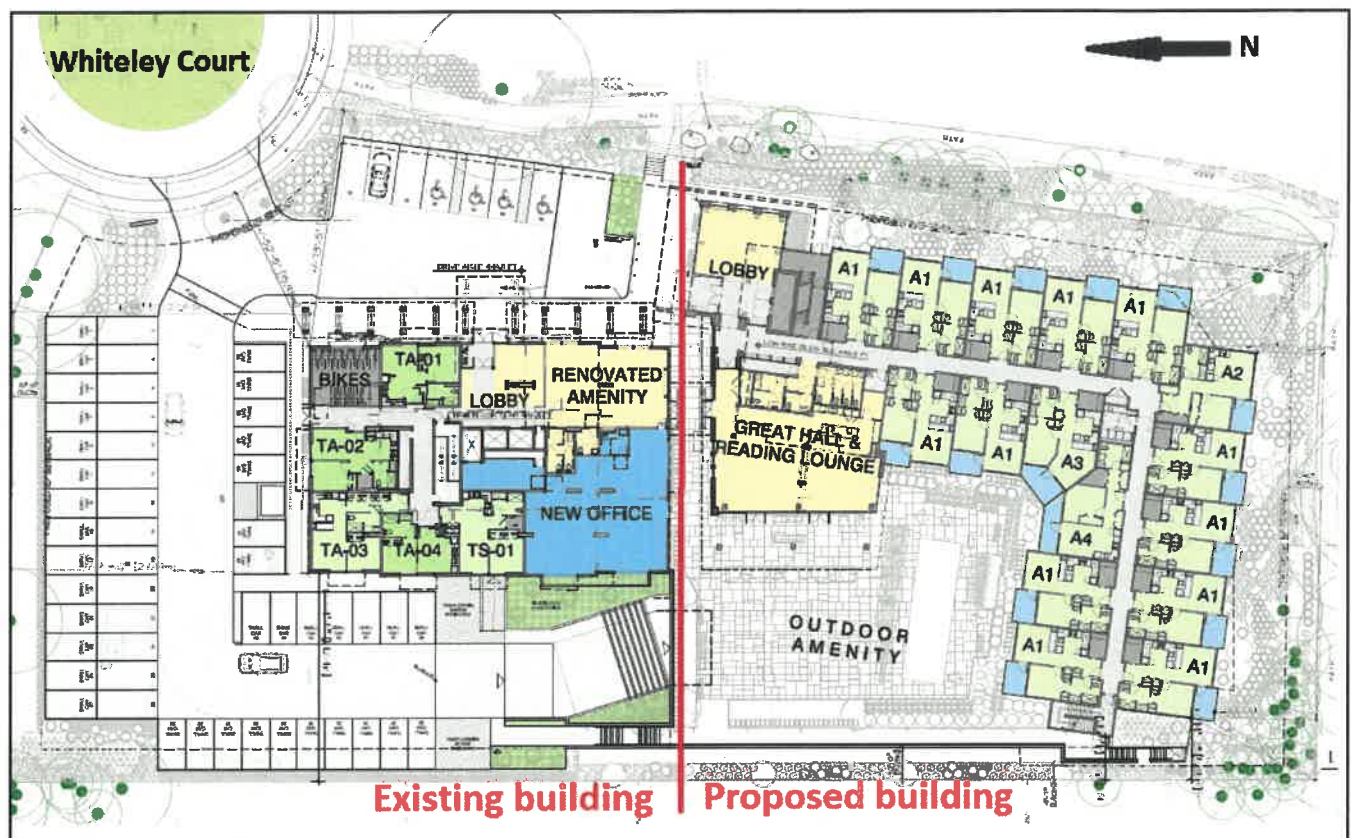
The owner proposes to construct a six storey building to the south of the existing tower to accommodate 106 one-bedroom rental units for senior citizens. Rents in the units are to be below market, with actual rent targets remaining to be confirmed, and to be secured through a housing agreement.

The first floor of the existing tower is proposed to be renovated to accommodate four additional rental units. If approved, with the existing 205 units in the tower, 4 additional units on the first floor of the tower, and 106 new units in the new building, the total number of seniors' rental units on the site will be 315. Total FSR proposed is 2.50, excluding the amenity space.

Parking to serve the existing and proposed buildings includes a total of 133 stalls (at grade and in the proposed underground garage). Parking as proposed complies with the Zoning Bylaw.

The proposal include upgrades to the existing pedestrian path to the east of the subject site.

The proposed site plan and rendering are shown below.

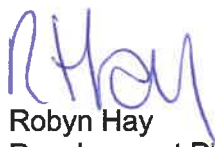


FORMAT OF MEETING:

This is a public information meeting in an open house format designed to give neighbours an opportunity to review and comment on the project.

Notices for this public information meeting have been sent by the applicant to owners and occupants within a 100m radius of the proposed development site. In addition, a sign will be placed on the site and a newspaper advertisement placed in two editions of the North Shore News. A copy of the notification flyer is attached.

Respectfully submitted,

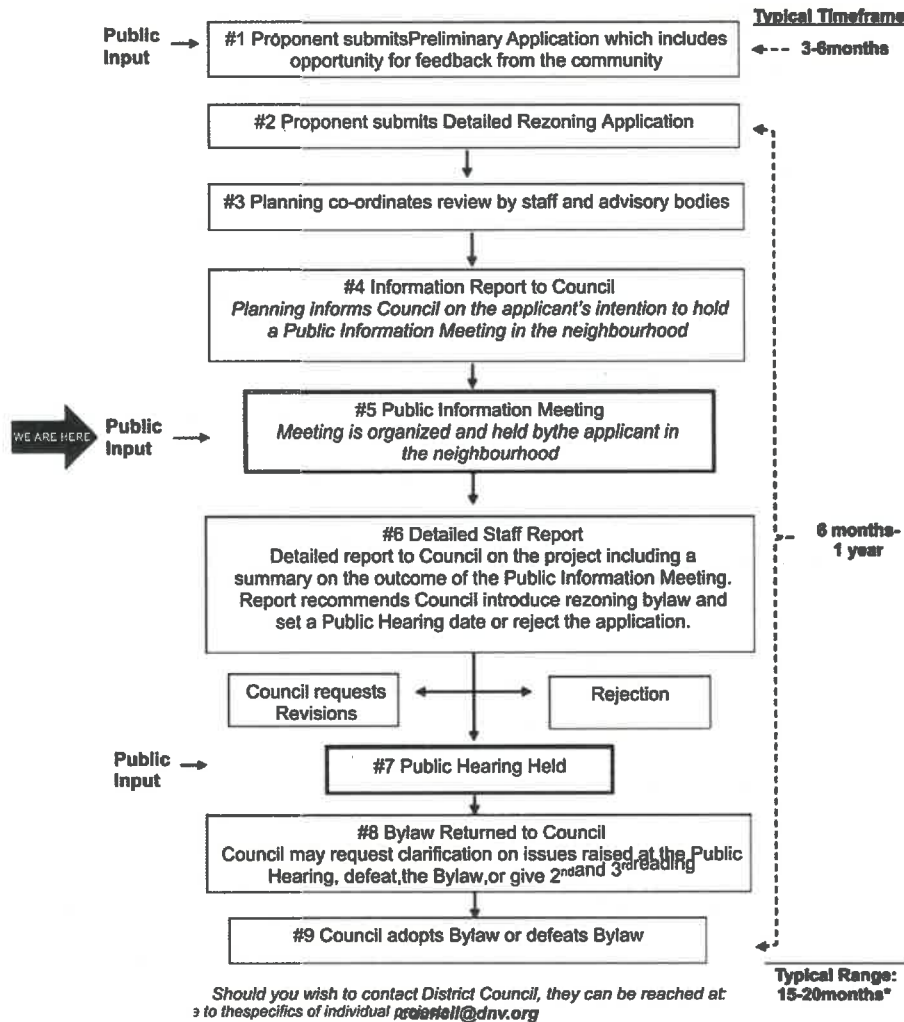


Robyn Hay
Development Planner

Attachment: Applicant's 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	_____		

