

SUMMARY OF PUBLIC INFORMATION MEETING

115 and 123 West Queens Road
Meeting held November 27th, 2014



Noort Holdings Ltd.

prepared by:

MAIN STREET ARCHITECTURE

architecture urban design vision collaboration

CONTENTS

- 1 Overview
- 2 Community Engagement and Information Distribution
 - 2.1 Meeting intent
 - 2.2 Information Distribution and Community Notification
 - 2.3 Public Information Meeting- November 27th 2014
 - 2.5 Response to Public feedback

Appendix A: DNV Project information sheet

Appendix B: Photos of site

Appendix C: Comment forms

Appendix D: PDF of presentation panels

1.0 OVERVIEW

To:
Eric Wilhelm, Community Planner,
District of North Vancouver
Merlin Wick,
Noort Holdings Ltd.

From:
Jay Hiscox AIBC, Meeting Facilitator,
Main Street Architecture
Tel: 604-354-0397
E: jhiscox@shaw.ca

The following document summarizes the Public Information meeting held by Noort Holdings Ltd. on November 27th 2014. The intent of the meeting was to share updated project information, and identify community questions prior to formal Public hearings relative to the property at 115 and 123 West Queens Road, District of North Vancouver, BC. The project proposal is for the development of 18 units of stacked townhouses, residential units in two buildings, in 3 storey building forms. The project proposal includes 5 - 2 Bedroom units and 13 - 3 bedroom units, for a total of 25,910 sf.

2 COMMUNITY ENGAGEMENT AND INFORMATION DISTRIBUTION

2.1 Meeting intent

The focus of the November 27th meeting was to provide updated project information and a venue to voice questions or concerns about the project.

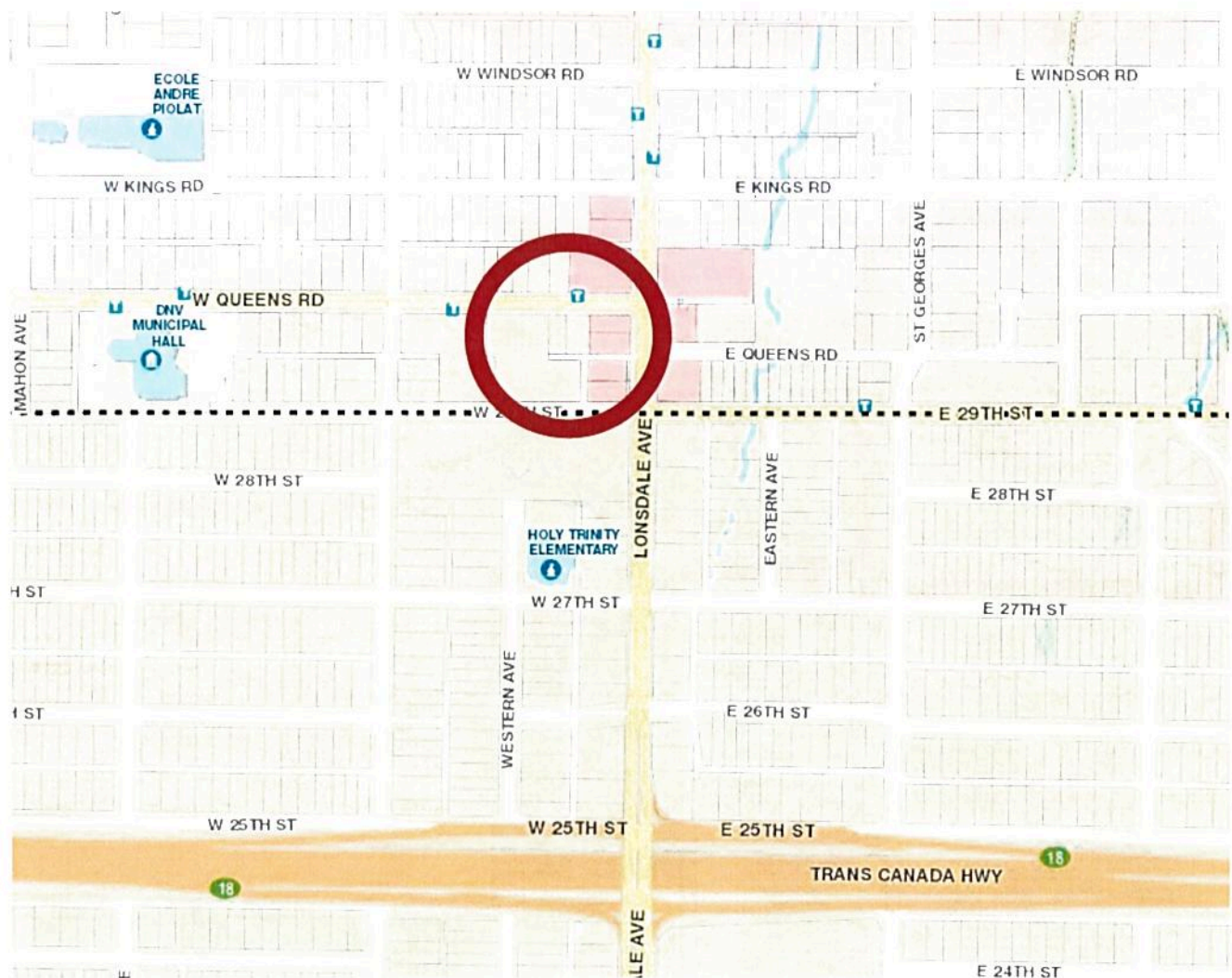
2.2 Information Distribution and Community Notification

To ensure that the community received updated information about the proposed project and notification of Public Information Meetings, the following information distribution methods were undertaken:

- Mailout delivery
- Community stakeholder notification
- Project Update brochure
- Display boards at Public Information Meeting
- Newspaper advertising
- Direct e-mail

2.2.1 Individual Property Owner notification:

Handouts were delivered to all properties within a 75M radius prior to November 13th 2014.



map of distribution area:

2.2.2 Signage:

A sign outlining the proposed development was installed on the frontage of 115 West Queens. the sign was inspected by DNV staff and accepted.

