

John Hayes

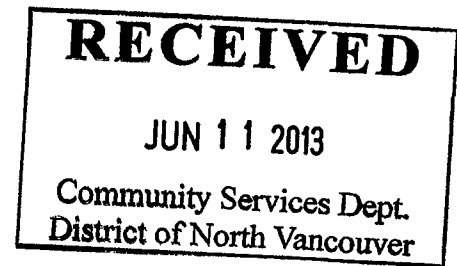
1281 Parkgate Ave. Apt 308

North Vancouver B.C. V7H 3A3

District of North Vancouver

355 West Queens Road

North Vancouver B.C. V7N 4N5



June 10, 2013

Dear Sirs :

RE: Public Hearing on 3508 – 3520 Mount Seymour Parkway on June 18th 2013 at Parkgate Community Centre .

Please be advised that I would like to speak to the proposal at the meeting. My concerns are the same as the attached letter that I sent when you asked for comments on the proposal.

Thank you

A handwritten signature in black ink, appearing to be "John Hayes", written in a cursive style.

John Hayes

604 929 7954 jhhayes@telus.net

John Hayes
#308 1281 Parkgate Ave.,
North Vancouver B.C. V7H 3A3

District of North Vancouver
355 West Queens Rd
North Vancouver B.C. V7N 4N5

June 10th 2012

Dear Sirs:

You asked for comments on the proposed development at 3508 & 3520 Mount Seymour Parkway. My first comment is why would you allow an increase of eight times the present density? The plan calls for the removal of two houses and replacing them with SIXTEEN townhouses.

The townhouses to be built would occupy a footprint of about 380 Sq. Ft. per townhouse. To get to a 1000 sq. ft. of living space they would have to be three stories. These would be unattractive buildings suitable for people who could manage a lot of stairs. The cost will be out of reach for first time buyers so who will be the buyers?

You have another proposed development a few doors down the street to take out two houses and add TWELVE townhomes. Is it the intention of the planning committee to use the whole block for a bunch of small skinny townhouses, and increase the density eight times and have all the traffic from them exit onto Parkgate Ave.?

Would any council member vote for the same density increase in their neighbourhood? Certainly the area can stand some increase in density, but not at the proposed level.

I for one think this is extremely poor planning.

Yours very truly,

A handwritten signature in black ink, appearing to read 'John Hayes', with a stylized flourish at the end.

John Hayes

North Vancouver, BC

Written Submission re: Public Hearing 3508-3520 Mount Seymour Parkway Rezoning Bylaw 1290 (Bylaw 7983) on Tuesday, June 18, 2013.

June 15, 2013

Dear Council, Developer, Neighbours:

I am emphatically not anti-growth. 16 years ago we bought a condo in a complex many people were originally against. However, I believe the pace of development in this area is unrealistic. I believe we all agree on fact this area was much different 30 years ago and comparing it with today wouldn't be objective. And that's why we want growth that respects the character and values of neighborhoods and growth that puts the interest of citizens first.

We're here tonight to talk about changing and building communities, but it's not districts, business or developers who do that. It's the people who live here. It's the people who contribute their taxes, time, effort, ideas and it's the local residents who care the most, because it's their home and their neighborhoods.

Part 4 of the Seymour Local Plan "... establishes a low, managed growth scenario for Seymour over the next 20 years organized in 5-year time frames with the addition of approximately 250 units per 5-year cycle (Phase 1: 2003-2007; Phase II: 2008-2012; Phase III: 2013 – 2017; Phase IV: 2018-2022; Phase V: beyond 2022)."

- **Your proposal for 3508-3520 Mount Seymour Parkway is part of plan for 565 units being built on 820m long stretch. Is this proposal still in accordance with Part 4 of the SLP and is it still considered a low, managed growth scenario?**

Parkgate Village is named a Village for a reason. It is not West End.

- **If your plan goes ahead (including these 16 units we're talking about tonight) and potentially additional 3,000 people will move in here, how is the DNV going to provide and maintain services to support such dramatic growth and balance density with quality of life? What's your plan or action on increase of cars, traffic, pollution, noise, parking and air quality? Are we going to see more and better landscaping and more trees absorbing dust and noise along the roads? Is Parkgate Library and Community Centre ready to handle 3,000 additional visitors wanting to read newspapers, borrow a book or exercise? Are you planning to add more tennis courts? Do you think one swimming pool, one sauna and one hot tub at the Ron Andrews Rec Centre is adequate? Is there going to be enough ambulances in case of emergencies? Is medical care and access to it going to improve or decline? Are you going to set up a Community Police Station now, when you're considering adding 3,000 new residents and 565 units here? Streets are littered and I know it well, since I voluntarily pick up litter every week from around my neighbourhood. Bus stops are often filthy and worn out, vandalism and graffiti meet you in many parks, where bylaw violations are normal daily occurrences. There's alcohol being consumed in our parks where children play and Mount Seymour Parkway is not a road, but clearly a speedway.**

Densification, for all its urgency, must be organic. It must be done sensitively. New buildings and numbers of units in them must assume character of the neighbourhood upon which they are imposed. In height, mass, number and function, new housing needs to fit in. It needs to fit into its surroundings and into its

support. We can't build now and ask questions later. We need to ask questions now, answer them now and build knowing we have done everything right and with bright future in mind.