PROCESS FOR APPLICATIONS REQUIRING REZONING THE DISTRICT OF NORTH VANCOUVER



Document: 3161034

Notice of a Public Information Meeting in Your Neighbourhood

Kiwanis North Shore Housing Society is hosting a Public Information Meeting to present its development proposal for a 6-storey wood frame building over underground parking at 2555 Whiteley Court that will provide non-profit below market rental apartments for Seniors.



This information flyer is being distributed to the owners and occupants within 100 metres of the proposed development site (area highlighted in red above) in accordance with District of North Vancouver policy.

Meeting Time and Location:

Wednesday, May 16, 2018

7:00pm - 8:30pm

Kiwanis Lynn Manor, Ground Floor

2555 Whiteley Court

Meeting Agenda

Doors open: 7:00pm

Presentation: 7:15pm – 7:35pm

Open House Discussion 7:35pm – 8:30pm

Refreshments provided

For further information, please contact:

Joffre Pomerleau

Innovative Housing Consultants Inc.

604-717-6500

Robyn Hay

District of North Vancouver Planning Department

604-990-2369

The Proposal

Kiwanis North Shore Housing Society proposes to build a 6-storey building over one level of underground parking adjacent to its Lynn Manor building at 2555 Whiteley Court. It will provide non-profit below-market rental accommodations for seniors.

The proposal is for 106 one bedroom apartments in the new building, plus renovation of the first floor of the existing tower to include 4 additional one bedroom units, for a total of 110 new units. 74 new underground parking spaces are proposed to be provided, for a total of 133 spaces.

The site will continue to be accessed and exited from the existing Lynn Manor driveways off Whiteley Court.

The entrance to the site will be upgraded to improve its look and traffic flow, and the new building will share a reconfigured front pedestrian entrance with the existing Lynn Manor.

The proposal also includes improvements to the adjacent park pedestrian connections presently used by District of North Vancouver residents.



BOB HEASLIP

DEVELOPMENT PLANNING STRATEGIES

**KIWANIS LYNN WOODS SENIORS
DEVELOPER'S PUBLIC INFORMATION MEETING**

MEETING SUMMARY REPORT

Meeting Date: May 16, 2018
Time: 7:15 pm – 8:30 pm

Location: Kiwanis Lynn Manor
2555 Whiteley Court, North Vancouver

Attendance: Approximately 30 community members, with 22 attendees signing in. The difference between the attendance count and actual sign in, appeared to be Kiwanis residents choosing not to sign in.

Meeting Purpose: As requested by the District of North Vancouver for the Formal Rezoning Application - Kiwanis Lynn Woods non-profit below market rental apartments for seniors, 2555 Whiteley Court, North Vancouver:

- To present proposed development details to community participants;
- To provide an opportunity for community participants to ask questions, and the project team to receive comments and suggestions about the proposed development.

Notification: By 2 newspaper advertisements in the North Shore News, May 9 & 11th, direct pamphlet delivery to adjacent properties as specified by a District provided location map, and by a site sign, both completed 2 weeks prior to the Information Meeting, all in accordance with District of North Vancouver requirements.

Project Team:

- Patrick McLaughlin (PM), President Kiwanis North Shore Housing Society (KNSHS)
- Greg Voute (GV), RLA Architects (RLA)
- Jocelle Smith (JS), ETA Landscape Architects (ETA)
- Dan Ross (DR), Bunt & Assoc's Traffic Engineers (BA)
- Joffre Pomerleau (JP), Innovative Housing Consultants (IHI)
- Nola Tonkin (NT), IHI

District of North Vancouver:

- Robyn Hay (RH), Development Planner, (DNV)
- Kent MacDougall, Development Planner, DNV

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

Overview:

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

Participants were also directed to refreshments and the display boards which were located in the entry area, outside the meeting room. They were also advised there would be a formal presentation by the proponent team at around 7:00 pm.

Project Presentation

The presentation portion of the meeting was delayed due to the absence of the Architect and a memory stick for the presentation. As an alternative, display boards were put in place and the presentation began at 7:15 pm with introductions of the project team by Bob Heaslip, including PM, DR, JP, and NT, as well as the DNV representative RH. BH apologized for the meeting start delay, and thanked everyone for their patience.

He then outlined how the meeting would proceed, using presentation boards by the proponent, and the consultant team providing project information. Attendees were requested to hold questions until after the presentation.

This Developer's Public Information Meeting was intended to present the proposed development concept to community members in conjunction with a Development Application previously submitted to the District of North Vancouver. It was also intended to provide an opportunity to community members to ask clarifying questions, and comment on the proposal. BH requested that participants be respectful of each other's questions, comments and opinions.

PM provided background on the Kiwanis North Shore Seniors Housing Society, indicating that it had been serving seniors in need of below market independent seniors rental housing on the North Shore since 1948. Kiwanis is a non-profit society run by a volunteer Board of Directors supported by full time employees and a Property Management Company.

PM summarized the Kiwanis philosophy as focusing on the comfort, safety and wellbeing of its residents serving local seniors of low or modest income. In addition, Kiwanis partners with BC Housing, and the North Shore Municipalities in the provision of additional housing units whenever possible.

PM then provided an overview of the site location and characteristics, the project statistics, design details including building materials, floor and unit details, indoor and outdoor amenity areas, parking and the intent of the proposed development to complement the adjacent renovating Lynn Manor tower, to form a Village atmosphere. JS then presented the landscape vision and scheme, including the main entry, yards and special landscape features, amenity areas, pedestrian improvements and connections between the two buildings, and in and around the site.

At the conclusion of the presentation BH indicated that he would appreciate people raising their hands to ask questions, and that he would do his best to identify the order of hands raised. He noted that were 2 team members with microphones to take individual questions and comments for all to hear.

Dialogue

Following the 30 minute presentation, BH then opened the question and answer portion of the meeting that lasted 45 minutes. Nola Tonkin recorded the Questions and Answers, and the following summarizes the dialogue that occurred.

Dialogue:

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

Q What are the age requirements for tenants?

A 65 years of age and older.

Q What is the square footage of the new units?

A Approximately 535 sq. ft.

Q Are pets allowed in the units?