2.2.3 Newspaper Notification:

Noort Holdings Ltd. placed public notice advertisements in the North Shore News November 19 and 21, 2014. A copy of the printed advertisement is shown overleaf.

REAL ESTATE

APARTMENTS / CONDOS FOR SALE

1 BR condo at 1100 on 14th St. near parking \$219,000. Call for details 604-671-1212

LOTS & ACREAGES FOR SALE

Just 1/2 hr. to UBC. 1000 sq. ft. lot in a quiet area. North view. 700 sq. ft. lot. Call for details 604-671-1212

classificados.com • classificados.com

OPEN HOUSES

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RECREATIONAL PROPERTY

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

LEGAL

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 115 and 123 West Queens Road, to construct an 18 unit townhouse project. You are being invited to a meeting to discuss the project.

• Date: Thursday, November 27, 2014

• Time: 6:00 PM

• Location: St. Andrew's & St. Stephen's Presbyterian Church

2641 Chesterfield Avenue, North Vancouver

Hollyburn Room, entrance from parking area at rear of building

The applicant proposes to rezone the site from single-family zoning to a comprehensive development zone, to permit an 18 unit townhouse project. Each unit is between 1200 and 1667 square feet in size and includes a 31 space underground parking garage.

This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.

Information packages are being distributed to residents within 75 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Erik Wilhelm of the Community Planning Department at 604-990-2360 or Morin Wick of Noort Holdings Ltd. at 604-526-3604 or bring your questions and comments to the meeting.

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

115 and 123 West Queens Road

RENTALS

APARTMENTS / CONDOS FOR RENT

1 BR condo at 1100 on 14th St. near parking \$219,000. Call for details 604-671-1212

GREAT LOCATION

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

SUITES FOR RENT

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

HOME SERVICES

APPLIANCE REPAIRS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

MUST SEE

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

FURNISHED RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

SHORT TERM ACCOMMODATIONS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

VACATION RENTALS

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

CONCRETE

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

STAMPED CONCRETE

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

Any project, BIG or small

1000 sq. ft. lot in the 1000 sq. ft. lot. Call for details 604-671-1212

NSN - Nov 21 2014

A guaranteed return on your investment.

Accountants

Gr
cla
it

Doors Open: 6:00 pm
Open House Discussion: 6:15 - 7:30 pm
Presentation: 6:15 pm - 6:30 pm

Merlin Wick
604-526-3604

Noort Holdings Ltd.

Erik Wilhelm
604-990-2360

District of North Vancouver,
Planning Department

Noort Holdings Ltd. is hosting a Public Information Meeting to present the development proposal for an 18 Unit Townhouse Development at 115, 123 West Queens Road

Thursday, November 27, 2014
6:00 - 7:30 pm

in the Hollyburn Room
(entrance from parking area at the rear of the building)

Vehicle access to the site will be from the lane to the south. Parking is proposed in the underground garage. 29 parking spaces are provided for the residents along with 3 visitor parking spaces at the ground level.

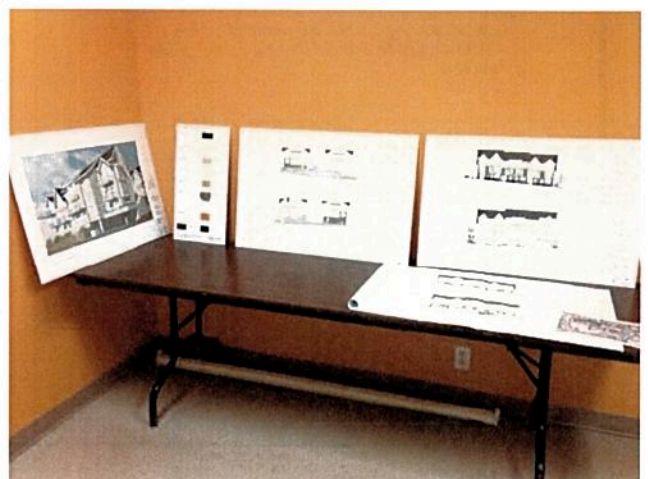
2.2.4 Community Association:

In addition to the mailout list, DNV sent emails to local Association stakeholder group to invite them to the meeting.

2.3 Public Information Meeting- November 27th 2014

Noort Holdings Ltd. hosted the Public information meeting on November 27th 2014 at the St.Andrew's and St.Stephen's Presbyterian Church, 2641 Chesterfield Avenue, North Vancouver. The meeting was held in the Hollyburn Room, from 6.00 - 7.30 PM.

The event included display boards illustrating key design elements for the project proposal. (Meeting photos below)



The project team present at the meeting included:

- Merlin Wick, Noort Holdings Ltd.
- Taizo Yamamoto, Yamamoto Architecture Ltd.
- Lilian Arishenkoff, Community Planner, District of North Vancouver
- Brian Wallace, BWW Consulting, Traffic Consultant
- Jay Hiscox, Main Street Architecture, Meeting Facilitator

A total of 5 people signed in to the meeting and 5 comment forms were returned. (Attached in Appendix C) .

Based on the feedback received, all of the attendees had their questions answered and none appeared to have left with outstanding questions. Several visitors were supportive of the scheme as presented, and several comments were noted that felt the project would be a welcome redevelopment for this frontage of West Queens Road.

Questions fielded during the meeting included the following;

- Concern for additional traffic that could be generated along West Queens Road, especially as relates to short term visitor parking to the project, and existing overflow parking from the pub.
- Concern regarding the number of visitor parking stalls provided.
- Concern for additional dogs' impact on private green lawns across West Queens Road
- Concern for project height and setbacks relative to existing single family housing along West Queens Road.
- Concerns regarding the attendance of the meeting, questions about the most suitable time to hold such a public information meeting.
- Concern regarding speed of traffic along West Queens Road
- Specific questions regarding parking signage and permitted parking on the street frontage.
- Questions regarding project timelines, expected construction completion.
- Questions regarding building materials, noise impact of street wall of 3 storeys.
- Questions regarding materials, colours, roof shapes

2.4 Community Inquiries

Noort Holdings Ltd. did not receive any community inquiries via emails and phone calls regarding the project.

