

JOHN GILMOUR

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January 17, 2013

District of North Vancouver
355 West Queens road
North Vancouver, BC

Attention: Ms. Tamsin Guppy

Re: Public Hearing for 2635 Mountain Highway, North Vancouver

This letter is in support of the application by Polygon Development for a 108 unit, low-rise, wood frame condominium building at the above address.

I like the fact that Polygon will try to accommodate units to be level 3 adaptable when asked. The architecture looks good and the building fits in well with the community and OCP designation.

Regards,



John Gilmour

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From: [Louise Simkin](#)
To: [Mayor and Council - DNV](#)
Cc: [Brent Dunsford](#)
Subject: FW: Support for the project at 27th and Mountain Highway
Date: Monday, January 21, 2013 3:34:50 PM
Attachments: [TD support.pdf](#)

The below noted and attached regarding the January 22nd Public Hearing are forwarded for your information.

Louise Simkin
Administrative, Information & Privacy Coordinator
District of North Vancouver
604-990-2413

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

From: Trevor Dunn [<mailto:tdunn@grndfx.ca>]
Sent: Monday, January 21, 2013 2:54 PM
To: Tamsin Guppy
Subject: Support for the project at 27th and Mountain Highway

Hi Tasmin,

Please find a letter of support attached,

Thank you,

Trevor Dunn

1660 Kilkenny Rd
North Vancouver, BC
V7J 1T7

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

Dear Mayor Walton,

I am writing to express my support for the development under consideration at 27th and Mountain Highway. I am writing to support this development because I am anxious to find my mother a place to live in Lynn Valley so that she can be close to my family. There is a shortage of supply of new, quality, multifamily developments and I believe that encouraging more of these developments will enable Lynn Valley to achieve its goal of a balanced housing supply for all stages in life.

Thank you for the consideration

Sincerely,



Trevor Dunn

From: [Louise Simkin](#)
To: [Mayor and Council - DNV](#)
Cc: [Brent Dunsford](#)
Subject: FW: Apartment Proposal for 27th & Mountain Hwy
Date: Monday, January 21, 2013 3:37:23 PM
Attachments: [Written submission to NVD Council Jan 22 2013.docx](#)
Importance: High

The below noted and attached regarding the January 22nd Public Hearing are forwarded for your information.

Louise Simkin
Administrative, Information & Privacy Coordinator
District of North Vancouver
604-990-2413

From: Janet [\[mailto:mervynd@telus.net\]](mailto:mervynd@telus.net)
Sent: Friday, January 18, 2013 6:59 PM
To: Tamsin Guppy
Subject: Apartment Proposal for 27th & Mountain Hwy
Importance: High

Document: 1957441

Hi Tamsin,

I am sure people have pointed out the spelling error on the 4B426 Amenities: list item (i. It is repeated a few times!! Hilarious...

Attached is my written submission to the hearing, as I am unable to attend.

Janet Dysart
3356 William Avenue
BC V7K 2Z6
604-983-3092
mervynd@telus.net

3356 William Avenue
North Vancouver, BC V7K 2Z6
604-983-3092
mervynd@telus.net

A written submission re: Public Hearing Tuesday January 22, 2013 on

Bylaw 7969: The District of North Vancouver Rezoning Bylaw 1288

As a member of Lynn Valley community this apartment development would be an attractive addition to our area and it certainly fits in with the DNV OCP. It is pleasing to see the “nod” to Lynn Creek and Lynn Canyon with water features. I would like to see more native plantings in the landscaping.

Despite Subsection 4B425 , density in the CD69 Zone is increased to a maximum floor space ratio of 1.96 and a total of 108 units if \$983,575 is contributed to the municipality to be used for the following amenities in Lynn Valley (with allocation to be determined by the municipality in its sole discretion):

As a North Shore Streamkeeper it would be really important for the municipality to consider, when determining the allocation of the contribution, Hastings Creek Watershed Environmental Enhancement as a priority. This locally famous creek is an at risk creek with significant loss of suitable habitat for our wild salmon as identified in the yet to be released watershed assessment.

Yours truly

Janet Dysart

From: Jay MacArthur [<mailto:jaymac@telus.net>]
Sent: Monday, January 21, 2013 10:24 PM
To: DNVCouncil; DNV Input
Cc: Tamsin Guppy
Subject: Bylaw 7969, Rezoning Bylaw 1288 - 2635-2695 Mountain Highway

I'm sorry I cannot make the public hearing tomorrow night.

My concerns about this project and future projects in Lynn Valley is the reduction of space for vegetation. The small space between the street and sidewalk will not have room for trees as shown in the artists conceptual drawing. Coniferous trees as shown on the diagram are not appropriate in such a small space. Deciduous trees would make more sense, but still need more space beside a bus route. There is also not enough room for much vegetation in the setback. Most of that space will be for smaller planters with lower vegetation. The residents won't want to have vegetation that grows to touch the building.