A As with Lynn Manor, there is a no pet policy for all units.

Q Is there a raised sidewalk?

A Crosswalks on the property are raised for traffic calming purposes, and the sidewalks are slightly higher but pedestrian accessible and harder for cars to mount the curbing.

Q Will there be an auditorium as originally in Lynn Manor?

A No, that auditorium was removed several years ago as it was underutilized. However, the new multi-use Great Hall will serve a similar role.

Q What will happen to the current Keep Well Program?

- A It will still be accommodated, and located in Lynn Woods.
- Q Will the Keep Well Program have to move during construction?
- A No, the program can remain in Lynn Manor during construction, and move to the Great Hall when it is completed for occupancy.
- Q Why is the new building being built in wood and not concrete?
- A Woodframe construction costs are 30% less than concrete construction costs, and as Kiwanis is a non-profit society that relies completely on volunteers and on its own funds, it couldn't afford the extra costs.
- Q Based on your meeting with the neighbouring Co-op housing, what were their comments?
- A The Co-op comments, as well as Branches, our other immediate neighbour, were very supportive of this proposal.
- Q What is the timeframe for completion of this project?
- A The Rezoning process is anticipated to be completed Spring 2019, construction start June 2019 for 18 months, with a potential January 2021 occupancy.
- Q How poor do you have to be to qualify?
- A To qualify to live in Kiwanis you must be 65 years of age, resided in BC for the last 12 months, have a yearly income less than \$40,000 for a single person and less than \$60,000 for a couple, with assets not exceeding \$400,000. This and other requirements are listed on the Kiwanis website.
- Q When can one apply to live here?
- A One can apply at any time for Lynn Manor, and 6 months prior to completion of Lynn Woods.
- Q What happens if my tenant parking is displaced during construction?
- A The Kiwanis Board is working on finding alternative arrangements for existing parking that could be altered during construction, and also looking at ways to stage construction to minimize parking disruption.
- C/Q I'm concerned about the existing 27th St. and Whiteley Court flashing amber crosswalk light. It is a pedestrian hazard with 2 deaths in the last few years. Can this be resolved as part of this development?
- A Both of these concerns can be brought to the District Engineering and Planning Departments as part of the area's discussions for traffic and safety improvements.

C/Q There is an existing danger for pedestrians with concrete trucks at the former library site in and around that crosswalk, and driving up over the curb. Can this project deal with this issue?

A The construction company must create a construction vehicle management plan and trade parking plan to minimize neighbourhood parking impact, traffic congestion and safety. You can also speak to the Developer's Site Supervisor about such careless actions, and phone the District Planning and Engineering Departments to raise these incidents.

C/Q There are a number of construction projects in the area with more coming. This will result in more trucks and traffic disruption. Can all this construction be coordinated?

A Yes, and the project's Construction Management Plan is prepared and coordinated with District staff, who are aware of surrounding projects and their Construction Management Plans, and can help sync all plans.

C I was raised, and now as a young adult live on the North Shore, and I am very thankful to Kiwanis for the housing they provide for current Seniors residents, as well as the future Seniors population that will serve my generation. I am also pleased with the building design.

A Thank you for your support, and Kiwanis currently has and manages 640 below market seniors rental apartments in 7 buildings on the North Shore.

Q What is the difference between woodframe buildings and concrete buildings?

A The useful life span of well maintained woodframe buildings is 70 - 75 years, while well maintained concrete buildings can last up to 15 to 25 years longer.

Q Was that a Kiwanis residence at 12th and St. Georges and why was it sold?

A Yes that was a 65 year old Kiwanis building. As mentioned earlier Kiwanis is a non-profit society, and with new development being so expensive, the sale of that building will fund this new project providing newer and more units.

C I am a Kiwanis resident who ran into financial difficulties and am so thankful that Kiwanis was able to help me. I hope everyone is aware that Kiwanis is able to house seniors with sudden low income problems. I ask the District to get this project moving quickly.

Q Why is the proposal for only 6 storeys and not more?

A It was a matter of what Kiwanis could afford to build, and with woodframe construction, the Building Code for safety purposes restricts woodframe to 6 storeys in height.

- C In terms of future projects, PM noted that Kiwanis is always watching for future property purchase options and opportunities.

Community Comment Sheets

2 comment sheets in support of the project were completed and deposited in the comment box. As per the District provided Comment Sheet, an approximate 2 week period was provided for submission of any completed forms. By the close date of June 1, 2018, no additional completed forms were received by BH, however any additional sheets received by District staff will be forwarded to Council.

Conclusion

The meeting comments were constructive, in particular with comments about nearby traffic and pedestrian safety an important issue. The majority of the questions related to the type of construction chosen, the nature of the units and the operation and rules for the new facility. There was a broad indication of support for the proposal and the work in support of seniors carried out by Kiwanis. All questions were responded to by the project team, and District staff as appropriate.

BH reminded participants to complete the Comment Sheets and either leave them at the table by the entry, or mail or email them to Robyn Hay at the District. He also noted that to stay informed about the District project process, community members can access the District website, or if there were any further questions or input, to contact RH at the District Development Planning Dept.

Opinions expressed to Council on the proposed Kiwanis project, either by letter or in person, are encouraged as they help Council gauge the depth of community attitude towards a project.

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

BH thanked everyone attending, and for attending, as well as their comments and questions about the project and process. BH stated he would be preparing a meeting summary report for submission to the District of North Vancouver to be included as part of the Development Application staff report for Council.

With no further questions from participants, the meeting adjourned at 8:30 pm.

Attachments:

- Sign in Sheets (completed) & Comment Sheets (2 Received to date)
- Flyer

***Kiwanis North Shore Housing Society, Lynn Woods Developer's Public Information Meeting May 16, 2018
Facilitator Summary June 01, 2018 FINAL***

- North Shore News Ad
- Site Sign
- 2 Support Letters

Prepared by Bob Heaslip, June 01, 2018

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

COMMENT SHEET
The District of North Vancouver

PROPOSAL: 2555 Whiteley Court - Rezoning with Development Permit (6 storey building accommodating 106 affordable rental units for seniors)

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

*Please with more
spaces for seniors*

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 June 1, 2018 to:

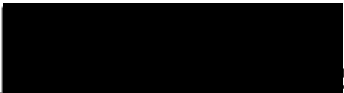
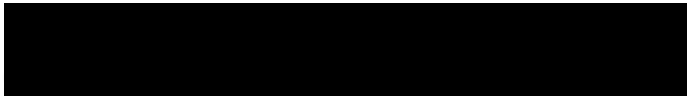
Robyn Hay
Tel: 604-990-2369
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: hayr@dnv.org

COMMENT SHEET
The District of North Vancouver

PROPOSAL: 2555 Whiteley Court - Rezoning with Development Permit (6 storey building accommodating 106 affordable rental units for seniors)

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

I LOVE THIS BUILDING, AND PROUD TO LIVE
HERE! GREAT WORK BY KIWANIS

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 June 1, 2018 to:

Robyn Hay

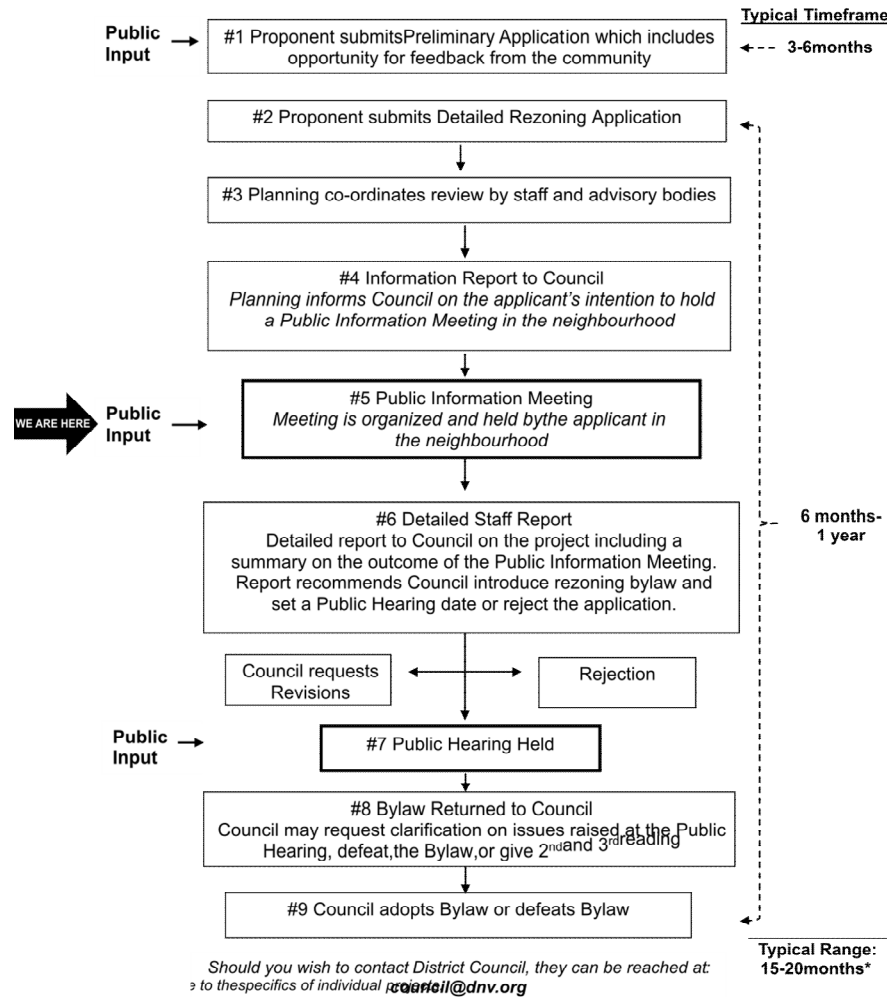
Tel: 604-990-2369

District of North Vancouver - Community Planning Department

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

Email: hayr@dnv.org

PROCESS FOR APPLICATIONS REQUIRING REZONING THE DISTRICT OF NORTH VANCOUVER



Document: 3181034

Notice of a Developer's Public Information Meeting in Your Neighbourhood

Kiwanis North Shore Housing Society is hosting a Public Information Meeting to present its development proposal for a 6-storey wood frame building over underground parking at 2555 Whiteley Court that will provide non-profit below market rental apartments for Seniors.



This information flyer is being distributed to the owners and occupants within 100 metres of the proposed development site (area highlighted in red above) in accordance with District of North Vancouver policy.

Meeting Time and Location:

Wednesday, May 16, 2018

7:00pm - 8:30pm

Kiwanis Lynn Manor, Ground Floor

2555 Whiteley Court

Meeting Agenda

Doors open: 7:00pm

Presentation: 7:15pm – 7:35pm

Open House Discussion 7:35pm – 8:30pm

Refreshments provided

For further information, please contact:

Joffre Pomerleau

Innovative Housing Consultants Inc.

604-717-6500

Robyn Hay

District of North Vancouver Planning Department

604-990-2369

The Proposal

Kiwanis North Shore Housing Society proposes to build a 6-storey building over one level of underground parking adjacent to its Lynn Manor building at 2555 Whiteley Court. It will provide non-profit below-market rental accommodations for seniors.

The proposal is for 106 one bedroom apartments in the new building, plus renovation of the first floor of the existing tower to include 4 additional one bedroom units, for a total of 110 new units. 74 new underground parking spaces are proposed to be provided, for a total of 133 spaces.

The site will continue to be accessed and exited from the existing Lynn Manor driveways off Whiteley Court.

The entrance to the site will be upgraded to improve its look and traffic flow, and the new building will share a reconfigured front pedestrian entrance with the existing Lynn Manor.

The proposal also includes improvements to the adjacent park pedestrian connections presently used by District of North Vancouver residents.



DEVELOPER'S PUBLIC INFORMATION MEETING

An infill residence is being proposed for 2555 Whiteley Court where a 6 storey wood frame non-profit below market rental building for seniors would be constructed. You are invited by the Kiwanis North Shore Housing Society to a meeting to discuss this project.

Date: Wednesday, May 16, 2018

Time: 7:00 pm

Location of meeting: Kiwanis Lynn Manor, Ground Floor, 2555 Whiteley Court

The applicant proposes to rezone the site to permit an additional 110 non-profit below market rental apartments for seniors. A new 6-storey wood-frame building is proposed to accommodate 106 one-bedroom units with 74 new underground parking spaces, for a total of 133 spaces. It is also proposed to renovate the existing Lynn Manor first floor to include 4 additional one-bedroom units.



An information flyer is being distributed to residents within a 100-metre radius of the site. If you would like to receive this flyer, or you would like more information, please contact Robyn Hay of the District of North Vancouver's Development Planning Department at 604-990-2369, or Joffre Pomerleau of Innovative Housing Consultants at 604-717-6500. You may also bring your comments and questions to the meeting.

***This is NOT a Public Hearing. The District of North Vancouver Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.**

Kiwanis North Shore Housing Society Developer's Public Information Meeting

Proposal:

6-Storey Non-Profit Below Market Rental Residence for Seniors

Meeting time and location:

**7:00 pm,
Wednesday, May 16, 2018
Kiwanis Lynn Manor,
Ground Floor
2555 Whiteley Court**



**Kiwanis North Shore Housing Society c/o
Innovative Housing Consultants Inc.
604-717-6500**



This meeting is a requirement of the District of North Vancouver as part of its regulatory process.



North Shore
Neighbourhood
House

....the heart of the community for over 75 years

May 3, 2018

To Whom It May Concern:

Re: North Shore Kiwanis Housing Society
Lynn Woods Development

This letter is in support of the North Shore Kiwanis Housing Society development at 2555 Whiteley Court, North Vancouver.

Kiwanis has over 85 years of senior housing on the north shore and continues to provide much needed non-profit below market rental apartments for seniors. These type of rental housing units are valued in our community; therefore, we support the Lynn Woods development.

Thank you for your consideration.

