

### AGENDA INFORMATION

- ☒ Council Workshop  
☐ Finance & Audit  
☐ Advisory Oversight  
☐ Other:

Date: July 13, 2020  
 Date: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Date: \_\_\_\_\_

*CP for*  
 Dept.  
 Manager

*DM*  
 GM/  
 Director

*AW*  
 CAO

## The District of North Vancouver REPORT TO COMMITTEE

March 6, 2020

File: 08.3060.10/015.19

**AUTHOR: Robyn Hay, Development Planner**

**SUBJECT: 3700-3718 Edgemont Boulevard – Council Early Input for a Heritage Revitalization Agreement and associated Multi-Family Development (Preliminary Application)**

### REASON FOR REPORT

The purpose of this report is to inform Council of a preliminary planning application received by the District and to seek Council's input on the proposed development.

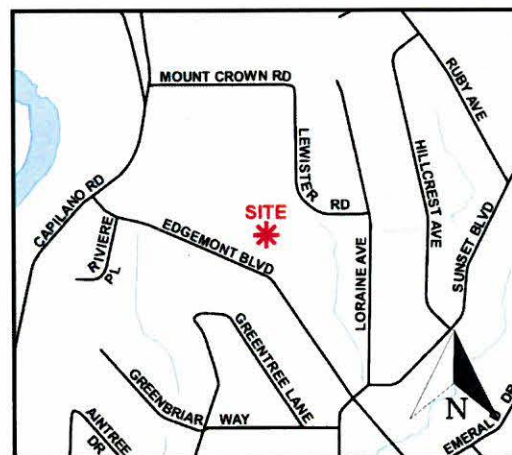
### SUMMARY:

The site is currently two properties with 10 residential units. The application proposes a Heritage Revitalization Agreement (HRA) to restore one of the two fourplex buildings and designate it as a protected heritage resource. In addition, two development options are proposed: (1) 25 duplex units plus heritage fourplex for a total of 29 units, or (2) 33 row house units plus heritage fourplex for a total of 37 units. The heritage fourplex units are proposed to be secured as below-market rental for a minimum of 10 years.

### ANALYSIS

#### Site and Surrounding Area

The subject property consists of two legal lots. The total site area is approximately 6,550 m<sup>2</sup> (1.62 acres). Each lot is occupied by a two-storey building constructed in 1951, each with four residential units arranged in a pinwheel fashion.



Also, in the north-west corner of the eastern lot is a single-storey building constructed in 1971 containing two additional residential units. Six of the 10 existing units are strata condominiums and four are rental units.

The two properties are listed on the District's Community Heritage Register (July 2012) as part of the "Shalal Gardens", a group of four similar buildings in the area that were designed by architect Fred Hollingsworth.

Surrounding properties include duplexes in strata developments to the northwest, east and south (across Edgemont Boulevard), newly-constructed strata townhouses to the west, and single-family homes to the northeast.

### Official Community Plan

The Official Community Plan (OCP) designates the site as "Residential Level 3: Attached Residential" (RES3) which allows for duplex, triplex and row house development up to approximately 0.8 FSR. The proposed FSR of 0.84 is generally consistent with the OCP.

The proposal is consistent with Policy 6.5.4 of the District's OCP which seeks to *'Encourage the protection and enhancement of building and sites which have historic significance to the community by exploring opportunities to use the tools and incentives available under the Local Government Act.'*



OCP Context Map

### Upper Capilano Local Plan

The Upper Capilano Local Plan was adopted in 1999 and is used as a reference policy document. The Plan envisions the site for predominately detached single family dwellings at densities of 12 units or less per acre which equates to 19 units for the subject site.

### Zoning

The site is currently zoned Multiple-family Residential Zone 1 (RM1). There is no specific density limit in the RM1 zone however, the zone requires that the number of dwellings units per lot must not exceed one for each 6,000 sq.ft of lot area which equates to 11 units for the subject site, the height of the building must not exceed 32 ft., and the lot coverage must not exceed 50%.

The Zoning Bylaw includes “siting area” (setback) maps for many multi-family properties and the R/7 map applicable to this site reflects the layout of the existing buildings. The existing siting area map must be updated to accommodate the proposal.

#### Heritage Revitalization Agreement (HRA)

A HRA is a formal voluntary agreement negotiated between a municipality and the owners of a heritage building requiring approval from Council. Through this type of agreement, the *Local Government Act* allows a municipality to negotiate among other items, amendments to the zoning and subdivision requirements that pertain to the property. The agreement may also outline the duties, obligations, and benefits negotiated by both parties to the agreement. In this case the primary District objective is to retain and designate the heritage building on the property.

The HRA will ensure that the integrity of the heritage building is not compromised and will be maintained over an extended period of time. Under the designation bylaw any future change to the heritage building will require a Heritage Alteration Permit approved by the District’s General Manager of Planning, Properties, and Permits.

A Statement of Significance, prepared by Heritage Consultant Donald Luxton, has been submitted by the applicant in support of the Heritage Designation and the HRA proposal. The Statement of Significance is provided in Attachment C to this report. A Conservation and Maintenance Plan would be required as part of any detailed application and would be attached to the HRA.

#### Heritage Advisory Committee (HAC)

The project was presented to the HAC on January 22, 2020. The Committee’s preference is that both the heritage buildings be retained. The Committee commented that the duplex option is more sympathetic as opposed to the row house option and the scale, style, materials, and details will be important as the design is developed further.



*Photo of existing heritage building*

## **PROPOSAL**

### **Site Plan and Project Description**

The application proposes a HRA to restore and designate one of the two fourplex buildings as a protected heritage resource. It has not yet been confirmed which building will be retained.

The restored fourplex building would be relocated to the centre of the consolidated site. Two-story, ground-oriented multi-family units are proposed in the east, west, and north areas of the property, framing the heritage building in the centre. Two development options are proposed as follows:

**Option 1:** 25 duplex units (5 two-bedroom units and 20 three-bedroom units) plus the heritage fourplex for a total of 29 units. The preliminary drawing package is included as Attachment A.





**Option 2:** 33 row house units (all two-bedroom units) plus the heritage fourplex for a total of 37 units. The preliminary drawing package is included as Attachment B.

Both options propose the same height and setbacks and a density of approximately 0.84 FSR. Only high level concept plans have been provided at this stage given the preliminary nature of the application. Should the project proceed detailed information such as elevations and landscape plans would be required.

#### Rental and Affordable Housing Strategy

This application is meeting the goals of the “Rental and Affordable Housing Strategy” by expanding the supply and diversity of housing through the provision below-market rental units which are close to transit and community amenities and services.

In both options, the units in the retained fourplex building are proposed to be secured as below-market rental for low-to-moderate income households for a minimum period of 10 years. The District’s definition of low-to-moderate income households for 2019 is between \$30,001 to \$85,170 before-tax. More information such as eligibility requirements and rental rates would be provided by the applicant at the time of any detailed application.

### Residential Tenant Relocation Policy

The Corporate “Residential Tenant Relocation Policy” only applies to applications that require demolition of buildings containing more than four rental dwelling units at the time of detailed application. The policy does not apply as only four of the units are rented.

### Green Building Measures

Currently, in accordance with the District’s Construction Bylaw, this project is required to meet Step 3 of the BC Energy Step Code. The applicant is considering the District’s Community Energy and Emissions Plan (CEEP) and Council’s recent declaration of a Climate Emergency and is exploring building systems with zero fossil fuel use. A detailed green building approach would be provided with any detailed planning application.

### Vehicle Parking

All parking is proposed in an underground garage accessed from the southwest side of the property. The applicant is proposing to provide a total of:

- 40 parking stalls for the duplex option (29 units) which results in approximately 1.38 stalls per unit; or
- 51 parking stalls for the row house option (37 units) which results in approximately 1.38 stalls per unit.

A full transportation and parking analysis or specifics on bicycle parking has not been provided with the Preliminary Application package.

### Construction Traffic Management Plan

Should the application proceed, and in order to reduce development’s impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP) as a condition of a Development Permit.

The Plan must outline how the applicant will coordinate with other projects in the area (including Edgemont Village) to minimize construction impacts on pedestrian and vehicle movement along Edgemont Boulevard. The plan is required to be approved by the District prior to issuance of a building permit.

### Concurrence

Should the project proceed, staff review of this application will be undertaken and any identified technical or design issues would be sufficiently resolved prior to Council consideration of any bylaws.

### Public Input

The applicant held a meeting as an Early Public Input Opportunity on January 23, 2020. Notices were distributed to neighbours in accordance with the District's policy on Non-Statutory Public Consultation for Development Applications. A sign was placed on the property to notify passers-by of the meeting, and advertisements were placed in the North Shore News. A webpage was established for this project on the District's website.

The meeting was attended by approximately 50 residents and 17 pieces of correspondence including one from the North Shore Heritage Society have been received. Some community members expressed support relating to the non-market rental units and protection of the heritage building, while others expressed concerns related to density, setbacks, loss of natural light, privacy/window placement, building design, integrity of the heritage building, traffic, parking, and construction. Most people favoured the "duplex option" over the "row house option". The redacted public input is provided in Attachment D of this report.

### Implementation

If this proposal proceeds, it will require an HRA bylaw, Heritage Designation bylaw, and a Housing Agreement, as well as an amendment to the siting area map, issuance of a Development Permit and registration of legal agreements. It is anticipated that a development covenant would be used to secure items such as the details of off-site servicing.

### **CONCLUSION**

The information in this report was prepared to provide information to Council early in the application review process and in light of Council's direction to undertake a targeted review of the OCP, staff are seeking direction from Council with respect to next steps for this proposed development.