2.5 Response to Public feedback

The following changes are presently contemplated as a result of the Public Information meeting:

- Noort would consider changing 2 resident parking spaces to visitor (if recommended by DNV staff)
- Secondary projections redesigned to a shed roof to reduce street noise along W. Queens Rd.
- Large trees proposed along the boulevard to reduce street noise along W. Queens Rd.
- Noort Homes Ltd. has also agreed to promote the use of an alternative mode of transportation by offering transit passes to the residents. This will help minimize vehicle activity in the area.

APPENDIX A: DNV PROJECT INFORMATION SHEET



FACT SHEET

APPLICANT: Noort Developments

SITE: 115 and 123 West Queens Road

PROPOSAL: A development application has been submitted by Noort Developments to build an 18 unit townhouse project at 115 and 123 West Queens Road. The development is slated to gain vehicular access via the existing laneway to the rear of the site. All onsite parking will be beneath the residential units in an underground parking garage.

The development entails two separate townhouse buildings with a central courtyard separating the buildings. There are nine units in each building. The development will consist of thirteen 3 bedroom units and five 2 bedroom units.

MUNICIPAL REVIEW: As part of the development review process, various municipal departments are reviewing the application to ensure compliance with municipal regulations.

The proposal is compliant with the Official Community Plan (OCP) and provides for a density in accordance with the OCP. The developer originally proposed 20 units; however, the number of units has been reduced to address neighbourhood and District staff feedback. The application will necessitate a rezoning application to a Comprehensive Development Zone (CD zone); this CD zone will be 'tailor-made' to suit the development proposal. All rezoning applications require approval by District of North Vancouver Council.

The application will also require District of North Vancouver Council approval of Development Permit to allow the development to proceed. The development must attain guideline requirements of the following applicable development permit areas:

1. Form and Character Guidelines for Ground Oriented Housing; and
2. Energy and Water Conservation and Greenhouse Gas Emission Reduction.

PROCESS: The Public Information Meeting process is designed to ensure that local residents who may be affected by a development are informed early in the process so that their comments may be considered and incorporated into the proposal. Following the Public Information Meeting, the project may be revised to reflect comments and concerns identified. **There will be an additional opportunity for public comment when Council considers the project at a later date.** Watch for the feature "District Dialogue" in the Sunday edition of the North Shore News for information on when this project will be considered by Council, or phone the Community Planning Department at 604-990-2387.

COMMENTS: After attending the Public Information Meeting, please inform DNV Planning staff of any comments or concerns by completing the "Comment Sheet" (on the back of this page). The comment sheet can be submitted at the Public Information Meeting or by forwarding it directly to the Community Planning Department after the meeting by mail or email by December 11, 2014.

QUESTIONS: If you would like more information on this proposal, you are invited to call Erik Wilhelm, District of North Vancouver Planner at 604-990-2360 or email at ewilhelm@dnv.org.



The Corporation of the District of North Vancouver

355 West Queens Road
North Van., BC V7N 4N5

COMMENT SHEET
The District of North Vancouver

PROPOSAL: Noort Developments proposes to build an 18 unit stacked townhouse project at 115 and 123 West Queens Road.

To help determine neighbourhood opinions, please provide the Community Planning Department with any input you have specific to this project. Please feel free attach additional sheets if you have further comments:

Your Name _____ Street Address _____

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 provide this comment sheet directly to the Community Planner present at the Information Meeting on November 27, 2014 or return by mail or email by December 11, 2014 to:

Erik Wilhelm, Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: ewilhelm@dnv.org
Tel: 604 990-2360

APPENDIX B: PHOTOS OF SITE



View looking East towards property, along Queens Road



View looking across Queens Road towards property

APPENDIX B: PHOTOS OF SITE



View looking West towards property, from Pub parking lot



View looking from pub parking lot

APPENDIX C: COMMENT FORMS



The Corporation of the District of North Vancouver

355 West Queens Road
North Van., BC V7N 4N5

COMMENT SHEET
The District of North Vancouver

PROPOSAL: Noort Holdings Ltd. proposes to build an 18 unit stacked townhouse project at 115 and 123 West Queens Road.

To help determine neighbourhood opinions, please provide the Community Planning Department with any input you have specific to this project. Please feel free attach additional sheets if you have further comments:

- ① PARKING - 3 VISITOR SPACES ARE NOT ENOUGH. ALSO
ACCESS TO RESIDENT PARKING OFF OF 29TH IS INCONVENIENT
I WOULD EXPECT THAT RESIDENTS AND VISITORS ALIKE WILL BE
USING ON STREET PARKING ON W. QUEENS WHICH WILL COMPOUND
AN ALREADY TROUBLESOME ISSUE.
- NOISE: ~~THE HEIGHT~~ THE HEIGHT OF THE BUILDING IS GOING TO
CAUSE AN INCREASE IN STREET NOISE.

Your Name SCOTT SCHNEIDER Street Address [REDACTED]

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 provide this comment sheet directly to the Community Planner present at the Information Meeting on November 27, 2014 or return by mail or email by December 11, 2014 to:

Erik Wilhelm, Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: ewilhelm@dnv.org
Tel: 604 990-2360



The Corporation of the District of North Vancouver

355 West Queens Road
North Van., BC V7N 4N5

COMMENT SHEET
The District of North Vancouver

PROPOSAL: Noort Holdings Ltd. proposes to build an 18 unit stacked townhouse project at 115 and 123 West Queens Road.