Yours truly,



Lisa Hubbard

Executive Director North Shore Neighbourhood House



225 East 2nd Street | North Vancouver | B.C. V7L 1C4

t: 604.987.8138 | f: 604.987.2107 | e: frontdesk@nsnh.bc.ca | w: www.nsnh.bc.ca



May 11, 2018

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

RE: Letter of Support for Kiwanis Manor Development Project

On behalf of Parkgate Community Services Society, I am pleased to provide support for the Kiwanis North Shore Housing Society's proposal to build a 6-storey building adjacent to its existing Lynn Manor at 2555 Whitely Court in North Vancouver. Our Society is in full support of this project as it plans to create 110 new units of below-market rental accommodations for seniors.

I understand that the proposal also includes renovations to its existing Lynn Manor building as well as improvements to the adjacent park pedestrian connections. These additional enhancements will greatly improve the look and feel of the community as well as improve the quality of life for the existing residents.

As a not-for-profit charitable organization in the District of North Vancouver providing services to seniors in the Seymour community, we strongly believe in the creation of more affordable housing for our senior population. We are most grateful for the Kiwanis North Shore Housing Society's drive to improve the quality of life for seniors on the North Shore and understand their dedication to their community to be most commendable. It is their drive, compassion, and dedication to their community that makes this project remarkable. This well research and community-funded project will serve the North Shore residents for many years in the future and I admire the persistence and energy of the volunteer team that put this project together.

Kiwanis North Shore Housing Society has been in operation on the North Shore for more years than I can remember, and I am sure their presence in North Vancouver will continue for many years to come. It is due to their solid commitment to seniors housing and their proven record of accomplishment in delivering and maintaining housing for the seniors' population that I strongly support this new initiative and wish them well throughout the development process.

If you wish to discuss my support for this project, please feel free to contact me at any time.

Sincerely,

Adele Wilson
Executive Director

PARKGATE COMMUNITY SERVICES SOCIETY

June 24, 2018

Mayor & Council
Municipal Hall
355 West Queens Rd
North Vancouver, B.C.
V7N 4N5

Dear Mayor & Councillors:

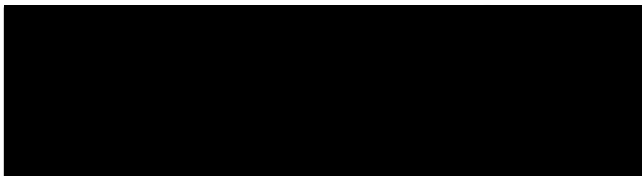
Re: Rezoning Public Hearing – 2555 Whiteley Court (Kiwanis Lynn Woods)

Please be advised that I am in favour of the proposed zoning changes that will allow Kiwanis to build a new building beside the existing one.

Seniors in North Vancouver are in dire need of affordable housing in North Vancouver due to the expensive new high rises being built and which are now unaffordable for many who have lived here for many years.

As the site of the proposed building is currently used as a parking lot, it will not result in any loss of trees or park land. The whole area of the two buildings (current and proposed) is surrounded by large trees and greenery so the surrounding neighbourhood will not be affected either. The new building will enhance the whole area and, most importantly, will provide affordable housing for seniors.

Yours truly,



Guido Gandossi



North Vancouver, B.C. 

Cc: Municipal Clerk
Robyn Hay, Development Planner

From: Ric Hyslop
To: [DNV Input](#)
Subject: Rezoning Public Hearing - 2555 Whiteley Court (Kiwanis Lynn Woods)
Date: June 25, 2018 5:59:22 AM

To whom it may concern.

Re the application by Kiwanis for the above project, I would like to take this opportunity to voice my support for this new residential dwelling.

As a tenant in Kiwanis Lynn Manor, I am very interested in seeing this application going forward. There is a dire need for affordable housing all over Metro Vancouver and Lynn Valley is certainly no exception to this need. Kiwanis is no stranger to the problems in this sector of the housing market and has for decades been at the forefront of advocacy in this regard.

I strongly urge you to do what I feel is the right thing, and attach your seal of approval to this project and hopefully we can get this moving, making a start on construction before long.

As we all know, there is a lot of work to be entered into after planning permission is granted, and I feel that the sooner we can begin to move ahead, the better it will be for all concerned.

Respectfully yours,

Ric Hyslop

Sent from [Mail](#) for Windows 10

From: Scott Morrison
To: [DNV Input](#)
Subject: Support for Lynn Woods Project
Date: June 25, 2018 2:22:54 PM
Attachments: [Lynn-woods-let 1.pdf](#)

Please find attached a letter of support for the Kiwanis Lynn Woods Project

--

Sincerely

Scott Morrison
President
nexphase

nextphase:

Moving & Downsizing

June 25, 2018

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

Dear Richard:

RE: REZONING PUBLIC HEARING - THE KIWANIS LYNN WOODS (2555 Whitely Court)

We have been residents of Lynn Valley for the past 20 years, residing at [REDACTED] in North Vancouver and strongly support the development of the Kiwanis Lynn Woods project.

It will provide much needed affordable seniors housing on the North Shore.

Our business *nextphase*, helps seniors downsize and move from their 3,000 sq. ft. home of 30 years into much smaller 700 sq. ft. homes in senior communities. Our clients pay from \$ 4,000 - 5,000/month to live in these communities.

Kiwanis North Shore Housing provides quality, safe, affordable housing in the \$ 800 - 1,200/month range.

As past President of the Kiwanis Club of North Vancouver, and director of Kiwanis North Shore Housing, I am proud of the quality of our buildings and the service we provide to our seniors on the North Shore.

We have just completed a major renovation of Lynn Manor - refurbishing the building exterior and installing new windows and doors for the tenants. The building will be good for another 40 years.

I recommend you and council support our new development.

Sincerely


Scott Morrison
President
Nextphase

Cc: Municipal Clerk
Robyn Hay, Development Planner

We guarantee you will be happy with our service

From: Gillian Konst
To: [DNV Input](#)
Cc: [Richard Walton, Mayor](#); [Robin Hicks](#); [Roger Bassam](#); [Lisa Muri](#); [James Hanson](#); [Mathew Bond](#); [Doug MacKay-Dunn](#)
Subject: Public Hearing Kiwanis Lynn Woods, July 10 2018
Date: July 09, 2018 5:03:28 AM
Attachments: [Kiwanis support letter.pdf](#)

Good morning,

Please find attached a letter of support from Lynn Valley Community Association for the Kiwanis Lynn Woods Rezoning application.

Thank you

Gillian





July 9th 2018

Rezoning Public Hearing re Kiwanis Lynn Woods, 2555 Whitley Court

Dear Mayor and Council,

Lynn Valley Community Association are pleased to support the proposed rezoning of 2555 Whitley Court, Kiwanis Lynn Woods.

Directors of Kiwanis reached out to us and presented their proposal at our board meeting in October 2017.

This proposal meets many of the goals of the Official Community Plan and addresses the current and pressing crisis with regard to the loss of affordable housing and lack of rentals in Lynn Valley.