Respectfully submitted,



Robyn Hay  
Development Planner

### Attachments:

- A. Preliminary Application Drawing Package - Duplex Option
- B. Preliminary Application Drawing Package - Row House Option
- C. Statement of Significance
- D. Public Input (redacted)

**REVIEWED WITH:**

☐ Planning \_\_\_\_\_  
☐ Permits and Licences \_\_\_\_\_  
☐ Utilities \_\_\_\_\_  
☐ Engineering Operations \_\_\_\_\_  
☐ Parks \_\_\_\_\_  
☐ Environment \_\_\_\_\_  
☐ Facilities \_\_\_\_\_  
☐ Human Resources \_\_\_\_\_

☐ Clerk's Office \_\_\_\_\_  
☐ Communications \_\_\_\_\_  
☐ Finance \_\_\_\_\_  
☐ Fire Services \_\_\_\_\_  
☐ ITS \_\_\_\_\_  
☐ Solicitor \_\_\_\_\_  
☐ GIS \_\_\_\_\_  
☐ Real Estate \_\_\_\_\_

External Agencies:  
☐ Library Board \_\_\_\_\_  
☐ NS Health \_\_\_\_\_  
☐ RCMP \_\_\_\_\_  
☐ NVRC \_\_\_\_\_  
☐ Museum & Arch. \_\_\_\_\_  
☐ Other: \_\_\_\_\_

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

NOTE - THESE DRAWINGS HAVE BEEN PREPARED FOR DISCUSSION PURPOSES ONLY. THEY ARE INTENDED FOR REVIEW OF GENERAL MASSING, LAYOUT AND DENSITY CONCEPTS. THEY HAVE NOT BEEN VETTED FOR CODE COMPLIANCE OR LIFE SAFETY. THEY ARE NOT FOR CONSTRUCTION

NOTE - THIS DRAWING IS NOT TO BE DISTRIBUTED TO ANYONE OTHER THAN THE INTENDED RECIPIENT



### Duplex Option

- 20 - 2,121 s.f. new 3 bedroom duplex units
- 5 - 1,775 s.f. new 2 bedroom duplex units
- 4 - 1,938 s.f. fourplex avg unit modified
- 29 = 59,047 s.f.
- 70,500 s.f. lot = 0.84 floor area ratio

ATTACHMENT A

MAIN FLOOR  
SCALE: 1/8" = 1'-0"

<p>THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</p>		<p>SHALAL GARDENS 2 LOTS 3700 - 3718 EDMONTON BOULEVARD, NORTH VANCOUVER, B.C.</p> <p><b>HOLLINGSWORTH</b> ARCHITECTURE INC. ■ ■ ■</p> <p>DATE: 11/15/18 BY: VMD GROUP: 18</p> <p>DRAWING No. A2.1</p>
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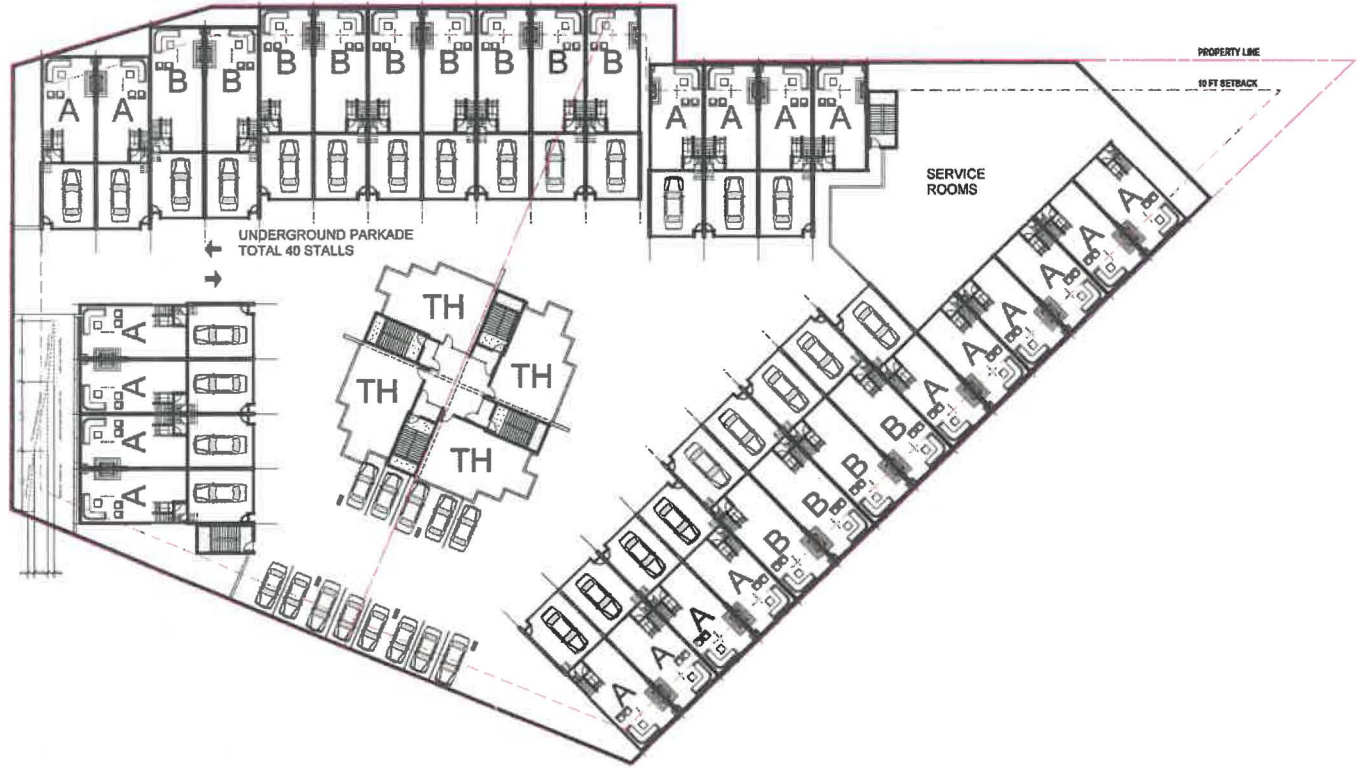
FOR DISCUSSION ONLY: October 25, 2019



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PARKADE:  
SCALE: 1/8" = 1'-0"

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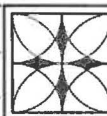
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**SHALAL GARDENS**  
 3700 - 3718 EDMONTON BOULEVARD, NORTH VANCOUVER, B.C.

2 LOTS  
**HOLLINGSWORTH**  
 ARCHITECTURE INC.

DATES: October 2019  
 DRAWN: 10

REVISION:  
 DRAWING No. A2.0



FOR DISCUSSION ONLY: October 25, 2019

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### Row House Option

- 20 - 1,470 s.f. new 2 bedroom townhouses
- 13 - 1,684 s.f. new 2 bedroom townhouses
- 4 - 1,938 s.f. fourplex avg unit modified
- 37 = 59,044 s.f.
- 70,500 s.f. lot = 0.84 floor area ratio

ATTACHMENT **B**

MAIN FLOOR:  
SCALE: 1/16" = 1'-0"

REV	DESCRIPTION	DATE	BY	CHECKED	DATE

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SHALAL GARDENS 2 LOTS

3700 - 3718 EDMONTON BOULEVARD, NORTH VANCOUVER, B.C.

HOLLINGSWORTH ARCHITECTURE INC

DATE: October 25, 2019

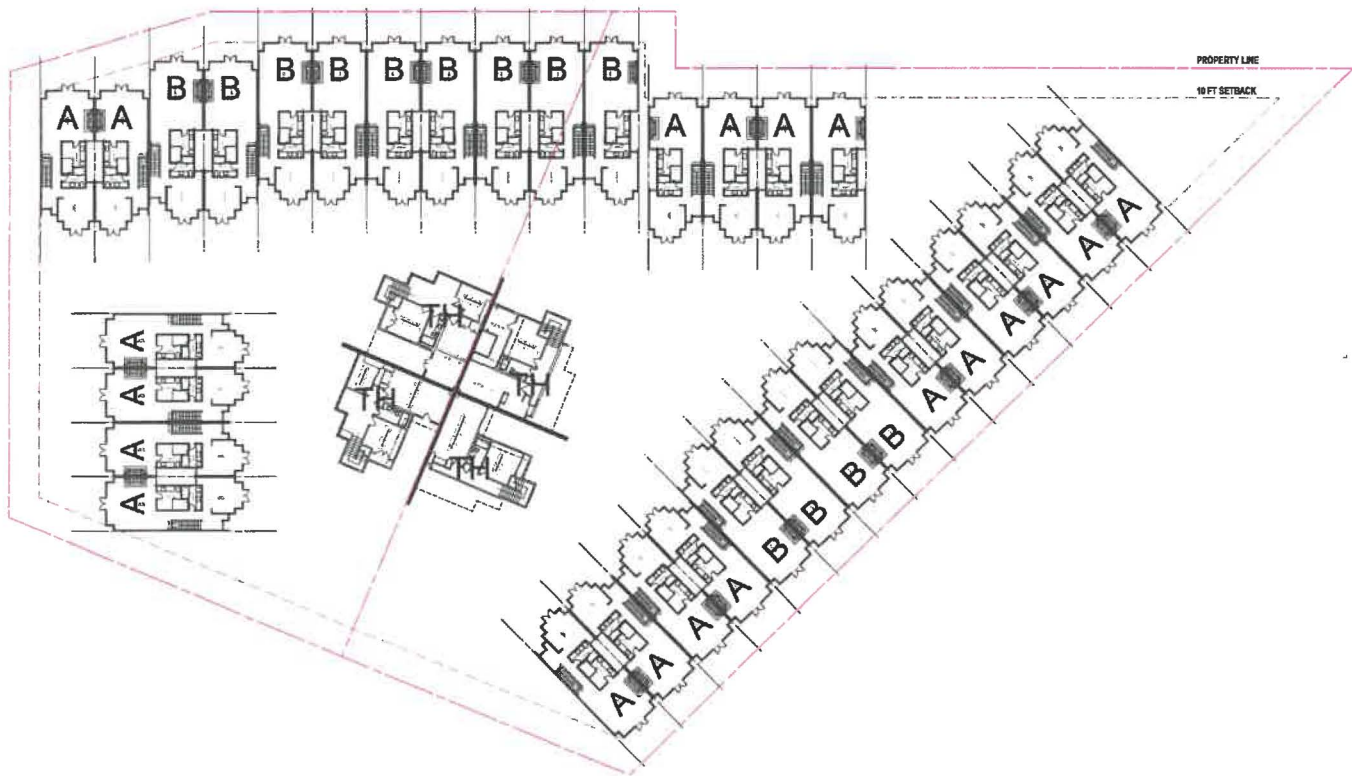
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FOR DISCUSSION ONLY: October 25, 2019

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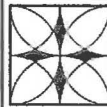
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**SHALAL GARDENS**                      **2 LOTS**  
3700 - 3718 EDMONTON BOULEVARD, NORTH VANCOUVER, B.C.