To help determine neighbourhood opinions, please provide the Community Planning Department with any input you have specific to this project. Please feel free attach additional sheets if you have further comments:

Height is a concern - consider keeping it as in western part develop.
Setback may need to be increased - more in keeping with
S.F. home in area. Improvements, such as removing 2 existing
driveways from Queens are appreciated.

Your Name CORRIE KOST Street Address [REDACTED]

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 provide this comment sheet directly to the Community Planner present at the Information Meeting on November 27, 2014 or return by mail or email by December 11, 2014 to:

Erik Wilhelm, Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: ewilhelm@dnv.org
Tel: 604 990-2360



The Corporation of the District of North Vancouver

355 West Queens Road
North Van., BC V7N 4N5

COMMENT SHEET
The District of North Vancouver

PROPOSAL: Noort Holdings Ltd. proposes to build an 18 unit stacked townhouse project at 115 and 123 West Queens Road.

To help determine neighbourhood opinions, please provide the Community Planning Department with any input you have specific to this project. Please feel free attach additional sheets if you have further comments:

STREET PARKING! ALREADY A
PROBLEM WITH THE PUB!

ALREADY A PROBLEM WITH THE
TWO PROJECTS DEVELOPED TO THE WEST
WITHIN THE LAST 10 YRS!

NEED DEDICATED - PERMIT PARKING ON
NORTH SIDE OF QUEENS! THIS ISSUE IS
BEYOND SATURATION!

Your Name SHARON PARAKIAN Street Address [REDACTED]

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 provide this comment sheet directly to the Community Planner present at the Information Meeting on November 27, 2014 or return by mail or email by December 11, 2014 to:

Erik Wilhelm, Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: ewilhelm@dnv.org
Tel: 604 990-2360



The Corporation of the District of North Vancouver

355 West Queens Road
North Van., BC V7N 4N5

COMMENT SHEET
The District of North Vancouver

PROPOSAL: Noort Holdings Ltd. proposes to build an 18 unit stacked townhouse project at 115 and 123 West Queens Road.

To help determine neighbourhood opinions, please provide the Community Planning Department with any input you have specific to this project. Please feel free attach additional sheets if you have further comments:

- SENIOR HOUSING - BETTER USE OF THIS SPACE OR COMMERCIAL SERVICES ??
- TRAFFIC CALMING - DENSITY IS TOO HIGH IN THIS AREA ALREADY
- ALSO: CAPILAND ROAD SHUT DOWN 100 DAYS -
- 3 VISITOR PARKING - NOT ENOUGH
- MEET HELD ON A US HOLIDAY → THANKS GIVING → REDUCE ATTENDANCE
- NOISE DUE TO BUILDING STRATEGY? HEIGHT
- PERMIT PARKING REQUIRED ON QUEENS ASAP

Your Name KARA PARACHOWIAK Street Address [REDACTED]

- TOO MANY PET OWNERS IN AREA. PETS ARE USING AS LOCAL HOMEOWNER GRASS
- 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.

- SET BACK OF BUILDING DESIGN SHOULD BE MIMICRED

Please provide this comment sheet directly to the Community Planner present at the Information Meeting on November 27, 2014 or return by mail or email by December 11, 2014 to:

Erik Wilhelm, Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: ewilhelm@dnv.org
Tel: 604 990-2360

TO OTHER HOMES IN THE AREA.



The Corporation of the District of North Vancouver

355 West Queens Road
North Van., BC V7N 4N5

COMMENT SHEET
The District of North Vancouver

PROPOSAL: Noort Holdings Ltd. proposes to build an 18 unit stacked townhouse project at 115 and 123 West Queens Road.

To help determine neighbourhood opinions, please provide the Community Planning Department with any input you have specific to this project. Please feel free attach additional sheets if you have further comments:

Per OWNERS in the 2 projects
West of this proposal are coming
across the street into our yards
AND HAVING THEIR DOG LEAVE THEIR
CRAP for us home owners to deal
with! THIS PLACE NEEDS a DOG
BATHROOM!

Your Name DARRA MAHUNIA Street Address [REDACTED]





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 provide this comment sheet directly to the Community Planner present at the Information Meeting on November 27, 2014 or return by mail or email by December 11, 2014 to:

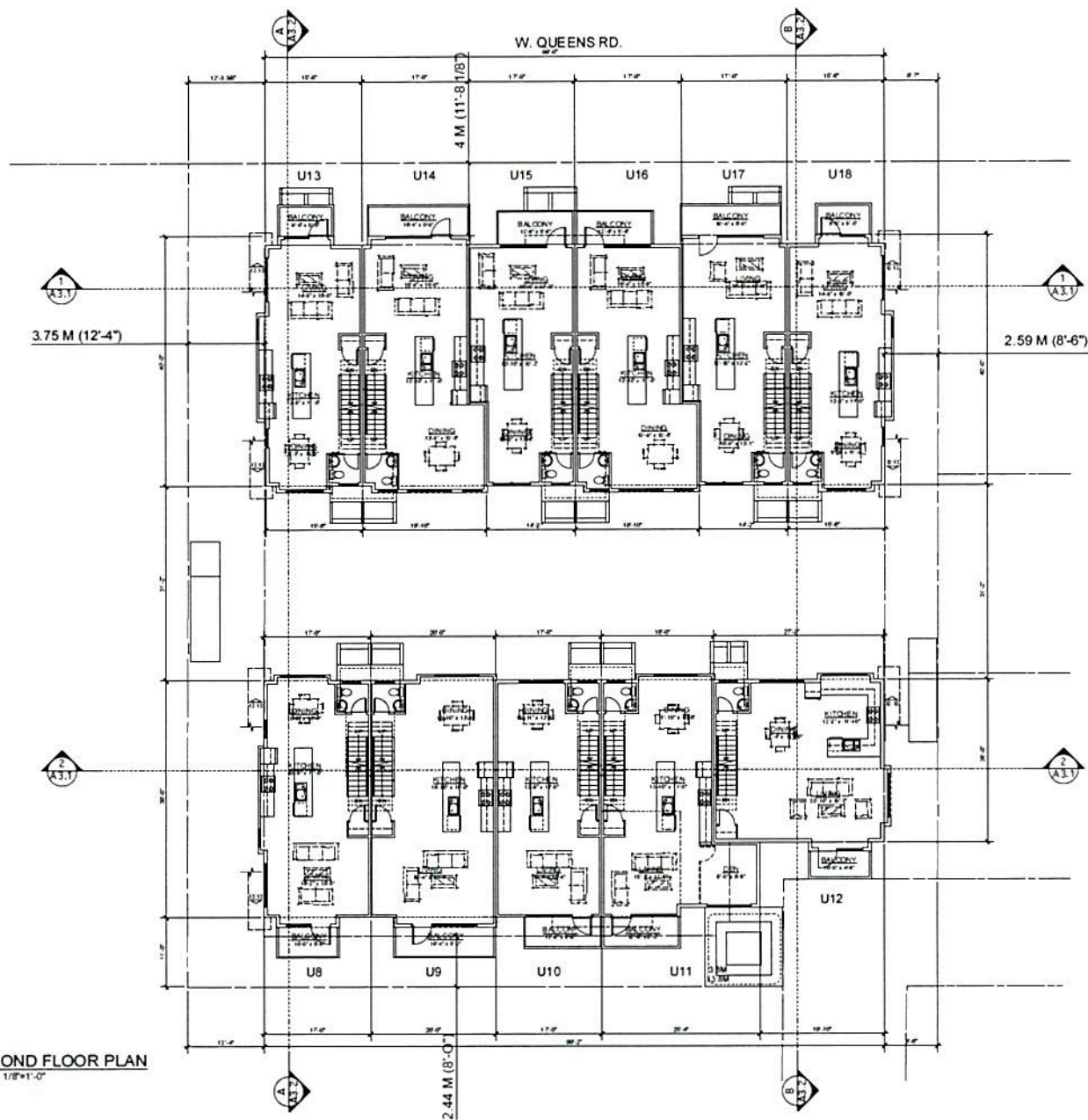
Erik Wilhelm, Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: ewilhelm@dnv.org
Tel: 604 990-2360

Noort Holdings Ltd.
SITE: 115 and 123 West Queens Road
Open House
Thursday, November 27th, 2014

Sign in Sheet

| | Name | Postal Code | Comments: Please indicate if you are a neighbour, association member, local business, or other |
|----|---------------|--|--|
| 1 | CORRIE KOST |  | Assoc. member (4 FONVCA) |
| 2 | Heith Collyer | | neighbour and member DCA. |
| 3 | APRIL PARSONS | | neighbour  |
| 4 | SCOTT SMYTHE | |  |
| 5 | KARA PARSONS | |  |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |
| 15 | | | |
| 16 | | | |

APPENDIX D: PDF OF PRESENTATION PANELS



| | |
|--------------|-----------------------|
| NOV 4, 2014 | ACP ELEVATION |
| MAY 16, 2014 | R2 REVISION |
| APR 16, 2014 | R2 REVISION |
| APR 4, 2014 | R2 REVISION |
| FEB 5, 2014 | ISSUED FOR PERMITTING |
| NO. DATE | REVISION |

CORRECTION

I hereby certify that I am a duly licensed architect in the State of North Carolina and that I am the author of the design shown on this drawing. I am not providing any other services to the client.

PROJECT
TOWNHOUSE DEVELOPMENT

116, 122 WEST QUEENS ROAD
NORTH WARDEN, N.C.

Yamamoto
Architecture Inc.

2000 W. 10th Street, Suite 100
Wilmington, NC 28403-1000
DRAWING TITLE

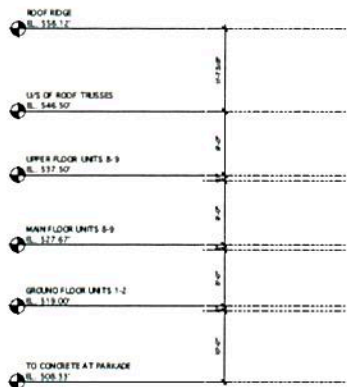
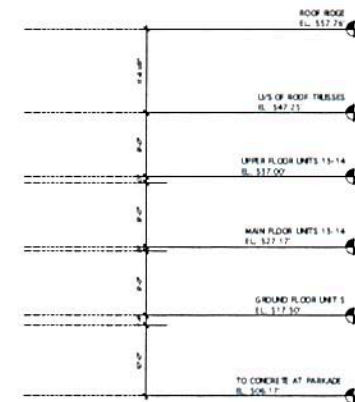
SECOND FLOOR PLAN

| | | | |
|----------|--------------|-------------|------|
| SCALE | 1/8" = 1'-0" | SHEET NO. | A1.3 |
| DATE | JUN 23, 2014 | OWNER | TY |
| DESIGNED | | CHECKED | |
| | | PROJECT NO. | 1271 |

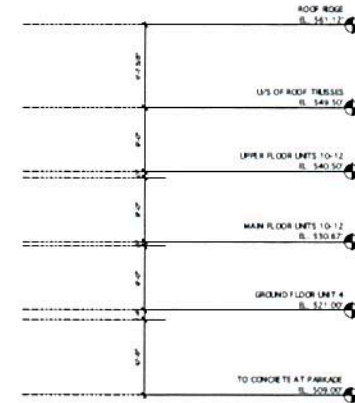
 SECOND FLOOR PLAN
SCALE 1/8"=1'-0"



NORTH ELEVATION (W. QUEENS RD.)