In particular, this project and rezoning will allow seniors to remain in place in their community. The location contributes to the walkability of the neighbourhood as residents will have close access to shops, recreation and services, in addition to the amenities offered at Lynn Manor. Many of the existing residents no longer own cars, the same is expected of the new residents of Lynn Woods and there will be very little added traffic as a result of this development. The building will have minimal visual impact on views, tucked in between Kirkstone Park and the existing Lynn Manor. Perhaps most vitally, this rezoning will provide 106 rental units for low income seniors. Without displacing any existing Lynn Valley residents. This at a time when our community is losing affordable rental units to market condominiums.

We are very pleased to support this application.

Gillian Konst
President, LVCA

CC Robyn Hay
Municipal Clerk

From: [DNV Input](#)
To: [DNV Input](#)
Subject: FW: support for two housing projects
Date: July 10, 2018 8:27:25 AM

From: Lionsview Seniors Planning Society <lions_view@telus.net>
Sent: July 09, 2018 11:44 AM
To: DNV Input <input@dnv.org>
Subject: support for two housing projects

To the District Mayor and Council
Public Hearing – July 10th, 2018
District Hall.

Your worship and council.

Lionsview Seniors Planning Society would like to support the two proposals which are going to Public Hearing tomorrow, July 10th at District Hall. Lionsview is a non-profit society dedicated to the interests of seniors on the North Shore. We act as a strong voice for senior and our mandate is to support seniors in all their needs including affordable housing.

We support the Kiwanis Project because it will bring additional rental units for seniors on the North Shore, that the additional units will be affordable and the project is in a good location. We also support the fact that one of the older buildings will get a face lift. We feel that the Kiwanis has a well-deserved community reputation for serving the people(especially seniors) on the North Shore.

We support the Catalyst project as it will be the kind of housing the District needs: significant addition to the rental stock for seniors, for singles, families and couples who want to work and live locally. We like the idea of the District long-term lease on the Delbrook land with Catalyst and CareBC (also a registered non-profit society) who will operate the 80 non-market rental units and the seniors' respite care facility respectively. We also note the fact that the

affordability and the housing mix are in sync with the OCP and the Rental and Affordable Housing Strategy.

Thank you for supporting these two important Housing projects.

Margaret Coates
Coordinator
Lionsview Seniors' Planning Society

600 West Queens Road
North Vancouver, BC
V7N 2L3

T: 604-985-3852

E: lions_view@telus.net

W: www.lionsviewseniorsplanning.com

From: Terry Ovens
To: [DNV Input](#)
Subject: 2555 Whiteley Court
Date: July 09, 2018 3:02:37 PM

To Municipal Clerk & Municiple council

The seniors building is required however, just not at this time. There is far too much developement going on in this area at this time.

We have development of 4 significant buildings going on at Lynn Valley mall and across the street another large development. All constuction is accessed from 27th street or Mountain Highway. At times we cannot access our property and during working hours there is always a significant delay entering and exiting our parkade. To start another developement at this time would be a travesty.

We are also aware of another development that will take place on Emery Place that's just around the corner and another where the recent fire destroyed a building just across the pathway from the seniors high rise.

Municipal council must start to consider the people that are living in this area and stop thinking about the taxes they can collect. There must be some thought put into the development of properties rather than the process presently used.

Sincerely

Terry & Dianne Ovens

Sent from [Outlook](#)

From: Susan Beck
To: [DNV Input](#)
Subject: 2555 Whiteley Court redevelopment
Date: July 09, 2018 11:10:27 PM

I would like to express my support for this below market seniors rental housing project. This is exactly the type of infill density-building project we need in our community. The ever-increasing cost of housing in Metro Vancouver makes renting on the North Shore a challenge even for those working full time and next to impossible for seniors with low incomes. I hope that housing such as this project is available should my parents or I find ourselves in need. I can't imagine being forced to move out of our neighbourhood in the "golden years", leaving behind friends, support systems and favourite places because of an unfortunate turn of fate.

The proposed building seems well-designed to match the existing building and well-suited for the character of the neighbourhood. I love that the project is offering affordable housing for seniors. The proximity to grocery stores and shops is ideal for seniors, especially for those who may not be able to afford a car. Additional seniors in the community are not likely to impact traffic. I whole-heartedly support this project at 2555 Whiteley Court and hope you will too.

Sincerely,
Susan Beck

From: Joy Hayden
To: [DNV Input](#)
Subject: 2555 Whitley Court Kiwanis Seniors Proposal
Date: July 10, 2018 2:26:12 PM

Dear Mayor and Council,

As you know Hollyburn Family Services Society works with our most vulnerable seniors, those at housing risk or who have experienced homelessness. Our success rate of housing these seniors is in a large part a result of the housing provided by the Kiwanis.

In light of their proposal for additional senior housing at 2555 Whitley Court, we fully endorse their proposal and hope that Mayor and Council see the value this will bring to the community and the District of North Vancouver as a whole.

Thank you for considering their request.

Regards,

Joy Hayden

Joy Hayden
Innovation and Engagement Specialist
Hollyburn Family Services Society
#104-267 W. Esplanade
North Vancouver, BC V7M 1A5
ph: 604-987-8211 fax: 604-987-8122
cell: 604-512-2483
www.hollyburn.ca

Empowering Growth, Inspiring Change

Working with gratitude on the unceded traditional territories of the Coast Salish peoples

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From: Terry W
To: [Richard Walton, Mayor](#); [Lisa Muri](#); [Doug MacKay-Dunn](#); [James Hanson](#); [Mathew Bond](#); [Robin Hicks](#); [Roger Bassam](#); [DNV Input](#)
Subject: Kiwanis application
Date: July 10, 2018 5:18:57 PM

Dear Mayor and Council;

I am writing today to express my emphatic support for the proposed Kiwanis expansion development in Lynn Valley.

The community benefit of this proposal cannot be understated.

It will serve an identified need within the community, and allow for seniors to age within their established community with dignity.

Contained within the existing footprint of their current property and easy walking distance to shopping and other amenities including Kirkstone Park and Karen Magnusson Rec. Center, this location is ideal for many of the still very active seniors wishing to remain in Lynn Valley.

Those who qualify for the SAFER rental assistance program would still be eligible to reside in this development.

The height and density remain consistent with the OCP.

With this expansion, consideration should be given to reducing the minimum age requirement from 65 to 60. In addition, there should be an allowance of units on the ground floor that would allow residents to retain their pets. This is particularly important for those that have lost a spouse, and rely on their pets for their emotional well being.

Some of the residents do require assistance from time to time, and often rely on services such as Nurse Next Door. Another benefit of expanding at this location would be for residents who have last minute needs arise, as there is often someone nearby to attend to those needs. This helps to reduce the burden on other areas of our already overtaxed medical system.

Sincerely;

Terry Wagner
Lynn Valley

From: The Bonds
To: [DNV Input](#)
Subject: Some expressions of concern and some questions concerning Kiwanis Project
Date: July 10, 2018 6:38:46 PM

Please consider my comments and concerns for the Kiwanis project. While I 100% support the building of below-market housing for our Seniors, care and consideration of the environment and the neighbourhood must be fairly considered. Regrettably, due to a Public Hearing on May 16, the night the public information meeting was held at Lynn Manor, I was unable to attend and ask my questions and voice my comments.

