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District of North Vancouver
600 West Queens Road
North Vancouver BC
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Dear Mayor Walton, Members of Council and Ms. Peters,

We are writing to you to express some concerns as they relate to the development proposal by Saadat Enterprises to construct seven townhomes at 3014 and 3022 Sunnyhurst Road.

Having reviewed the agenda for the public hearing and having attended the public presentation by the Architect on November 26, 2013 there are several issues that we would like to bring to your attention. The first issue relates to the design of the proposed townhouses. We feel that the architecture too closely imitates that of the neighbouring project, Vicinity. We have expressed our concerns in written form to the District on December 9, 2013 and we understand from the comments in the agenda that there is an effort to change the look of the Sunnyhurst development. While we have noticed some minor changes to the elevation and materials the design still reads as a copy of the Vicinity project. The architectural elements of Vicinity are very strong and unique to the neighbourhood. We would like to see more changes made to the project before it is constructed so that it does not look like an extension of Vicinity.

The second issue relates to the number of units on the site. Seven units seems excessive especially when one unit (A2) has its' front door and patio adjacent to and addressing the open laneway with walkway access from Ross Road. This unit seems jammed onto the lot with the entrance facing the lane, an electrical kiosk by the patio space, and constructed over the garbage/recycling room. Vehicles leaving from the inner courtyard of Vicinity will be driving right at the patio space with minimum landscape buffer. I can't imagine anyone wanting to live there. We have also noticed that the artist renderings of the building elevations (South Elevation: Ross Road and Autocourt Elevation) compared to the architect and landscape architect drawings do not accurately show the access to that unit or the location of the laneway. This is a bit misleading. The autocourt also seems tight with cars from seven units (potential of 14 cars) all hard paving and no soft landscape planting within the area. With the Sunnyhurst development access to the lane close to Vicinity's access and the proximity to Ross Road there is the potential for accidents as there already is a lot of lane traffic.

The third issue relates to the proposed seating area at the corner of Ross Road and Sunnyhurst Road. Directly across Ross Road there exists a District parkette with benches and a small climbing structure. The proposed seating area seems redundant and speaking from experience will only encourage teens to hang out, do drugs, smoke, consume alcohol and disturb the peace. That is how the parkette is currently used. A bench on private property at Vicinity was removed because of the use by non residents who were engaging in the above mentioned activities creating a mess and disturbing the owners.

We feel it may be of value for the District to host a meeting with owner/residents of the existing developments in the area bounded by Fromme, Harold, Baird and Ross Road including Sunnyhurst so that you could hear first hand what has been successful and what could be better planned. What seems like a good idea in theory or on plan may not translate to a successful design when built and unless you live in one of the developments the same mistakes may be repeated as the rest of the blocks are developed. We appreciate the opportunity to express our issues and concern.

Sincerely,

Holly Coupey, B.L.A., B.Des. and Doug Cooper