We understand times are changing, budgets are tighter, costs are increasing and Districts and Councils are trying their best to keep up. We can do the math and we understand there is a difference between collecting taxes from two houses or 16 apartments. We just hope that everything we do in our District will always be done together and in cooperation, with respect and with all parties involved, if it's a district, business, developer, or a resident who lived here 30 years or 3 months.

This is a special and unique place with great, active, involved, caring people and families. I also believe we have a great and caring council who doesn't have an easy job to do and I'd like to thank you for your hard work.

We all live in a great democratic country named Canada and there's only one reason why I wrote this and came here tonight: so when I leave this Public Hearing, I'll leave with a feeling my words actually meant something. That I have a voice, that my arguments were not only heard and presented, but also taken into consideration. That living in this area and being a good citizen who obeys the law and follows the rules is enough for being able to be part of the process, to participate and help decide on changes we try to make, because again, just like I said at the beginning: there are districts, there are businesses, there are developers, but there are also us and we all together want to make sure the future looks great for all of us.

Thank you.

Lou Novosad
411-1000 Bowron Court
North Vancouver, BC

From: [DNV Input](#)
To: [DNV Input](#)
Subject: FW: Public Hearing for 3508 - 3520 Mount Seymour Parkway
Date: Monday, June 17, 2013 9:14:38 AM

Forwarded for the PH package.

Louise

Louise Simkin
Administrative, Information & Privacy Coordinator
2413

From: Leanne Mulhall [mailto:lenni554@hotmail.com]
Sent: Sunday, June 16, 2013 9:34 PM
To: DNV Input
Subject: Public Hearing for 3508 - 3520 Mount Seymour Parkway

Dear Mayor and Council,

We are writing to you to advise you that we are in support of Dan Diebolt's development proposal for the above location. We currently reside at 3380 Mount Seymour Parkway and have seen the initial concept design and feel that it is well thought out and would provide more housing options for families in the area.

Sincerely,

Steve and Leanne Dapavo

From: [DNV Input](#)
To: [Steven Petersson](#)
Cc: [\[redacted\]](#)
Subject: FW: public hearing
Date: Monday, June 17, 2013 4:51:41 PM

The below noted is forwarded for your information.

Louise

Louise Simkin
Administrative, Information & Privacy Coordinator
2413

From: john [mailto:northshoreconcrete@shaw.ca]
Sent: Monday, June 17, 2013 11:51 AM
To: DNV Input
Subject: public hearing

To whom it may concern,

My husband and I reside at 3428 Mount Seymour Parkway and have lived at this address for 14 years. We are in favour of the proposed rezoning at 3508-3520 Mount Seymour Parkway. We have found over the years the homes in this area of the Parkway have become rundown and unkempt. A new development would enhance the Parkway and beautify the gateway to our community. It's also wonderful to see young families having the opportunity to afford to move into this amazing part of North Vancouver. Thank-you for your time, we look forward to the positive changes in our neighborhood!

Sincerely

Kim Brown

John Smart

From: [DNV Input](#)
To: [Steven Petersson](#); [Brent Dunsford](#)
Subject: FW: 3508-3520 MOUNT SEYMOUR PARKWAY- PUBLIC HEARING
Date: Tuesday, June 18, 2013 4:09:32 PM

For PH Package.

[Louise](#)

Louise Simkin
Administrative, Information & Privacy Coordinator
2413

From: alfred dwyer [mailto:alfred.dwyer@gmail.com]
Sent: Tuesday, June 18, 2013 4:04 PM
To: DNV Input
Cc: Joyce Jones; BARNEY SHERMAN; fraser; edith; Laura Degrave; ianem.dj@dejongs.ca
Subject: 3508-3520 MOUNT SEYMOUR PARKWAY- PUBLIC HEARING

MY NAME IS ALF DWYER AND I LIVE IN APARTMENT 214 AT THE ATRIUM, MY BALCONY OVERLOOKS THE SUBJECT PROPERTY.
IN PREVIOUS MEETINGS AND DISCUSSION OF PROPERTIES ON MOUNT SEYMOUR PARKWAY ADJACENT TO THE ATRIUM, THE MAIN ISSUES WERE IMPACT ON TREES, LOSS OF PRIVACY AND BOTH TRAFFIC NOISE AND TRAFFIC SAFETY. I AM NOT SURE THAT TRAFFIC IMPACTS ARE RECEIVING FULL CONSIDERATION SINCE THESE IMPLICATIONS GO BEYOND THE SUBJECT PROJECT.