REAR BUILDING - SOUTH ELEVATION



| NO. | DATE | REVISION |
|---------------|------------------------|----------|
| NOV. 8, 2014 | JACP SUBMISSION | |
| MAY 16, 2014 | P2 REVISION | |
| APR. 16, 2014 | P2 REVISION | |
| APR. 4, 2014 | P2 REVISION | |
| NOV. 8, 2014 | SUBJECT OF PROCEEDINGS | |

COMBIA, MAY

18 UNIT TOWNHOUSE DEVELOPMENT

18 UNIT TOWNHOUSE DEVELOPMENT

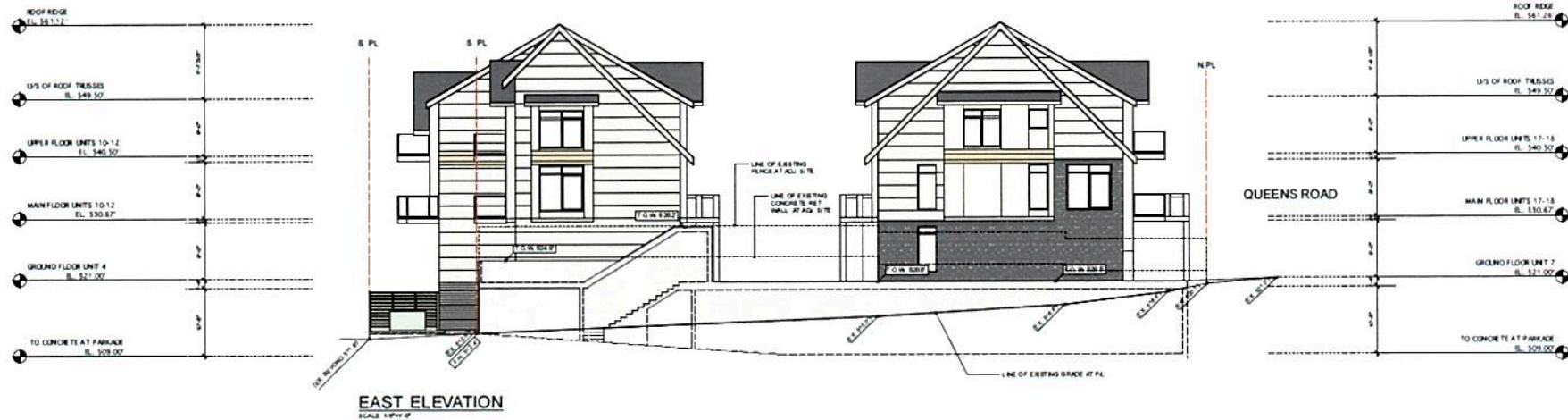
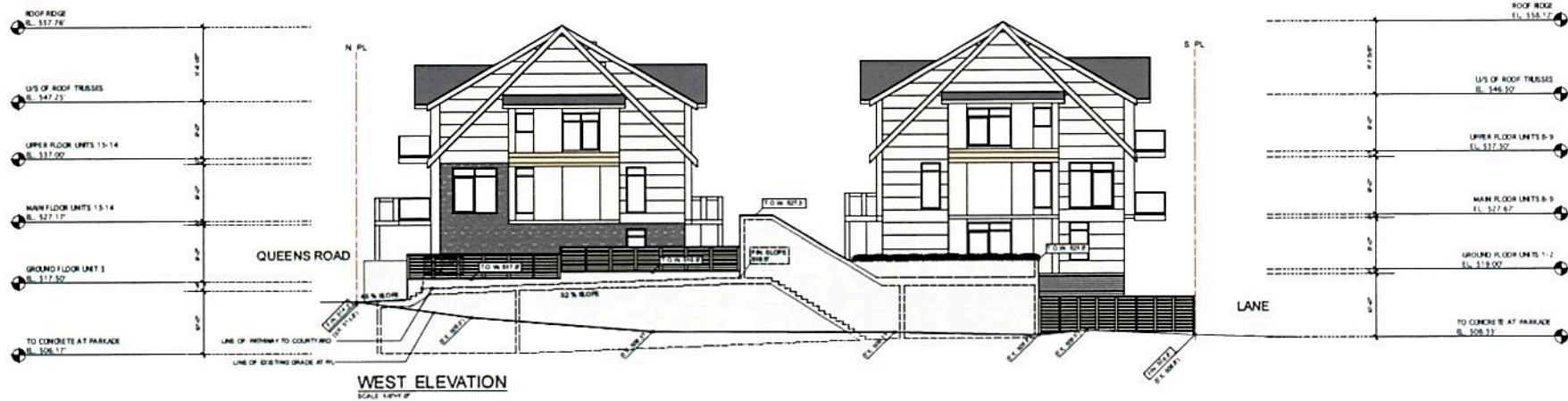
18, 100 WEST QUEENS ROAD
NORTH WINDSORVILLE, NC

Yamamoto
Architecture Inc.

18 UNIT TOWNHOUSE DEVELOPMENT
18, 100 WEST QUEENS ROAD
NORTH WINDSORVILLE, NC

ELEVATIONS

| SCALE | SHEET NO. |
|----------------------------|-----------|
| 1/8" = 1'-0" | A2.1 |
| DATE: OCT 1, 2014 | |
| DRAWN BY: TY | |
| CHECKED BY: PROJ. NO. 1021 | |



| NO. | DATE | REVISIONS |
|-------------|-----------------------|-----------|
| NOV 8 2014 | ADP SUBMISSION | |
| MAY 16 2014 | NOT REVISION | |
| APR 16 2014 | NOT REVISION | |
| APR 8 2014 | NOT REVISION | |
| FEB 5 2014 | REVISION OF REVISIONS | |

CONSULTANT

18 UNIT TOWNHOUSE DEVELOPMENT
1811 103 WEST QUEENS ROAD
NORTH VANCOUVER, B.C.

Yamamoto
Architecture Inc.