**HOLLINGSWORTH**  
ARCHITECTURE INC □ □ □

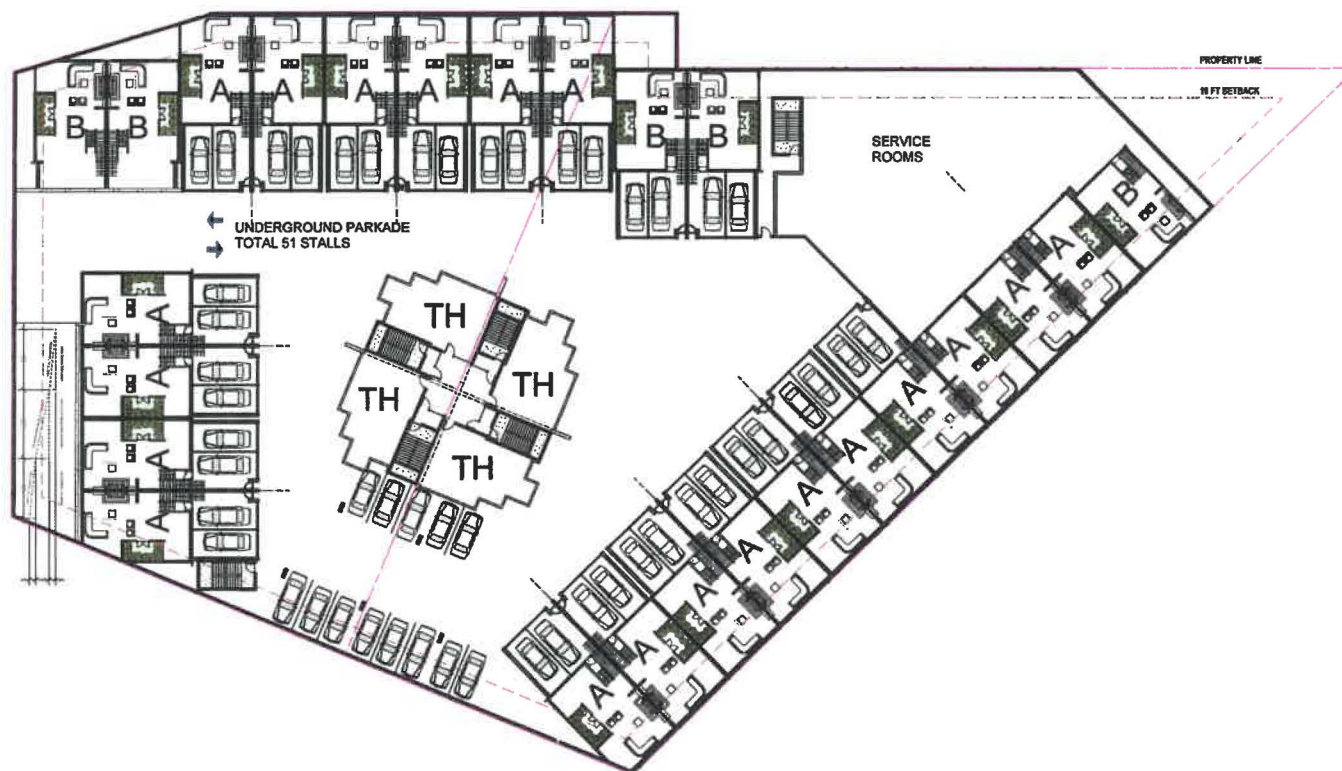
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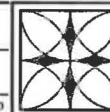
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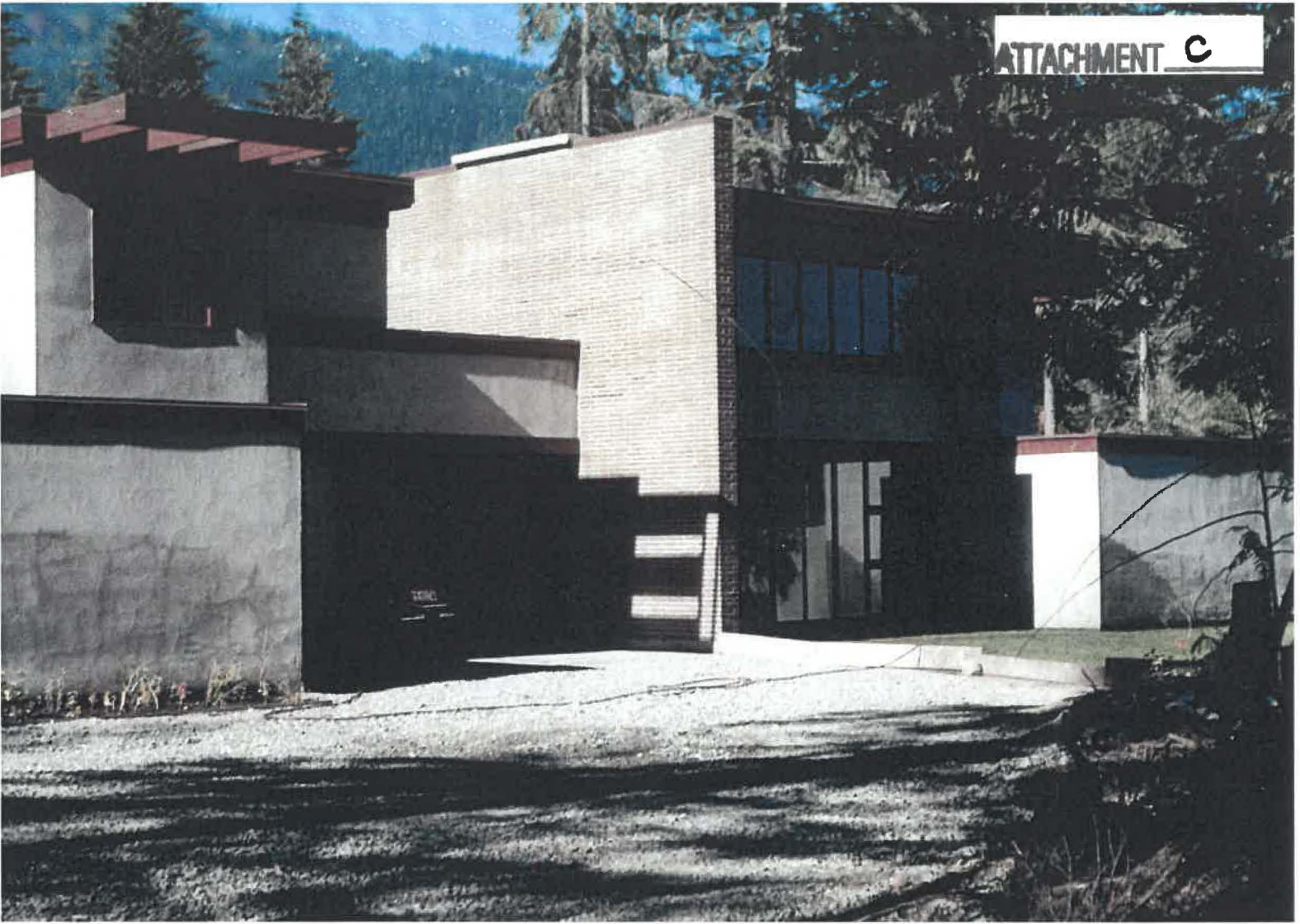
**SHALAL GARDENS**                      **2 LOTS**  
3700 - 3718 EDMONTON BOULEVARD, NORTH VANCOUVER, B.C.