THE SUBJECT PROPERTY IS ONLY ONE QUARTER OF THE DEVELOPABLE LAND ADJACENT TO THE ATRIUM AND I AM CONCERNED THAT WHEN THE LANE PROPOSED WILL BE EXTENDED TO SERVE ALL THIS DEVELOPABLE LAND FOR A TOTAL OF SIXTY OR MORE TOWNHOUSE UNITS, THERE WILL BE TOO MUCH TRAFFIC FOR THE JUNCTION OF PARKGATE AVENUE/MOUNT SEYMOUR PARKWAY TO HANDLE UNLESS THERE IS AN EXIT ONTO MOUNT SEYMOUR PARKWAY AT THE EAST END OF THE LANE SO THAT THE LANE IN ONE-WAY ONLY. DO NOT FORGET THAT WHEN THE ATRIUM (54 SMALL UNITS) PROPOSED ACCESS DIRECTLY ONTO PARKGATE AVENUE, IT WAS REFUSED ON GROUNDS OF TRAFFIC SAFETY AND WE WERE COMPELLED TO CONSTRUCT A NEW ROAD.

THANK YOU FOR YOUR CONSIDERATION

ALF DWYER

214-1188, PARKGATE AVENUE, NORTH VANCOUVER, V7H 3A4
604-929-6764

From: [Shannon Berardo](#)
To:
Subject: FW: Public Hearing -- Edgemont Senior Living
Date: Tuesday, June 18, 2013 4:05:42 PM

For Woodbine PH.

Thanks!

Shannon

From: Steven Petersson
Sent: Tuesday, June 18, 2013 8:35 AM
To: Shannon Berardo
Subject: FW: Public Hearing -- Edgemont Senior Living

Hi Shannon,

Here is a public hearing submission that came to me, rather than to the Clerks department.

Thanks,

Steven Petersson MCIP, RPP
Development Planner

Development Services
The District of North Vancouver
355 West Queens, North Vancouver BC V7N 4N5
604.990.2378
www.dnv.org

From: Fathali Macarei [<mailto:fmacarei@gmail.com>]
Sent: Tuesday, June 18, 2013 8:32 AM
To: Steven Petersson
Subject: Public Hearing

Mr. Petersson:

There will be public hearing concerning 3202 Woodbine Drive on June 25, 2013.
Unfortunately we will be out of town, but like to express our utmost disapproval of this project.
We live on 3287 Highland Blvd. and this project will transfer our quite neighbourhood into commercial hub which Edgemont Village was not intended to be.
Yours truly,

From: [DNV Input](#)
To: [Steven Petersson](#); _____
Subject: FW: Rezoning Bylaw 1290 (Bylaw7983)
Date: Tuesday, June 18, 2013 4:09:50 PM

For PH package.

Louise Simkin

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

From: Joyce Gee [mailto:jfgee@telus.net]
Sent: Tuesday, June 18, 2013 1:13 PM
To: DNV Input
Cc: ahjjones@shaw.ca
Subject: Rezoning Bylaw 1290 (Bylaw7983)

My name is Joyce Gee. I live at the Atrium, 1188 Parkgate Avenue, North Vancouver, B.C. I am writing this e mail at 12:30 p.m. June 18, and am presuming that this will be included in the record of the above issue.

Over the last year, I have attended several meetings regarding the above proposed rezoning bylaw. Three of these meetings have been held at the Atrium, where builders, councilors, arborists, engineers and North Vancouver development planners have been present.

Atrium residents are naturally concerned about the proximity of the proposed lane (which in its original inception was really wide enough to be called a road) to their property -- the potential loss of trees, subsequent loss of privacy, and increased noise from traffic. The improvements suggested by Dan Diebolt in an e mail written June 5/2013 to Barney Sherman (Board member of the Atrium), copied to Steven Peterson, are welcome and appreciated. I note particularly the reduction in the size of the proposed lane from 6 to 4 meters.

However, **this concern never took precedence over the issue of safety**: The proposed two way traffic lane on to Parkgate Avenue at a juncture so close to Mount Seymour Parkway seems to me so potentially hazardous. While I can appreciate the engineering department's concern to reduce the number of exits on to Mount Seymour Parkway, I would ask that this department give equal concern to the impact of two-way traffic from Parkgate Avenue. I have attended a number of meetings on this issue, and In my opinion, this has not happened.