What we will be left with is a large building that doesn't fit into the natural environment.

Is there any way that you could ask for a landscaping plan from a landscape architect before you give your approval?

Jay MacArthur
2114 Kirkstone Place
North Vancouver

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Benjamin Ernest Jones
4250 Nottingham Rd
North Vancouver
V7K 2N2

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

January 22, 2013

Attention Tamsin Guppy.

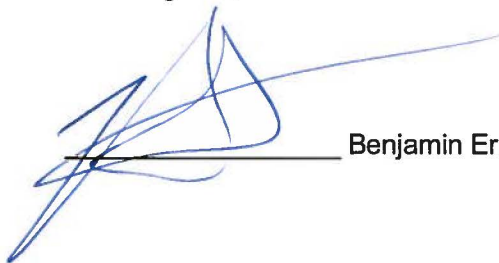
Dear Ms. Guppy,

I have recently had the opportunity to learn about the potential upcoming development at Mountain Highway and East 27th in Lynn Valley. I was pleasantly surprised to hear that the district is moving towards a development with dwellings at a price point that the young, up and coming generation can afford while eager to live on the North Shore.

I have been fortunate enough to have recently purchased a home in Lynn Valley with my brother at a young age. I am well aware of the difficulty first time home buyer's face and with many friends struggling to overcome these challenges it is very positive to see the District of North Vancouver providing these options to young adults.

I am looking forward to hearing about this development project, watching its progression over the coming years and witnessing its positive impact to the Lynn Valley community.

Kind Regards,



Benjamin Ernest Jones

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To Mayor & Council

21 Jan'y/2013

Re: Rezoning bylaw 1288 (Bylaw 7969)

I would like to see the rezoning bylaw amended to have lesser density permitting only a maximum of four stories. This would be more in line with the Branches condominium development upper end of 27th Street. I attended the developers open house where substantial traffic flow problems arose and have had no feed back as yet on their solutions.

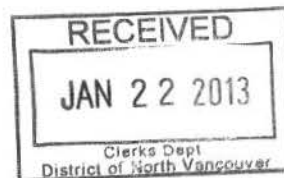
The density proposed will reduce sunlight, air flow etc. and appears to show a lack of constructive greenery, which it replaces, from the present dwellings.

Yours truly,

Id. M. Jackson

2838 Crestlyn Place, N. Vanc.

hmjackson@shaw.ca.



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

From: Barry Rueger [<mailto:barry.rueger@gmail.com>]
Sent: Tuesday, January 22, 2013 5:46 PM
To: DNV Input
Subject: Bylaw 7969: The District of North Vancouver Rezoning Bylaw 1288

Dear Mayor, and members of Council,

I've been looking at the many documents related to tonight's Public hearing for Polygon's proposed 27th and Mountain Hwy project. I support this project, and would hope that it can see speedy approval.

Polygon, like all developers, has spent the time and money to jump through all of the requisite hoops - designs that fit within the OCP, or which can reasonably be considered as fair variances from it; hearings like tonight's; planning approvals; building codes; amenities; traffic and parking analysis... the full package runs into many, many pages.

Yet, in true North Vancouver fashion, there are complaints that four and five stories are a horrible assault on the public sensibilities.

There are suggestions that somehow Polygon is doing something harmful, or that District staff are somehow not acting properly.

To suggest that there has been a lack of oversight is just ridiculous.

Until now I'd concluded that the nay-sayers just hated tall buildings. Maybe they had a bad trip up the CN Tower as a child, I don't know.

But if four stories is also Too Much, I have to assume that the things they really, really hate are developers.

There's a problem though.

Conceivably a single person can build her or his own house (although results and completion may be a bit sketchy), but nothing bigger than two bedrooms and a garage is likely to happen without a real live developer to plan, finance and build it.

And real live developers are going to work closely with real live city hall staff and politicians. Not because they're corrupt, but because it's the intelligent and proper way to do large projects. In fact, I'm reassured to know that District staff are doing this kind of work.

Lynn Valley's malls are showing their age - both on the Save-On and DQ sides of the street - as is Safeway. Zellers is closing in a few weeks. If I were to hazard a guess, Safeway could be next, and certainly some of the small stores near Zellers will feel the pinch when walk by traffic drops off.

Those three or four blocks of vacant buildings on 27th are NOT a good thing. Every time that a building goes empty you're increasing the likelihood that the one next to it will also be shuttered.

And once you've started that slide, it can accelerate.

I'm counting on DNV to choose projects that will bring life, and business, and people to Lynn Valley, and to do it soon, not after the decline as begun.

Barry Rueger

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832 Hendecourt Rd.

North Vancouver BC V7K 2Y2

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