**HOLLINGSWORTH**  
ARCHITECTURE INC. P.C.

DATE	Rev'd By	REVISED	DRAWING No. A2.0
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# SHALAL GARDENS

3704-3718 EDGEMONT BOULEVARD  
STATEMENT OF SIGNIFICANCE

SEPTEMBER 2019

**DONALD LUXTON**  
AND ASSOCIATES INC 

## INTRODUCTION: SHALAL GARDENS



**HISTORIC NAME:** Shalal Gardens

**ORIGINAL NAME:** Capilano Garden Court

**ADDRESS:** 3704-3710 Edgemont Boulevard and 3712-3718 Edgemont Boulevard, North Vancouver

**ORIGINAL OWNER & BUILDER:** Crescent Investments Ltd.

**ARCHITECT:** Fred Thornton Hollingsworth

**CONSTRUCTION DATE:** 1951

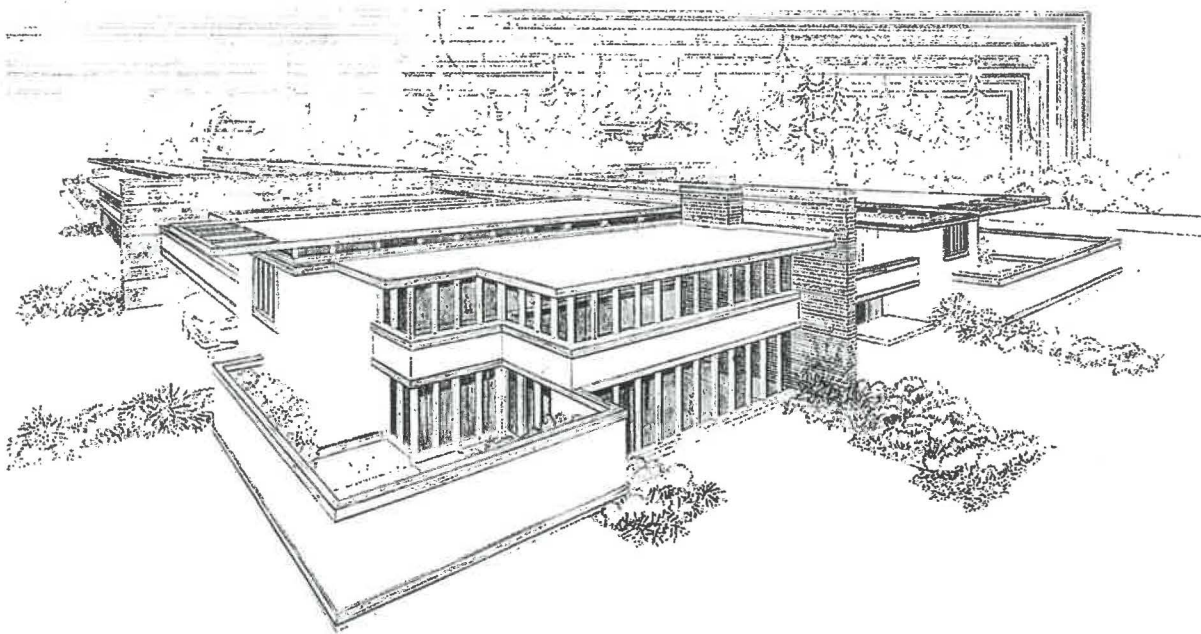
**ASSOCIATED ADDRESSES:** 3723-3727 Bluebonnet Road/3729 Edgemont Boulevard; 3743-3749 Edgemont Boulevard

Shalal Gardens is a series of four separate structures built in 1951 for J. Eric Allan. Situated on both sides of Edgemont Boulevard, 'Capilano Garden Court', as it was originally known, was a demonstration of an alternative form of housing in the Capilano Highlands development.

Each block consisted of four self-contained apartments, each with their own ground level entry. These units were arranged in a pinwheel fashion, and were visually separated by tall flange walls built with Roman brick. The window arrangement ensured complete privacy between each unit. Broad roof overhangs, light-coloured stucco cladding, dark encircling beltcourses, and ribbon and corner windows, were used to modulate the mass of the structures. Generally, the forms echo the work of Frank Lloyd Wright, but have been developed to suit local conditions. One of the interesting aspects of the Capilano

**SHALAL GARDENS, 3704-3710 AND 3712-3718 EDMONTON BOULEVARD, NORTH VANCOUVER**

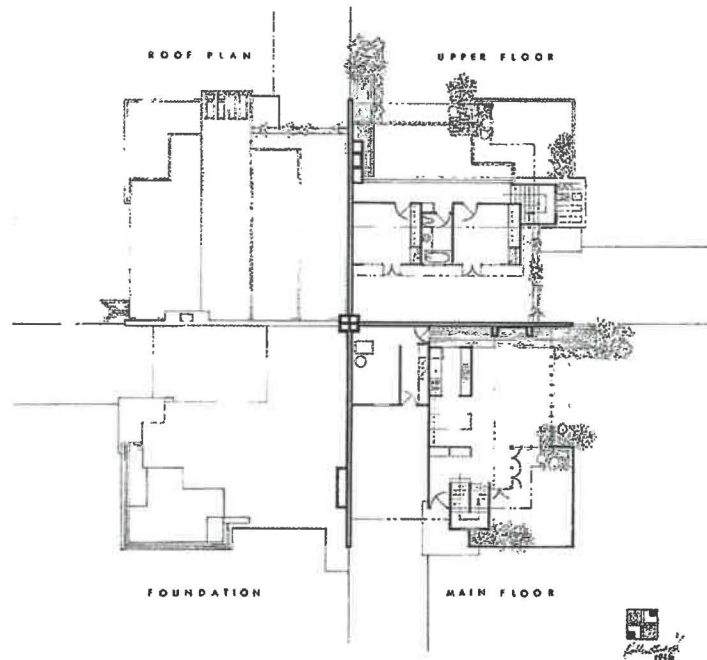
Highlands development was the attempt to create a complete community, with different forms of housing, and a central self-contained shopping area with community amenities. The provision of this type of apartment within a suburban development was considered progressive at the time.



*Designed around a cross formation of brick walls, which allowed for four apartments to each structure. These four-plex apartments could be oriented in any direction to take advantage of the sun. The two storey apartments had the living room, dining room and kitchen on the main floor and two bedrooms upstairs. The corridor along the bedroom is wide enough to be used as a sitting area. The space over the living room and dining room is open to the ceiling with a glass wall all the way up on the exterior living room wall. None of the units looked into the other allowing for privacy and each had a small fenced-in garden off the corner of the living room. Plaster finishes were used on the interior walls along with brick, and each unit had a large fireplace. For their time these apartments were considered quite innovative in the use of both horizontal and vertical living space.*

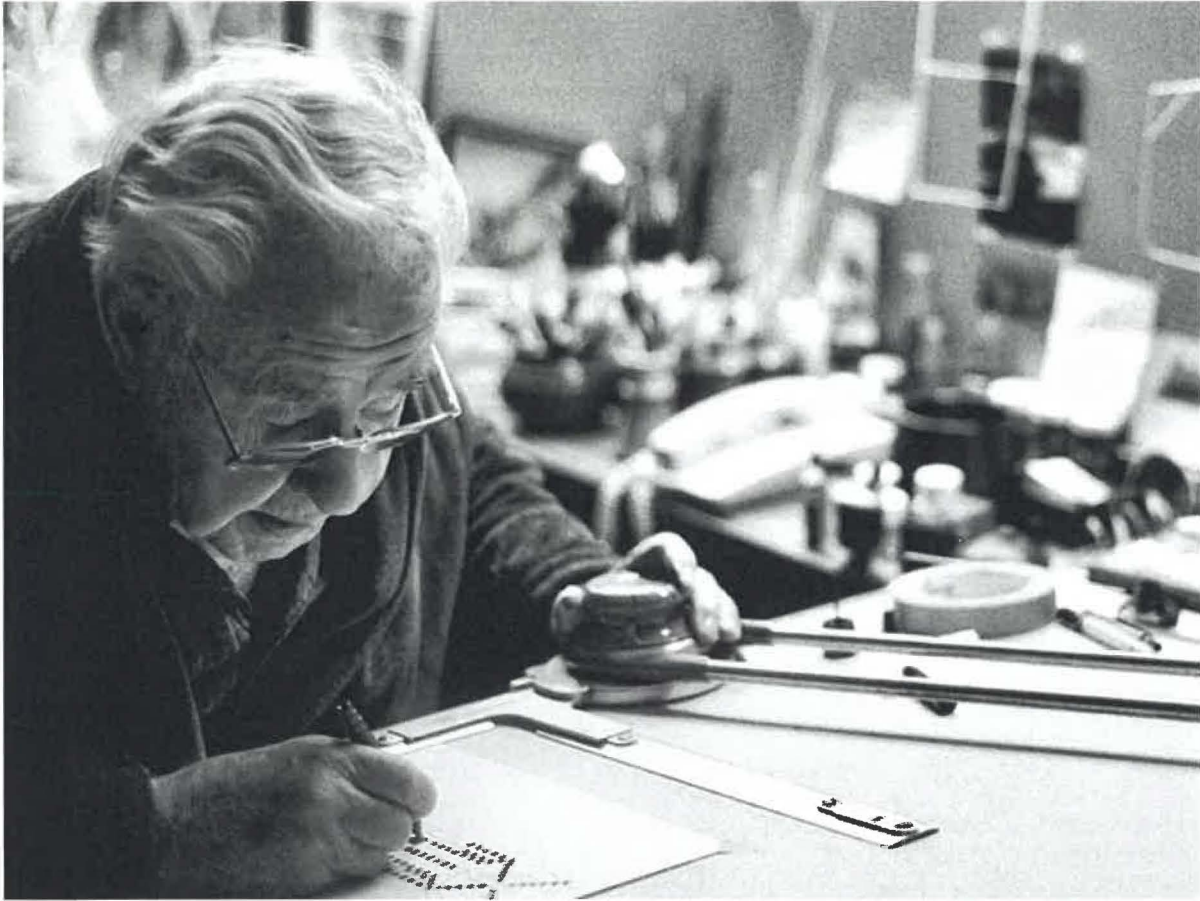
*Fred Thornton Hollingsworth, **Living Spaces: The Architecture of Fred Thornton Hollingsworth**, page 58.*

**SHALAL GARDENS, 3704-3710 AND 3712-3718 EDMONTON BOULEVARD, NORTH VANCOUVER**



**Fred Thornton Hollingsworth, *Living Spaces: The Architecture of Fred Thornton Hollingsworth*.**

SHALAL GARDENS, 3704-3710 AND 3712-3718 EDMONTON BOULEVARD, NORTH VANCOUVER



*'Perhaps this is why we stay a small practice – because we're romantics and it is to me exciting to see a family raised in a fine building they have lived in since the day they were born.'*

Fred Hollingsworth, *Canadian Architect*, September 1966.