200 AND 201, VANCOUVER, BRITISH COLUMBIA
PHONE: 604-273-1111 FAX: 604-273-1111
WWW.YAMAMOTO-ARCH.COM

ELEVATIONS

| SCALE | SHEET NO. |
|---------------------|-----------|
| 1/8" = 1'-0" | A2.2 |
| DATE | |
| OCT 7, 2014 | |
| DESIGNER | |
| TY | |
| CLIENT | |
| PHO. 604. 273. 1111 | |



| | |
|-----------------------|--------------------------|
| SCALE 3/8" = 1'-0" | SHEET NO. A3.1 |
| DATE OCT 1, 2003 | |
| DRAWN TY | |
| CHECKED | PROJ. NO. 1003 |



3D ANALYSIS : QUEENS RD. (FROM NORTH-WEST)

SCALE 1/8"

| | |
|----------------|---------------------------|
| NOV. 8, 2014 | ACP SUBMISSION |
| MAY 18, 2014 | AC REVIEW |
| APRIL 18, 2014 | AC REVIEW |
| APRIL 18, 2014 | AC REVIEW |
| APRIL 18, 2014 | AC REVIEW |
| FEB. 5, 2014 | PROPOSED FOR RESUBMISSION |
| NO. DATE | REVISIONS |
| CONSULTANT | |

18 UNIT TOWNHOUSE DEVELOPMENT
 114, 122 WEST QUEENS ROAD
 NORTH VANCOUVER, B.C.

Yamamoto
 Architecture Inc.

3D VIEW ANALYSIS

| | | | |
|------------|--------------|-----------|------|
| SCALE | N.T.S. | SHEET NO. | A4.1 |
| DATE | OCT. 7, 2014 | | |
| DRAWN BY | TY | | |
| CHECKED BY | | PHOTO NO. | 801 |



3D ANALYSIS : QUEENS RD. (FROM NORTH-WEST)
SCALE: N.T.S.

| | | |
|-----|---------------|---------------------|
| | NOV. 6, 2014 | ACP SUBMISSION |
| | MAY 16, 2014 | AZ REVISION |
| | APR. 10, 2014 | AZ REVISION |
| | APR. 4, 2014 | AZ REVISION |
| | FEB. 6, 2014 | ISSUED FOR REZONING |
| NO. | DATE | REVISIONS |

CONSENT

CHINA TOWN

THIS PLAN IS THE PROPERTY OF YAMAMOTO ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF YAMAMOTO ARCHITECTURE INC.

PROJECT
18 UNIT TOWNHOUSE DEVELOPMENT

116, 122 WEST QUEEN'S ROAD
NORTH VANCOUVER, B.C.

Yamamoto
Architecture Inc.

FOR ALL OTHER PROJECTS, PLEASE CONTACT
YAMAMOTO ARCHITECTURE INC. 604-273-1101 OR 604-273-1102
WWW.YAMAMOTO-ARCH.COM

3D VIEW ANALYSIS

| | |
|----------------------|---------------------|
| SCALE N.T.S. | SHEET NO. |
| DATE OCT. 7, 2014 | A4.2 |
| DRAWN TY | PROJECT NO. 1001 |



COMMENT SHEET
The District of North Vancouver

PROPOSAL: Noort Holdings Ltd. proposes to build an 18 unit stacked townhouse project at 115 and 123 West Queens Road.

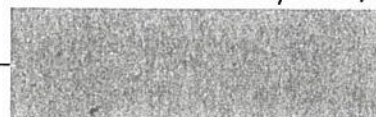
To help determine neighbourhood opinions, please provide the Community Planning Department with any input you have specific to this project. Please feel free attach additional sheets if you have further comments:

- The developer has clearly put a lot of thought into the propose project - however my concerns are:-
- 1) 18 units is way too many - it should be reduced to 10 max
 - 2) The building is too big and much too close to the lot line (Normal houses are about 25' from the L.L. Why is such a big building much closer?) It wouldn't look so bad if it was tiered
 - 3) Does the district or developer plan to contact Delbrook or Upper Constance community associations for input prior to public hearing
 - 4) A much smaller building/s would be more appropriate

Your Name



Street Address



West Queens Rd
North Van.

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 provide this comment sheet directly to the Community Planner present at the Information Meeting on November 27, 2014 or return by mail or email by December 11, 2014 to:

Erik Wilhelm, Planner

District of North Vancouver - Community Planning Department

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

Email: ewilhelm@dnv.org

Tel: 604 990-2360

RECEIVED

DEC - 5 2014

Planning Department
District of North Vancouver

SCANNED
Doc # 2499225

From: Dianne Kennedy [REDACTED]
Sent: Tuesday, April 21, 2015 11:40 AM
To: Erik Wilhelm
Cc: Richard Walton, Mayor
Subject: West Queens proposed development

Good morning Erik,

I have spent the morning doing some local research about the proposed development in the 100 block of West Queens. I see in the reading that notification went out to all residences in the area regarding the public information meeting in Nov. 2014, but we definitely didn't get any notification. I just learned of the development when the signs went up just a couple of weeks ago.

Please understand, I am not anti-development, but to re-zone a two family home area to 18 units marks a huge transition for our neighbourhood. In walking the area this morning, my attention was drawn to the alley that services the commercial building on Lonsdale which houses Harmony Donuts, the hair dressing salon and the Queen's Cross Pub. It is currently curbed at the access to the second alley which emerges from West 29th St. and accesses the two houses where the development is to take place.

I also noticed in the North Shore News recently that the development is intending to take possession of the alley space currently servicing the two houses.

Can you please confirm if the development intends to maintain the barrier which would allow access to Lonsdale Ave. or if the barrier will be maintained and the only access to the development will be from the West 29th St. alley?

My major concern is the number of parking spaces you are allowing. 32 parking spaces for 18 units seems excessive. My son currently bought a townhouse up by Capilano College and they have one assigned parking space and one visitor parking pass. It is a building that is over 30 years old and they had the forethought to limit parking back then. We should be doing far better than that 30 years later.

We have a very liveable community in this Upper Lonsdale area and are well serviced by transit at our fingertips.

Allowing 29 parking spaces for 18 units is shocking, to say the least. Any only 3 visitor parking spaces is shameful.