I will further comment on the absolute impossibility to read through and fully participate in these matters in such a short amount of time, during the height of summer vacation. I will also express regret that the Public Hearing sign was posted at the END of the cul-de-sac where only residents travel, rather than at the nearest intersection of 27th and Whiteley, where the greater public might be advised of the pending hearing.

1) I read the traffic impact study for this project and it does not appear to provide projections of traffic increase for the future, when the full proposed road network and housing developments for the bordering town centre will be in action? Nor is there a map of the proposed road network (attached) as it applies to Whiteley Court within the staff report. It is important to see and understand the future impact this will have on the neighbourhood of Whiteley Court, with traffic bypassing the Mall/Mountain Highway intersection....

My biggest concern here is for the safety of seniors walking amongst increased traffic once the through roads and increased density are completed in this area. What actions are proposed to mitigate the dangers of increased traffic in this area for our seniors who walk to the mall or medical buildings in the area? I also express concern for the greater neighbourhood including young families, preschoolers on run bikes, etc in the area when the heavy duty dump trucks are accessing and leaving the site. This neighbourhood has seen far more than its fair share of construction traffic, and it is unlikely to be alleviated in the next decade.

2) According to the Construction Mitigation Plan, the Staging area for dump trucks is directly along the north south path/trail from Kirkstone....east of there, dump trucks will stage along Kirkstone trail for Emery....what are the environmental impacts of the exhaust, dust etc from this construction traffic on the trees/plants/people within the park space?

3) A greater concern is the accessibility of the geographically restricted site at the end of a cul de sac during construction, as it pertains to emergency response vehicles to the existing senior's tower.

4) Who is responsible for payment of the off site work in this project, mentioned in the staff report, estimated at \$175 000, Kiwanis or District?

5) found it very interesting and encouraging, particular for existing wood framed purpose built rentals, that staff (or Mr McGlaughlin?--unclear in public report) would suggest (as in questions/answers to the Public Information meeting held May 16) that well-maintained wood structured buildings can last 75 years. Longevity by proper maintenance is key to retaining affordable purpose built rentals in our community.

6) *Q What is the difference between woodframe buildings and concrete buildings? A The useful life span of well maintained woodframe buildings is 70 - 75 years, while well maintained concrete buildings can last up to 15 to 25 years longer.*

7) There appears to be a conflict between the public information meeting answer and the staff report. In hoping this project most accurately and appropriately provides housing for those most in need, can someone clarify the specific requirement?

--From Schedule A of Bylaw 8329:

"Income Requirement" means an aggregate annual household gross income that is less than or equal to \$71,200.00, adjusted once each calendar year by the 12 month average percent increase in the Consumer Price Index plus 2% for the previous calendar year (provided that if the 12 month average percent change in the Consumer Price Index for any calendar year is less than zero then the income threshold must not be increased), where said aggregate annual household gross income is established by way of true copies of the previous year's income tax returns for each household member or individual who will reside in the Rent Controlled Seniors Rental Dwelling Unit; provided, however, a person will be deemed not to meet the Income Requirement if the Owner has reasonable grounds to believe that such person is not in need of subsidized housing (e.g. seniors with a substantial assets) even if such person would otherwise meet the criteria set out above;

Q How poor do you have to be to qualify?

A To qualify to live in Kiwanis you must be 65 years of age, resided in BC for the last 12 months, have a yearly income less than \$40,000 for a single person and less than \$60,000 for a couple, with assets not exceeding \$400,000. This and other requirements are listed on the Kiwanis website.

8) A number of new developments are proposed directly North (Kiwanis) and directly South (Emery) of a Natural Environment Development Permit Area (Kirkstone Park). Are the setbacks for the Kiwanis development adequate to accommodate this protected Natural Environment area? Kiwanis is very close to the Kirkstone Trail, WHICH IS IN THE DEVELOPMENT PERMIT AREA FOR NATURAL ENVIRONMENT. I understand that this entire trail will be upgraded between the two proposed projects. What are the assurances that safe public access will be maintained during construction? What are the penalties for non-compliance?

I am happy to hear that only 10 trees will be lost. My concern, however, is for the numerous ones that are endangered by the removal of the existing hardscape. Trees on the edge of or part of urban forest and parkland cannot be compromised. The clearcutting of the Polygon property North West of the Kiwanis site is thoroughly disappointing and does not enhance the overall form and character and Mountain Village theme of the town centres. Please ensure that every care and precaution is taken with regards to the forested and treed areas.

9) The traffic study indicates that the developer is in discussion with the district on potential TDM measures. Table 6.1 lists numerous ones. Can staff or developer comment on which are 'leading' measures? Is metered parking on Whiteley Court one of the leading measures? This is a VERY densified area and parking is already at a premium. Add in access to Kirkstone Park's artificial turf, and the traffic volume is HIGH.

Thanks for considering my comments and concerns.

Kelly

Michael and Kelly Bond
[REDACTED]

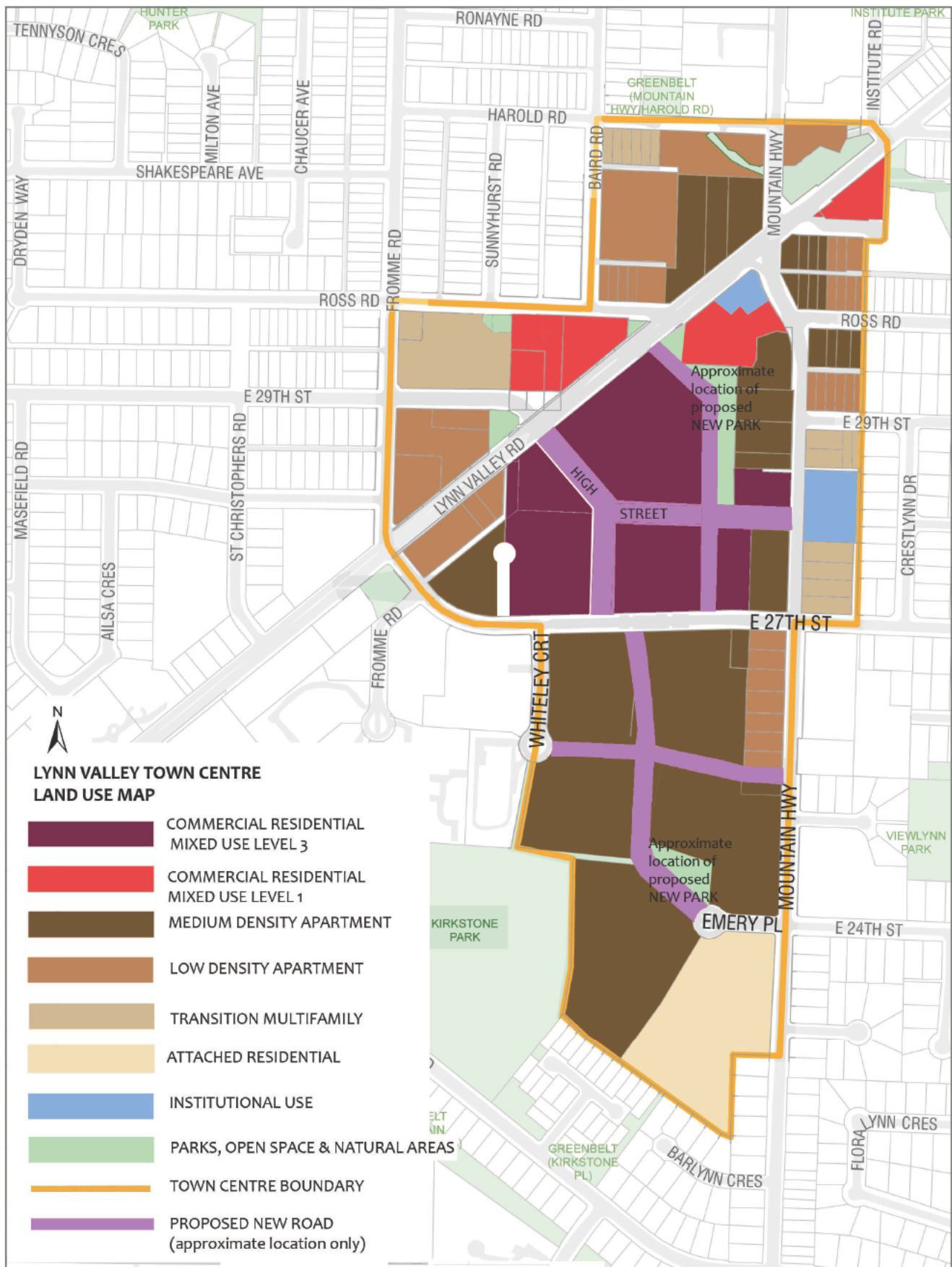
From: The Bonds
To: [DNV Input](#)
Subject: Kiwanis Seniors Housing
Date: July 10, 2018 6:42:03 PM
Attachments: [LVTC land use and road network.pdf](#)