Hollingsworth's early career was intertwined with the growth of Vancouver's modern movement. After working for Boeing in Vancouver and designing his own home, he joined Sharp, Thompson, Berwick & Pratt in 1946. Like his good friend Ron Thom, Hollingsworth completed many residential designs in the evenings, after work. After spending much of the 1950s as a Design Associate with William Birmingham, Hollingsworth formed a partnership with Barry Downs in the mid-1960s and after 1967 continued to practice on his own. His greatest interest always lay in residential design and an honest use of materials, essential connection to site and intimate, human scale. Fred Hollingsworth died at the age of 98 in 2015.

## **STATEMENT OF SIGNIFICANCE**

### **DESCRIPTION OF THE HISTORIC PLACE**

Shalal Gardens consists of four identical apartment quadruplexes that were constructed in 1951 as part of the Capilano Highlands development in the Highlands neighbourhood of the District of North Vancouver. Each building featured a complex pinwheel design anchored with high projecting Roman brick walls, with separate entries and a walled garden for each unit. Planar stucco cladding, dark encircling beltcourses, ribbon and corner windows, and projecting second floor screens characterize the design of Shalal Gardens.

### **HERITAGE VALUE OF THE HISTORIC PLACE**

Designed by celebrated local architect, Fred Thornton Hollingsworth, Shalal Gardens is valued as an early and premier example of West Coast Modern architecture. Exemplified by design innovation, advancing architectural technologies, use of natural materials, and sensitive integration with the natural environment, the West Coast Style of architecture was prevalent between 1945 and 1970. This was an era of post-war optimism, prosperity, growth, and pent-up demand for new housing. Shalal Gardens is a significant representation of this new modern architecture, and was developed as part of Capilano Highlands, a new suburban community that provided different forms of housing and a central self-contained shopping area and amenities. The inclusion of this type of apartment within a suburban development was considered progressive at the time. The symmetrical pinwheel design of Shalal Gardens was also considered innovative for its organic sense of space, with double-height living spaces and ingenious and complex layouts. The window arrangement ensured complete privacy between each unit. Light-coloured stucco cladding, dark encircling beltcourses, and ribbon and corner windows were used to modulate the mass of the structures.

Large new suburban areas were developed on the North Shore of Burrard Inlet following the Second World War. Shalal Gardens was constructed in 1951 in the development known as Capilano Highlands. Originally established by Ridgewood Estates Ltd. in 1938, the same year the Lions Gate Bridge dramatically improved access to the North Shore, the subdivision offered contoured street layouts that followed the natural topography of the land and offered generous, verdant lots that appealed to the suburban ideals of the time. However, it was not until the end of the Second World War when developer J. Eric Allan built his own house in the area and opened an office in Edgemont Village that interest in Capilano Highlands began to take off. The popularity of the neighbourhood further increased through the active involvement of architect Fred Hollingsworth, who designed his own home in the area in 1946 and partnered with Allan in the 1949 design and marketing of the Sky Bungalow, a show home located in the parking lot of downtown Vancouver Hudson's Bay store, which advertised the Capilano Highlands development. Hollingsworth continued his involvement in the area by designing approximately one hundred homes over the next few decades.

Shalal Gardens is additionally significant for its association with prominent architect, Fred Thornton Hollingsworth, who was born in Golbourne, Lancaster, England in 1917. Hollingsworth immigrated with his family to Vancouver in 1929, where upon he began attending classes at the Vancouver School of Art (later known as the Emily Carr University of Art and Design), initially pursuing a career in commercial design. In 1946, at the age of 29, Hollingsworth created plans for his own house, to be constructed in North Vancouver. The drawings captured the attention of Charles Pratt, partner in the firm Sharp and

## **SHALAL GARDENS, 3704-3710 AND 3712-3718 EDMONTON BOULEVARD, NORTH VANCOUVER**

Thompson, Berwick, Pratt (S&TBP), who had established themselves as the premier Modern architecture firm in Vancouver at the time. Due to his recognized talents as a designer, Hollingsworth was asked to article with the firm, a position that he held from 1946 to 1951. Inspired by Frank Lloyd Wright, Hollingsworth furthered his creativity as his career progressed, experimenting with different products, technologies and materials. By 1963, Hollingsworth had formed a partnership with some of Canada's most celebrated architects, including Ron Thom, Barry Downs, and Arthur Erickson. Hollingsworth was awarded the Massey Gold Medal for Architecture in 1964 for his design of the Maltby House in West Vancouver. Throughout his long career, Hollingsworth concentrated on residential design, completing numerous projects for clients across British Columbia, Alberta, and the United States. Fred Hollingsworth served as the President of the Architectural Institute of British Columbia from 1971 to 1972 and of the Royal Architectural Institute of Canada from 1975 to 1976.

### **CHARACTER-DEFINING ELEMENTS**

The elements that define the heritage character of Shalal Gardens are its:

- location on Edgemont Boulevard, part of the Highlands neighbourhood of the District of North Vancouver;
- continuous residential use;
- residential form, scale and massing as expressed by its two-storey height, flat roofs and symmetrical pinwheel plan with four separate entries and individual walled gardens;
- wood-frame and brick construction with concrete foundations;
- West Coast Modern design features, including its: light-coloured planar stucco walls, high Roman brick walls and chimneys, dark encircling beltcourses and multipaned ribbon windows;
- wood-sash casement ribbon and corner windows; and
- original wooden front doors with three-part glazed insets and eight applied raised square blocks.

## RESEARCH SUMMARY

**HISTORIC NAME:** Shalal Gardens

**OTHER HISTORIC NAME:** Capilano Garden Court [Original Name]

**ADDRESS:** 3704-3710 and 3712-3718 Edgemont Boulevard, North Vancouver

**ORIGINAL OWNER & BUILDER:** Crescent Investments Ltd.

**SOURCE:** Building Permit

**ARCHITECT:** Fred Thornton Hollingsworth

**SOURCE:** Architectural Plans

**CONSTRUCTION DATE:** 1951

**SOURCE:** Building Permit; Directories

### BUILDING PERMIT:

- 3723 Edgemont Boulevard. Building Permit #6064; Feb. 1, 1951; Crescent Investments Ltd.; 4 units of 4 suite semi-detached apartments; Owner, Contractor

### ARCHITECTURAL PLANS:

- Capilano Garden Court, for Capilano Highlands. Fred Thornton Hollingsworth [Plans dated 1946]

### PUBLISHED REFERENCES:

- *Western Homes and Living*, May 1956, page 22
- Hollingsworth, Fred Thornton. *Living Spaces: The Architecture of Fred Thornton Hollingsworth*. Blue Imprint, 2005, pages 58-59
- Luxton, Donald & Associates. *District of North Vancouver Heritage Inventory Update (1930-1965)*, 1997-1998
- Kalman, Harold, Robin Ward & Ron Phillips. *Exploring Vancouver III: The Essential Architectural Guide*, #487, page 230

### BC VITAL EVENTS:

- Groom: John Eric Allan; Bride: Guinevere D Brunt; Event Type: Marriage; Registration Number: 1931-09-385480; Event Date: 1931-06-18; Event Place: Caulfield
- Groom: John Eric Allan; Bride: Mary Grace R McDermott; Event Type: Marriage; Registration Number: 1941-09-517449; Event Date: 1941-10-17; Event Place: Vancouver
- Person: John Eric Allan; Event Type: Death; Registration Number: 1976-09-011156; Event Date: 1976-07-23; Event Place: North Vancouver; Age at Death: 67

**SHALAL GARDENS, 3704-3710 AND 3712-3718 EDMONT BOULEVARD, NORTH VANCOUVER**

**DIRECTORIES:**

- 1950 *Vancouver and New Westminster City Directory*, page 719:  
Not listed
- 1951 *Vancouver and New Westminster City Directory*, page 718:  
Not listed
- 1952 *Vancouver and New Westminster City Directory*, page 672:  
Edgemont Boulevard:  
3712 New Apartment  
3723 Hutchinson Mrs H K  
3725 Millar J McK  
3727 Lockhart D B  
3729 Barker J D  
3743 Clayton L H  
3747 Friswold J H  
3749 Moffat
- 1953 *Vancouver and New Westminster City Directory*, page 822:  
Edgemont Boulevard:  
3712 Chowne A W T  
3714 Harftman F F  
3716 Bavanite Developments genl contr  
3727 Lockhart D B  
3729 Barker J D  
3743 Clayton L H  
3747 Friswold J H  
3749 Lamont D Mack

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Comment Sheet  
The District of North Vancouver

**PROPOSAL: Preliminary application at 3700-3718 Edgemont Boulevard (Shalal Gardens)**

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

This proposal introduces major density to my neighbourhood, particularly my [REDACTED] It suggests rowhouses that will loom over [REDACTED] blocking day light and drastically compromising privacy. Less crowding means more quality of life in the area. Smaller is better, more space is better for quality of life.

Your Name [REDACTED]

Street Address [REDACTED]

Please check this box if you desire your contact information to be available to the applicant: ☐

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Please return, by mail or email by Feb 6, 2020 to:

Robyn Hay

Tel: 604-990-2369

District of North Vancouver - Development Planning Department

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

Email: hayr@dnv.org

## Robyn Hay

---

**From:** [REDACTED]  
**Sent:** January 30, 2020 1:43 PM  
**To:** Robyn Hay; [info@edgemontheritage.com](mailto:info@edgemontheritage.com)  
**Subject:** Edgemont Hollingsworth Heritage Revitalization Proposal - Initial Input

Attention: Robyn Hay [HayR@dnv.org](mailto:HayR@dnv.org)  
CC: [info@edgemontheritage.com](mailto:info@edgemontheritage.com); Havaal

We are writing to thank you, the project developer and project architect for providing an initial opportunity to review and discuss the subject proposal at the meeting on January 23rd. As [REDACTED] property owners, we have a very high interest in this development, and appreciate this further opportunity to provide more specific input.