I am not against a lane, nor the appropriate development of the strip of land between Parkgate Avenue and Parkgate shopping centre. In my opinion a lane of the size suggested by Dan Diebolt (4 meters) with one way traffic exiting at Mount Seymour Parkway would solve the traffic issue created by the proposal at issue tonight. The reduction of the lane from 6 to 4 meters could make two-way traffic awkward at the very least. There is a precedent for access to Mount Seymour Parkway in the relatively new development of condos and stores, and restaurants at the juncture of Mount Seymour Parkway and Mount Seymour Road.

Thank you for your consideration. Joyce Gee, 111-1188 Parkgate Avenue, North Vancouver, B.C., V7H 3A4 (604-929-7976)

From: _____
To: _____
Subject: FW: Public Hearing 3508-3520 Mount Seymour parkway
Date: Tuesday, June 18, 2013 4:11:35 PM

Mt. Seymour PH.

Thanks!

Shannon

From: Steven Petersson
Sent: Tuesday, June 18, 2013 2:34 PM
To: Shannon Berardo
Subject: FW: Public Hearing 3508-3520 Mount Seymour parkway

... and another public hearing submission for 3508-3520 Mt Seymour Parkway.

Thanks,

Steven Petersson MCIP, RPP
Development Planner

Development Services
The District of North Vancouver
355 West Queens, North Vancouver BC V7N 4N5
604.990.2378
www.dnv.org

From: Tom & Susan Beechey [<mailto:tsbeechey@telus.net>]
Sent: Tuesday, June 18, 2013 2:31 PM
To: Steven Petersson
Subject: Public Hearing 3508-3520 Mount Seymour parkway

Dear Steven Petersson,

Unfortunately we are not able to attend this meeting tonight on the above properties. We did attend a previous meeting and voiced our objection to these townhouses. We do not like the idea of a lane going behind this townhouse development nor the very idea of traffic on this lane. It would come out on Parkgate Avenue right at a bend in the road. This is a blind bend and very dangerous. We live at 1283 Parkgate and come out of our parkade just a bit north of this area. I cannot imagine more traffic on this little area of road. It will be very dangerous. I have heard they intend to develop more property further along Mount Seymore Parkway and thus increasing more traffic on this lane. We would be opposed to this idea.

Tom and Susan Beechey

From: [DNV Input](#)
To: [Steven Petersson](#); _____
Subject: FW: 3508-3420 Mount Seymour Pky-feedback
Date: Wednesday, June 19, 2013 8:00:15 AM

Forwarded to you for the public hearing package.

Louise Simkin

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

From: Christian Bernard [mailto:christiangjb@gmail.com]
Sent: Tuesday, June 18, 2013 6:40 PM
To: DNV Input
Subject: 3508-3420 Mount Seymour Pky-feedback

To the District of North Vancouver:

You have asked for input from the residents of this neighbourhood with regard to the development application at 3508-3520 Mount Seymour Parkway.

My name is Christian Bernard. I have lived in this neighbourhood for almost 30 years. We raised our daughter here, and my wife and I have chosen to remain here because we are so attached to the community.

The community includes the people, parks, and the beautiful nature. It is a paradise. However it is a paradise which is gradually, slowly but surely, turning into a developers dream. That dream could become a nightmare for residents.

We lived in the Maples at 4001 Mount Seymour Parkway for years. And like many owners in the Maples, we decided to downsize and move to The Atrium at 1188 Parkgate. The price was reasonable, and allowed us to stay in the neighbourhood for our retirement years. It also offered the same greenery, birds and other species to live around us. While Mount Seymour Parkway is not far away and very busy, the beautiful trees provide a bit of a sound barrier.

But more importantly they allow the birds, perhaps some very rare birds, to continue to co-habitate with the elderly residents of this building. Why rush to cut down the trees where they live.

We oppose the proposed development not just to preserve the trees and protect the wildlife. But it is also because we want to protect the elderly residents here, many of them pioneers of the community. The majority use scooters or canes or walkers. All you have to do is visit the underground parking to see the assortment of assisted aid devices.

At one of the information sessions held here at The Atrium with district planners and councillors, one resident remarked she was almost run down in the crosswalk that now exists at Parkgate and Mount Seymour Parkway. Just imagine what this proposed construction and congestion will mean for safety of residents and motorists. Not to mention the young

children who live at the foot of Parkgate Avenue in the Lions complex.

A proposed laneway off Parkgate would also be a recipe for disaster. There are bike paths and numerous cars coming and going on a regular basis already, especially with all the events held at the United Church.

And how safe can it be for fire trucks, ambulances, big garbage trucks to make their way down such a laneway....

Yes, there are those residents who favour this development. We attended one public meeting and heard from them. But it appeared to be a stacked meeting as most of those who spoke in favour stand to gain, as it is their houses which would be bought by the developers.

Please think very hard about creating more condos in a block which is already too busy with cars, and bikes, not to mention PEOPLE, many of them seniors like us who fear for our safety.

Thank-you,
Christian Bernard