Find the Lynn Valley Town Centre land use and road network map attached....referenced on my previous email.

Kelly Bond

Michael and Kelly Bond

████████████████████



MAP 6: LYNN VALLEY TOWN CENTRE LAND USE MAP

Speaking Notes: Kiwanis Re-dev. July 12 2018

Good evening, Your Worship and Council:

My name is Don Peters and I'm here tonight representing the members of the Community Housing Action Committee to voice our support for this very worthy application to re-develop Kiwanis at 2555 Whitely Court.

As you know, CHAC is an almost-exclusively volunteer group of about 20 NS citizens who believe strongly that we need more housing that is both appropriate and affordable for increasing numbers of our neighbours who are disadvantaged, young, single, or seniors. And this group includes families. Over the past 12 years or so CHAC has tirelessly worked to increase its knowledge of housing issues here, and in the Which brings us to this application tonight. CHAC has reviewed this proposal at length with Kiwanis-and we think there is much to commend it.

As many of us know, the Kiwanis North Shore Housing Society, formed by merging the housing operations of the north and West Vancouver Kiwanis, currently operates some 660 below-market seniors' apartments. Their mandate includes serving low-income families and people with disabilities as well as seniors. Kiwanis has a well-deserved exemplary community reputation for serving the people of the North Shore.

Specifically, the current 16 storey rental building will be retained and renovated with four additional units to accompany the new 106 affordable rental units bringing the total number of units at 2555 Whitely Court to 315.

As well as adding significantly to the rental stock, which we need, CHAC endorses the affordability goals of this re-development; namely, age 65 and over, and income tested (not more than \$71,000)-and all rental-all to be secured by housing agreement. Rents also are to be secured at 75%-80% of average market rents. District accessibility requirements are met.

The location, adjacent to the Lynn Valley Town Centre, is of course, about as convenient as it gets.

We are pleased to support this project, Your Worship.

SUBMITTED AT THE
JUL 10 2018
PUBLIC HEARING



July 9th 2018

Rezoning Public Hearing re Kiwanis Lynn Woods, 2555 Whitley Court

Dear Mayor and Council,

Lynn Valley Community Association are pleased to support the proposed rezoning of 2555 Whitley Court, Kiwanis Lynn Woods.

Directors of Kiwanis reached out to us and presented their proposal at our board meeting in October 2017.

This proposal meets many of the goals of the Official Community Plan and addresses the current and pressing crisis with regard to the loss of affordable housing and lack of rentals in Lynn Valley. In particular, this project and rezoning will allow seniors to remain in place in their community. The location contributes to the walkability of the neighbourhood as residents will have close access to shops, recreation and services, in addition to the amenities offered at Lynn Manor. Many of the existing residents no longer own cars, the same is expected of the new residents of Lynn Woods and there will be very little added traffic as a result of this development. The building will have minimal visual impact on views, tucked in between Kirkstone Park and the existing Lynn Manor. Perhaps most vitally, this rezoning will provide 106 rental units for low income seniors. Without displacing any existing Lynn Valley residents. This at a time when our community is losing affordable rental units to market condominiums.

We are very pleased to support this application.

Gillian Konst
President, LVCA

CC Robyn Hay
Municipal Clerk



5. SITE PLAN DESIGN REVIEW

5.1 Site Access Design

The existing site is currently serviced by two accesses, both of which form intersection approaches on the roundabout located on Whiteley Court. This access arrangement ensures vehicles accessing the site are travelling at safe speeds and subsequently have sufficient sight distances available.

The proposed development includes the removal of the southern vehicle access, retaining only the northern access. The site is only permitted to have one access under Bylaw 8145 and as such the proposed development will improve the compliance of the existing site under the current bylaw.

The existing northern vehicle access will be widened to 7.3m, with minor realignment changes proposed. This complies with Bylaw 8145 which requires vehicle driveways for residential multi-family developments to be a minimum of 6.0m and a maximum of 9.0m.

5.1.1 Vehicle Parking

In accordance with Part 10, Section 1001(5), of Bylaw 3210, senior citizen housing is required to provide 0.33 parking stalls per dwelling. As such the total site, comprising 210 existing senior units and 106 proposed senior units, is required to provide 105 parking stalls as shown in Table 5.1.

Table 5.1: Vehicle Parking Supply Requirement & Provision

BUILDING	DENSITY	BYLAW RATE	BYLAW SUPPLY REQUIREMENT	PROVIDED	DIFFERENCE
Existing	210 Units	0.33 per dwelling	70	130	+25
Proposed	106 Units	0.33 per dwelling	35		

The proposed development includes 25 surplus parking spaces above the Bylaw requirement. As such the proposed parking provision is considered more than sufficient.

5.1.2 Bicycle Parking

The developer will provide ample bicycle parking in excess of bylaw regulations and commensurate with usage at similar senior facilities.

The development will supply 54 Class 1 spaces (long-term and secure) for residents – 38 spaces in the parkade level and 16 additional spaces in a secure room on the ground floor. These will be well-lit and secure. This is in excess of no secure cycle parking spaces currently provided.

The development will also supply a secure room for mobility scooters in the parkade P1 level. At present, 20 Class 2 spaces are provided; already in excess of the existing bylaw (6 spaces for developments of 20 or more units). These spaces will continue to surpass bylaw regulations with the additional units.