[REDACTED] and have resided here for the past [REDACTED] years. We are very much attached to the Edgemont community, having resided in the Edgemont area for over [REDACTED] years. As indicated on the attached diagram, our property is located [REDACTED] of the proposed redevelopment. Our [REDACTED] overlooks the subject property at a distance [REDACTED]. This area is our [REDACTED] living space, and as such the light and privacy are critical to us. The [REDACTED] of the unit has two upper bedrooms, with [REDACTED] windows, and the lower level is our kitchen and family room area, with doors opening onto the deck. Again, privacy and light are critical concerns.

Two options were tabled at the meeting; a 37 unit (33 row house plus 4 plex) and a 29 unit (25 duplex plus restored 4 plex), covering the 70,000 ft space. On review, we would have very significant concerns with the 37 unit option, in terms of the massing of buildings [REDACTED] and resulting impact on ourselves and our immediate neighbours, as well as the overall increased density in an already high traffic area. As we understand the duplex development is the more likely option, hopefully this will be a moot point. Our comments below are therefor with respect to the "duplex" option, with a specific emphasis on the three buildings designated as "A" units on the north side of the property.

Overall, we are very impressed and encouraged by the style and care with which the developer, and particularly the architect, Mr. Hollingsworth, have approached the site. We are also encouraged by their expressed openness in working with neighbours to minimize any negative impact. With two irregularly shaped properties and two existing 4 plex heritage buildings (one of which is, by all outward appearances, virtually unrecoverable at this stage), they are evidently facing a number of challenges to achieve an economically viable and sustainable development.

In our view, the proposed development has a number of positive aspects. In particular

- The concept of retaining and restoring one of the 4 plex buildings is significant, and we believe will be an asset to the community in future.
- Maintaining the surface level as a pedestrian only area will assist in reducing vehicle noise, etc to our adjacent units and to the surrounding area.
- Extensive underground parking is a benefit. This will hopefully include guest parking; street parking on Edgemont is an ongoing issue, due in large part to the adjacent Capilano Suspension Bridge attraction.
- The duplex style buildings - if maintained with a "Hollingsworth"/mid century look - will provide a consistent look and feel to the 4 plex and the surrounding community.

Notwithstanding, however, at this stage of the process we are only able to provide **CONDITIONAL** support for the project as currently set out. Our specific concerns relate to the four proposed units highlighted in the attached:

**Setbacks** - The OCP calls for a minimum setback of 6M (approximately 20 feet). The attached proposed design (Version 15) provides only a 10 foot setback for the "A" units along the north side, [REDACTED]. A revised version tabled at the meeting indicated a 16 foot setback. We are strongly of the view that a minimum setback of 20 feet should be maintained. This is critical to providing both privacy and light to the area.

**Building height** - In conjunction with the setback, we are concerned at the overall height and massing of the buildings. The need to safeguard sunlight to [REDACTED] etc is taken as a given. Beyond this, however, is a requirement for sufficient sunlight to support establishment and growth of hedging and taller trees to provide mutual privacy. While the proponents have indicated they are prepared to work with us on landscaping to provide this screening (which is appreciated), this will require approximately a 6 foot depth to hold the plantings. As this will be on the north side of the proposed development, it will be critical to ensure the building height and setback is adequate.

**Rear windows** - The OCP also notes that windows should be placed such that they do not look directly into adjacent units. While the alignment/offset of the units may well be subject to further adjustment and elevations/window treatment etc are reportedly still "in progress" - these would be a critical consideration.

**Privacy** - Given the importance of maintaining privacy, we would have significant concerns if the final design of the adjacent units included any provision for upper level balconies (including even the potential for these to be added post-construction), north facing rooftop decks, or significant north facing ground level entertainment/patio areas.

**Density** - As noted, we are cautiously optimistic that the pedestrian based upper level and design will offset the density of the project, and also understand that the project is "reasonably" within the OCP FSR ratio of .80. At the same time, we note that the Harbourview development to the west, on a 20,000 sq. ft site, was developed with 7 units. On the basis of the same ratio, (3.5) on the 70,000 sq feet under consideration, an equivalent number of units would be 24.5, versus the 29 proposed. From a community perspective, while we would prefer and support a "quality" development over an unduly restricted density, this is an area of concern.

We would appreciate being kept advised as to progress on this proposal, and would be pleased to respond to any questions or clarification required from yourselves or the proponents.

Again, our thanks for the opportunity to provide input.

Respectfully,

THE MANOR AT EDMONT  
3750 Edgemont Blvd



Comment Sheet  
The District of North Vancouver

PROPOSAL: Preliminary application at 3700-3718 Edgemont Boulevard (Shalal Gardens)

To help us determine neighbourhood opinions, please provide us with any input you have on the proposal (feel free to attach additional sheets).

- Opposition to the proposed development at 3700-3718 Edgemont Blvd.
- Highest density in all complexes in the neighborhood.
  - Will block out natural light from 3682-3670 Edgemont units.
  - Add more traffic to our now congested roads
  - Row house design completely out of character with the neighborhood
  - will leave additional parking for guests on Edgemont Blvd.

Your Name [REDACTED] Street Address [REDACTED]

Please check this box if you desire your contact information to be available to the applicant: ☐

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Please return, by mail or email by Feb 6, 2020 to:

Robyn Hay

Tel: 604-990-2369

District of North Vancouver - Development Planning Department

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

Email: hayr@dnv.org

Comment Sheet  
The District of North Vancouver

PROPOSAL: Preliminary application at 3700-3718 Edgemont Boulevard (Shalal Gardens)

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

As a direct neighbour my concerns are numerous. I am wanting development but oppose this high change in density. The number of units in such a small area is entirely too crowded for the community as it is already composed. I am opposed to the mere 10 foot setbacks to the back of the units WAY TOO CLOSE. I do not like the height or row house concept because it would block out too much light for the [REDACTED]

[REDACTED] Please DO NOT APPROVE this current proposal. Totally out of character of our neighbourhood.

Your Name [REDACTED] Street Address [REDACTED]

Please check this box if you desire your contact information to be available to the applicant: ☐

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Tel: 604-990-2369

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

Email: hayr@dnv.org

I have been shown the draw up from my direct neighbours & am very upset with height & row type housing with the mere 10 ft gap to the current property line. Please know I have seen their drawings they will be sending.

Document: 2152836

**Robyn Hay**

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**From:** [REDACTED]  
**Sent:** February 05, 2020 8:51 PM  
**To:** Robyn Hay  
**Subject:** PROPOSAL: Application 3700-3718 Edgemont Blvd (Shalal Gardens)  
**Attachments:** 20200205\_153527\_resized.jpg; 20200205\_154003\_resized (003).jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Robyn,

I wanted to address the concerns I have with the proposed development which will sit [REDACTED] my unit in the [REDACTED]. With the current layout, my biggest concern is how it will affect the privacy, natural light and the current outlook from our back yard and inside our residence. It appears we will be staring directly into the new proposed units. There seems to be very little distance between the property fence line and the buildings. It also looks like it will impede our current views of nature and the mountains. I have attached a couple of photos of what our property currently looks onto.

My other major concern is with the step up in density. This proposal seems completely disproportionate with the rest of the neighbourhoods other properties and recent developments.

I appreciate your consideration of my concerns. Please feel free to pass them along to the applicant.

Thanks,

Comment Sheet  
The District of North Vancouver

**PROPOSAL: Preliminary application at 3700-3718 Edgemont Boulevard (Shalal Gardens)**

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

- ~ Underground parking for all units built to assist with/reducing street parking and congestion - Entrance/exit onto Edgemont?
- Fairplay building comment - ... "below-market rental for low to moderate income families for a minimum of 10 years" - PLEASE EXPLAIN / EXPAND, probably a 2<sup>nd</sup> of development for less fortunate, assume fully maintained / all other residents responsible

Your Name

Street Address

Please check this box if you desire your contact information to be available to the applicant: ☐

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**Please return, by mail or email by Feb 6, 2020 to:**

**Robyn Hay**

**Tel: 604-990-2369**

**District of North Vancouver - Development Planning Department**

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

**Email: hayr@dnv.org**

**Robyn Hay**

---

**From:** Planning  
**Sent:** February 03, 2020 10:08 AM  
**To:** Robyn Hay  
**Subject:** FW: Building Application at 3700 3708 EDgemont BLvd.

**From:** [REDACTED]  
**Sent:** February 01, 2020 11:14 AM  
**To:** Infoweb <[infoweb@dnv.org](mailto:infoweb@dnv.org)>  
**Subject:** Building Application at 3700 3708 EDgemont BLvd.

Hi,

Just wanted to provide some feedback on the proposed development at 3700 Edgemont Blvd.

Some space should be set aside for a play area. Delete at least two or more of the proposed townhouses (4 units) and provide some open space for a play area. All these new developments to do not provide space on site for outside play. I keep hearing the focus of the developments is to get families a place to live. These units are a distance to a park (Eldon Park is the closest). Children should have access to the outdoors close to their house to encourage an active lifestyle.

The less dense alternative (townhouses) should be selected. The proposal is already increasing density hugely for the lot. I notice despite all this construction in North Van the number of residents only increased slightly in 2019 per the North Shore news. Increasing density is not increasing the number of people living here significantly.

Finally, I don't know why we are saving the old existing buildings there. Unless there is an economic reason I think they should just be demolished and new buildings should replace them.