The District has already allowed Churchill House to be built with no visitor parking and the Starbucks parking lot is always full and spills onto 29th daily. And the Queens Cross Pub monopolizes what available parking there is on West Queens.

I think you need to re-consider the parking requirements for this development.

Kind regards,

Dianne Kennedy
[REDACTED]

From: Dianne Kennedy [REDACTED]
Sent: Tuesday, April 21, 2015 1:35 PM
To: Erik Wilhelm
Cc: Richard Walton, Mayor
Subject: RE: West Queens proposed development

Hi Erik,

Sorry for the confusion over the topic of parking for the development. Perhaps “parking” was not the right word to use. I am concerned that allowing 32 parking spaces for an 18 unit development is encouraging people to continue to use cars. By reducing the number of parking spaces speaks to the issue of reducing the cars on the road so we don’t need parking. If I need something from Queensdale Market, I walk to the market. Similarly, if we go to the pub, we walk to the pub, etc. etc. We are even walking distance to Edgemont Village and the bus routes in all three directions from the corner of Queens and Lonsdale are very good.

I hope this clarifies my concern.

Thanks for answering the other questions – I am glad to hear that the barrier on the alley flowing out to Lonsdale will remain in place. It is disturbing to see that so many cars will be funneling out onto 29th street, but at least it is safer than turning onto Lonsdale. I encourage you to stand firm on leaving the barrier in place.

I do plan to come to the Public Hearing tonight.

Kind regards,

Dianne

From: Erik Wilhelm [<mailto:WilhelmE@dnv.org>]
Sent: Tuesday, April 21, 2015 12:10 PM
To: 'Dianne Kennedy'
Cc: Richard Walton, Mayor
Subject: RE: West Queens proposed development

Hi Dianne,

Thanks for your input/questions regarding the development proposal. TO answer your questions concerns—I have numbered the following responses:

1. With regard to ‘notification’---your address is located within the City of North Vancouver. Notification Letters are not sent to City of North Vancouver residents (mainly—b/c we do not have your contact information/addresses on record). -----To address such anomalies and further notify North Shore residents, the District of North Vancouver provides 2 North Shore News ‘Public Hearing Advertisements’ to notify people. I apologize to you for you not receiving a notification; yet, hopefully we are ‘getting the word out’ about the public hearing to local residents within the Queensdale Area with the two signs on the development site (out front along West Queens Road and within the lane) in conjunction with the North Shore News ads.

2. Yes, the development is slated to purchase a portion of lane located just south of the two existing lots.
3. The development is slated to be accessed from the 'north/south lane' (i.e. West 29th St. alley). Accordingly, the barrier located just west of the pub's underground parking entrance is slated to remain.
4. I am not entirely sure of your concerns related to parking....You state that providing 32 stalls is excessive, yet identify the parking concerns found in the neighbourhood.----This would suggest that increased available parking in a new development would be warranted given surrounding parking concerns. What I can say is that the development is providing only slightly less parking than normally required (i.e. 2 stalls per unit inclusive of visitor parking). The 32 stalls has been supported given the available transit found within the Lonsdale corridor and because of the general walkability of the Queensdale Area for local consumer needs.

Please come out to the public hearing if you wish Council to hear your views and comments.

Thanks again.

Yours truly,

Erik Wilhelm
Planner – Development Services
District of North Vancouver
604-990-2360

From: Dianne Kennedy [REDACTED]
Sent: Tuesday, April 21, 2015 11:40 AM
To: Erik Wilhelm
Cc: Richard Walton, Mayor
Subject: West Queens proposed development

Good morning Erik,

I have spent the morning doing some local research about the proposed development in the 100 block of West Queens. I see in the reading that notification went out to all residences in the area regarding the public information meeting in Nov. 2014, but we definitely didn't get any notification. I just learned of the development when the signs went up just a couple of weeks ago.

Please understand, I am not anti-development, but to re-zone a two family home area to 18 units marks a huge transition for our neighbourhood. In walking the area this morning, my attention was drawn to the alley that services the commercial building on Lonsdale which houses Harmony Donuts, the hair dressing salon and the Queen's Cross Pub. It is currently curbed at the access to the second alley which emerges from West 29th St. and accesses the two houses where the development is to take place.

I also noticed in the North Shore News recently that the development is intending to take possession of the alley space currently servicing the two houses.

Can you please confirm if the development intends to maintain the barrier which would allow access to Lonsdale Ave. or if the barrier will be maintained and the only access to the development will be from the West 29th St. alley?

My major concern is the number of parking spaces you are allowing. 32 parking spaces for 18 units seems excessive. My son currently bought a townhouse up by Capilano College and they have one assigned parking space and one visitor parking pass. It is a building that is over 30 years old and they had the forethought to limit parking back then. We should be doing far better than that 30 years later.

We have a very liveable community in this Upper Lonsdale area and are well serviced by transit at our fingertips.

Allowing 29 parking spaces for 18 units is shocking, to say the least. Any only 3 visitor parking spaces is shameful.

The District has already allowed Churchill House to be built with no visitor parking and the Starbucks parking lot is always full and spills onto 29th daily. And the Queens Cross Pub monopolizes what available parking there is on West Queens.

I think you need to re-consider the parking requirements for this development.

Kind regards,

Dianne Kennedy



From: Erik Wilhelm
Sent: Tuesday, April 21, 2015 3:54 PM
To: Linda Brick
Cc: Stefanie Vukelic
Subject: Phone Call

Hi Linda,

An elderly lady contacted me and she is unable to attend tonight's meeting due to a rib injury.

She wanted Council to know that the development is 'too tall and should be reduced in height in order to maintain her view'.

She lives at: [REDACTED] (which is located [REDACTED]); her name is Selveig Karlgren and can be reached at [REDACTED]

Not sure if this can make it into the PH 'comments received' but I said I would try to get her views heard by Council....

Yours truly,

Erik Wilhelm
Planner – Development Services
District of North Vancouver
604-990-2360