Regards,

## Robyn Hay

---

**From:** [REDACTED]  
**Sent:** February 04, 2020 2:52 PM  
**To:** Robyn Hay  
**Subject:** Feedback on the 3718 Edgemont Blvd "Hollingsworth Revitalization Proposal"

Hi Robyn, I am a resident [REDACTED] North Vancouver. As indicated by phone and email previously, I was not able to attend the on January 23 public meeting regarding the proposed project at 3718 Edgemont Blvd.

Please accept the following notes as my feedback and input based on the information available.

- I applaud the concept of restoring the original Hollingsworth 4 townhouse units on the site (it is sad to see them in such bad shape at the moment)
  - Fred Hollingsworth was a valuable innovator and proponent of the so called West Coast Modern movement
- There is little to no mention of the other Hollingsworth dwelling the will be demolished with the proposal (odd and disappointing given the two points above)
- Proposals 1 and 2, 25 duplex units or 33 row house units respectively, appear to be force fit into the remaining land on the site
  - What is driving this density, district goals, Developer ROI, or both?
- Both proposals show repetitive alignment and massing of new units that appear to be out of character with adjacent dwellings and the neighbourhood
  - The developer indicated by phone that the repetition is economically necessary for the project
- This massing blocks the relationship between the Hollingsworth townhouses and the streetscape, which is currently visibly open and approachable to pedestrians
  - The relationship between dwelling and the street should play a significant part in the cultural landscape of North Vancouver
  - Proposed planting plans suggest further screening from the street
  - Narrow paths between units appear to be a confusing maze
  - Parkade access on the West side of the site may be problematic for traffic at this bend in Edgemont Blvd
    - Its proximity to the adjacent parkade entrance of 3730 may also be problematic in terms of traffic, and unsightly
    - Speeding traffic and tourist parking for the Capilano Bridge during the summer and winter holidays will make this even worse

As architectural writer and curator Adele Weder explained in North Shore News, 2015. <https://www.nsnews.com/news/fred-hollingsworth-1917-2015-leaves-a-rich-architectural-legacy-1.1827281>

*[Fred] Hollingsworth developed [a] neoteric style of house based on an easily replicable template.*

*"They all have the same kind of DNA, but they're customized for each client, so it's sort of the best of both worlds. You don't have that mindless repetition of tract housing, but you don't have the wastefulness and exclusivity of having a completely different home for every client."*

*What really sets a Hollingsworth house apart, she says, is the craftsmanship and the humanity he injected into his work. "Sometimes modernism can be overly rigorous, overly rational. Fred's work, though modern, was always organic and always had a sense of playfulness."*

- There is little to no evidence of Hollingsworth DNA in either proposal (regardless of who the architect for the new proposal is)
  - Long, narrow townhouse units naturally tend to be dark and poorly ventilated, and therefore not well suited to North Vancouver
  - Mindless repetition of the units may be economical, but their massing will block the 4 restored townhomes
  - Narrow corridors between units are uninviting and a poor use of valuable land
  - No stairway light wells in units to keep them bright and animated
  - No sense of craft, humanity, interest or playfulness is evident in either scheme
    - Little to no articulation, rotation or shifting with respect to the site or between buildings
    - lazy alignment to the minimum property line setbacks, an uninviting perimeter

Therefore, other than the restoration of the 4 original townhouses, I challenge the design integrity of both townhouse proposals and their authenticity as a so called "Hollingsworth". Based on the information provided, both proposals are out of character with the name and the neighbourhood, despite good intentions. I would recommend that the developer and the architect go back to the drawing board to come up with something more imaginative and appealing.

Please feel free to get in touch if you have any questions or feedback. Sincerely



**Robyn Hay**

---

**From:** [REDACTED]  
**Sent:** February 03, 2020 5:13 PM  
**To:** Robyn Hay  
**Cc:** alan.sacks; info@edgemontheritage.com  
**Subject:** Fwd: Edgemont Hollingsworth Heritage Revitalization

Attention: Robyn Hay,

[REDACTED] adjacent to the proposed revitalization project. We appreciated the opportunity to chat with you last week at the information session regarding the above development. We had a number of our questions answered by you, as well as the developer and architect and want to give you all some written feedback.

In general terms, we are in favour of the plan which includes the 25 duplex units and preserving the existing fourplex building. We are not in favour of the second proposal which includes 33 townhomes, being in our opinion, too much density for the site.

We understand the OCP is a guideline, but would expect it be followed as closely as possible in regards to the density, height and setbacks of the new construction. Our key concerns are with privacy given that our patios and bedroom windows [REDACTED]

In terms of privacy, adequate setbacks, landscaping and window placement will be crucial to ensure the privacy of owners in existing homes and new homes and is in the best interest of all owners. If windows can be offset, it would be helpful. Landscaping along the fence lines with a combination of evergreen and deciduous plantings should encourage privacy but not limit light.

It is our understanding the design of the duplex units will include low pitched roofs and a design in keeping with the existing Hollingsworth fourplex. In addition, the second story will be set back slightly at the rear of the unit to allow more light at the back. We are definitely not in favour of roof top decks.

We appreciate the opportunity to be kept informed of the progress of the application.

Regards,

**Robyn Hay**

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**From:** [REDACTED]  
**Sent:** January 17, 2020 10:49 AM  
**To:** Robyn Hay  
**Subject:** 3700-3718 Edgemont Boulevard...

Hello Robyn,

I'm writing to support the proposed development at 3700-3718 Edgemont Boulevard. More below-market rental housing for low to moderate income families is a welcome addition.

However, the 1.6 parking spaces per unit is high - this development is located in an area well-served by transit and is within easy walking distance of most amenities. The overly generous parking minimums are at direct odds with the District's stated commitments to address climate change, meet aggressive non-driving mode share targets, and reduce traffic congestion. We need bold action now. Instead, I'd like to see the number of parking spaces reduced, and see the freed up space given over to a convenient, secure bike facility. Case studies from all over the world show that these facilities are in high demand.

Let me know your thoughts.

Regards,

**Robyn Hay**

---

**From:** [REDACTED]  
**Sent:** February 06, 2020 10:14 PM  
**To:** Robyn Hay  
**Subject:** Response to the Preliminary application at 3700-3718 Edgemont Boulevard (Shalal Gardens)

To: Robyn Hay  
District of North Vancouver,  
Planning Department

From: [REDACTED]

We live at the [REDACTED] of the proposed development.

If the development approved, we will face 11 or 14 duplexes/row houses from our property that are too close to us. They will completely block us from light, obstruct our view and will impact our privacy.

Please consider less density for the new development at 3700-3718 Edgemont Boulevard.

Kind regards,

Hi

I am an owner at [REDACTED] and am writing about the proposed development next door 3700-3718 Edgemont. The issue we have is not with the vision of the project, we appreciate the design and multiuse intent. We would love for this architect to continue to work on this plan. However, we are very concerned about the scale and maximum density proposal, which is very out of character with the street and other new developments in the neighbourhood. Even across the DNV – I see few developments of this density and scale in other same zoned neighbourhoods, with the same impact on neighbouring properties, sacrificing green space, privacy and light.

We feel that this particular residential stretch of Edgemont is already doing a pretty good job of being a mixed and moderately dense neighbourhood. Up until now it has supported growth at a reasonable pace. We bought into density early but fear we're becoming a casualty in the competing priorities of heritage restoration + below market rentals + escalating growth. Not all density is equal. This development has not adequately considered impact on immediate neighbours – it looks like heritage but smells like greed.

As a neighbour we are directly impacted by this development, as it will place a 25-foot wall of buildings [REDACTED] running all the way from Edgemont to the back of the property. The building will be about 5 feet higher than our existing buildings – and because of the proximity, it eliminates almost all view of sky from 2 of 3 bedrooms, and most light from the entire [REDACTED] where our family does the majority of our living. Please see picture at bottom of letter to see full extent of impact. This is drafted (by nonprofessionals) to scale based on best estimate.

We are asking the DNV to pause the proposal as presented and consider the following changes to decrease density and/or at least the impact on immediate neighbours:

1/ **increase setback from the minimum** allowed to 15 feet from the boundary to reduce a little density, permit more light and privacy.

2/ Use the classic Hollingsworth styles to soften the severe back walls of the town/row houses. See photos at bottom. Replace the builders special ground-to-sky walls please with these softer features. Those of us [REDACTED] will thank you.

3/ **Decrease the height** to be more in line with the height of the existing houses they are meant to replace.

**4/ Remove the Eastern Wall.** This looks like a space grab and the wall of units dropped in show little of the consideration or care saved for the north and west side of the properties. We understand your need density to fund the restoration but this is a severe and blunt response that could be addressed by other options:

- stagger the buildings (like the northwest corner)
- allow more space (and light) in between
- bundle units together in smaller groups (like the west side)
- move 2 units to the west side where there are no neighbours to overlook pivot the northwest units to align and make space
- line additional units along Edgemont, again, no neighbours to overlook
- Turn 4 units from the back east side along the back north side – only one neighbor impacted, and very privacy loss because of their existing house design
- Reconfigure the row houses to be smaller fourplexes, like the house you are restoring. That would look amazing and be more in keeping with the site heritage.

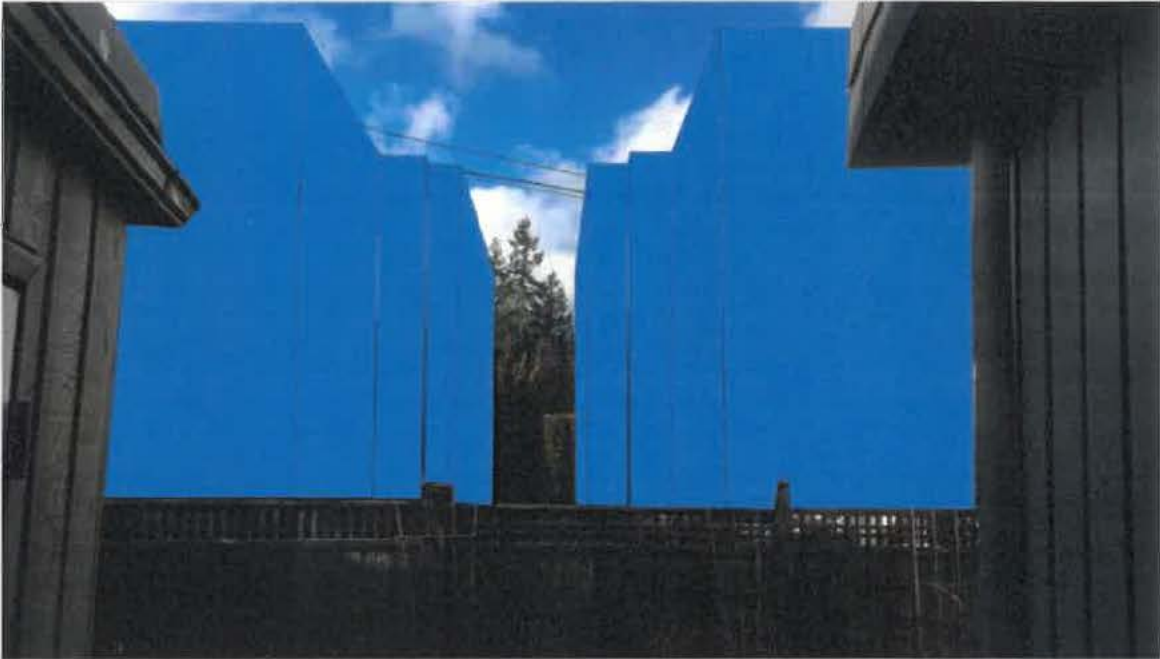
Any of these options are preferable to the Eastern Wall.

We do hope that the architect and planner will be open to working with neighbours on proposed changes – we are excited about the proposed redevelopment and the commitment to maintaining the Hollingsworth tradition along with mixed use. We just are asking the density and scale be more proportionate to our streetscape, and that the needs of immediate neighbours, who stand to lose the most, be taken into consideration through the suggestions above.

Thank you for your consideration,



Sketch Up of the back yards of [REDACTED] with development as currently proposed.





## Robyn Hay

---

**From:** Robyn Hay  
**Sent:** February 12, 2020 12:39 PM  
**To:** Robyn Hay  
**Subject:** FW: 3700-3718 Edgemont Blvd

**From:** [REDACTED]  
**Sent:** January 20, 2020 3:48 PM  
**To:** Robyn Hay <[HayR@dnv.org](mailto:HayR@dnv.org)>  
**Subject:** Re: 3700-3718 Edgemont Blvd

Appreciated the quick chat and clarification about what "stage" the application is at and that answers to some of my questions aren't available at this stage. Sorry I had to cut the conversation short this morning.

Through my previous questions, then, let my "early input" show that I feel the below-market in the fourplex should be family sized (3+) units and offered for low to moderate incomes, preferably in a RGI model. I also feel there should be MORE PB and affordable rental in this development and in the DNV overall. If this would need to be achieved in this project through funding from other sources, I encourage the applicant to pursue all avenues of provincial and federal opportunities.

I prefer the row house option over the duplex option.

Are there rental tenants currently in the two fourplex buildings to be displaced from here should the rezoning occur? Will the applicant be required to provide relocation assistance?

Again, I am unable to attend the early public input meeting so prefer to submit my input this way.

Thank you for your time,

[REDACTED]

**Robyn Hay**

---

**From:** [REDACTED]  
**Sent:** February 09, 2020 12:45 PM  
**To:** Robyn Hay; [REDACTED]  
**Subject:** Response from [REDACTED] to Proposed Redevelopment Shalal Gardens

**To:** Robyn Hay  
District of North Vancouver,  
Planning Department

**From:** [REDACTED]

**Re:** [REDACTED]  
Redevelopment for Shalal Gardens  
3700 – 3718 Edgemont Blvd.  
North Vancouver

[REDACTED] As the  
Strata Council, we would like to bring the following concerns to your attention:

1. The option of town houses vs duplex units.

- Concerns of owners about the height and close proximity of town houses and their impact: loss of privacy and sunlight currently enjoyed.
- Duplex units would be consistent with the surrounding developments (old and new) on Edgemont Blvd.

2. [REDACTED] has experienced water issues from previous construction on Lewister.

- Our strata property is approximately one metre lower at this location and a retaining wall is in place along the property line. The integrity of the retaining wall is of concern to [REDACTED] as it extends close to the opening of a culvert.

This is a reflection of a number of concerns we would like to bring to the District Planning Department's attention at this time.

We are aware that this is Step #1 in the process for the developer's application and Step #5 will provide an additional opportunity for further input.

Kind Regards.



Comment Sheet  
The District of North Vancouver

**PROPOSAL: Preliminary application at 3700-3718 Edgemont Boulevard (Shalal Gardens)**

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

I am writing to express my serious objections to the proposed development at 3700-3718 Edgemont Blvd. Both proposals we have seen are blatantly overly dense for the neighbourhood. The looming building profile, too close to the property line, will eclipse our adjoining property in an extremely negative way for the continued enjoyment of our home of many years. I urge you to counter the proposals to protect quality of life in Edgemont over profits for the developer.

Your Name

Street Address

Please check this box if you desire your contact information to be available to the applicant: ☐

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Please return, by mail or email by Feb 6, 2020 to:

Robyn Hay

Tel: 604-990-2369

District of North Vancouver - Development Planning Department

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

Email: hayr@dnv.org

**Robyn Hay**

---

**From:** [REDACTED]  
**Sent:** February 06, 2020 11:17 PM  
**To:** Robyn Hay  
**Subject:** 3700 - 3718 Edgemont Boulevard

Dear Robyn,

Thank you for collecting the community's feedback on the early stage proposal for development in the lots referenced in the subject line.

I have three concerns about the proposed new buildings:

- 1) The conceptual plan puts buildings too close to the lot line, infringing the privacy of the existing adjacent houses
- 2) The proposed buildings near the lot line are too high, blocking out light and further encroaching on privacy
- 3) the proposed new buildings are out of keeping with the style of the heritage Hollingsworth buildings on the site and in the neighbourhood.

I recommend the developer research, if they haven't already, Fred Hollingsworth's later work on sustainable housing, and choose to build more modest houses with a more appropriate scale with more green space. If they have already checked out this work, I recommend they take a second look.

With changes, the proposed development has the potential to extend, update and carry forward Mr. Hollingsworth's experiments with lower cost, higher density housing while also remaining true to his approach to the relationship between a dwelling and the landscape. This could be a very exciting project, if it develops along these lines.

Comment Sheet  
The District of North Vancouver

**PROPOSAL: Preliminary application at 3700-3718 Edgemont Boulevard (Shalal Gardens)**

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

1) The proposed buildings are too close  
to the lot line.

2) They are too high

3) The style is out of keeping w Mr. Hollingsworth's  
work and will destroy the aesthetic of  
the area.

plse look @ Hollingsworth's later work on  
sustainable architecture / housing and  
consider more modest housing with more green space.

Your Name [REDACTED] Street Address [REDACTED]

N. Van

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 Feb 6, 2020 to:

Robyn Hay

Tel: 604-990-2369

District of North Vancouver - Development Planning Department

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

Email: hayr@dnv.org



# NORTH SHORE HERITAGE PRESERVATION SOCIETY

2695 Nelson Avenue, West Vancouver, BC, V7V 2R8  
(604) 926-6096  
info@northshoreheritage.org

[www.northshoreheritage.org](http://www.northshoreheritage.org)

BC Society Registration No. S-49292

Mayor Little and Members of Council

District of North Vancouver

By e-mail only to: [council@dnv.org](mailto:council@dnv.org)

Sunday, December 8, 2019

## Re: 3712 Edgemont Boulevard, North Vancouver

Dear Mayor Little and Members of Council

I'm writing on behalf of the board members of the North Shore Heritage Preservation Society who visited the site of this project on November 20, 2019. We, along with members of the DNV HAC and one councillor, had the opportunity to see the interior of a unit in each of the two fourplexes as well as the plans for the proposed development.

We feel that these fourplexes are significant and merit retention and restoration of at least one fourplex for the following reasons:

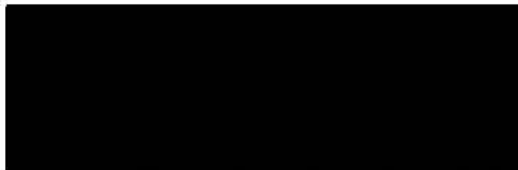
- They were designed by Fred Hollingsworth, a resident of the area and a leading West Coast Modern architect of the time.
- They were the first examples of residential densification in the DNV.
- Many of them contain original architectural features such as large brick fireplaces and high loft ceilings above the living room which let in a lot of natural light and are still very liveable, even by today's standards.

In summary, these are excellent examples of the innovative West Coast Modern architecture and can continue to be lived in, thus keeping the architectural history of North Vancouver alive for the future in a practical way.

It is the general objective of our society to support any attempt to preserve a building with heritage qualities, thereby preventing its demolition and removal to landfill. In today's awareness of the importance of environmental stewardship, it has become increasingly clear that the greenest building is the existing building.

We find it admirable that the owner/developer is willing to take on this project and we support his efforts.

Sincerely,



Peter Miller President, North Shore Heritage Preservation Society

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