

District of North Vancouver  
Public Hearing  
Re: 1203 - 1207 Harold Road  
8 unit townhouse project

Date: June 2, 2015

Submission from:  
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[REDACTED]  
North Vancouver, B.C.

SUBMITTED AT THE  
JUN 02 2015  
PUBLIC HEARING

Good evening Mayor Walton and members of council.

Thank you for this opportunity to speak.

My name is Laurie Townsend, and I am the owner of the home at [REDACTED]. We call it the [REDACTED] so do our friends, [REDACTED]. We live adjacent to the proposed development.

You are being asked to make a decision to change the zoning for 3 of 6 properties in the cul-de-sac on Harold Road or to leave the zoning as is for now. The residents in the immediate area, who are likely here this evening, and the whole Lynn Valley community must put our trust in you to make a decision that is good for us now, and into the future.

Personally, I have very mixed feelings about this proposal.

As you can imagine, I have thought about it a lot.

I offer you now a few thoughts and ideas that I would invite you to ponder on, and mull about, as you approach your decision.

First - what is the difference between 8 and 6?

Second - Is it possible to consider the perimeter line around the core as an arbitrarily drawn line? One that can be changed?

This invisible line runs along the road in front of 5 houses on these 6 properties and currently delineates the north-west corner of the central core of Lynn Valley in the Official Community Plan. The OCP indicates that the core properties are to be of higher density.

From what I understand of the OCP, the intension for these properties is to act as a transition. The first transition from single family moving towards the highest levels of density at the mall.

I like the idea of a transition. And would like to point out something.

To the West of us, in the OCP there is a buffer zone between the single family houses and the higher density town houses.

Duplexes and triplexes are in this buffer zone. And the ones I've seen look and feel a lot like houses on the street and they create a beautiful transition to the townhouses that are the next level of density.

So... would you consider changing the zoning and OCP so that the properties in the 1200 block of Harold Road could be slated for duplexes or triplexes?

Or is it possible to redraw the perimeter line down the lane behind these homes instead of in front of them?

Perhaps another option could be to keep the current zoning and build houses with basement suites or carriage houses?

The proposal that has been brought before you is for 8 townhouses to be built on 3 properties. A total of 8 units.

If there were three houses built with basement suites or carriage houses there could be at least 6 units of accommodation. The basement suites could be affordable rental units.

I may be naïve about how all the numbers work for the developers and the district. However I have just watched the single house across from us be torn down and replaced with two houses, each with basement suites. Someone certainly made enough money to take the time and effort to buy those lots and build there.

Across the footbridge, 75 or so units are currently under construction in the Mill House project, another 35 at Walter's Place, some dozens in the Canyon Springs development south of the mall, and at least a couple of hundred units will go up in Bosa's "Residences at Lynn Valley" project on the Mall property. The sum of those numbers is starting to get big and there are even more large-scale projects coming that I've not mentioned.

So what *is* the difference between 8 and 6?

From where I sit, a small number and something big. In the grand scheme it is only two living units and a tiny, almost insignificant percentage of all the development going on nearby.

And in my corner of along the invisible perimeter line of the core, it is a very big difference. It is the difference between living with the feeling of houses, the visual aesthetic of homes of similar height, and having a rather big building right next door, and it being an abrupt transition, rather than a smooth transition to the higher levels of density.

The decision will be for you to make. And I hope you all take time to come by and have a look, maybe chat with some of the neighbours you meet here tonight, take time consider the issues of parking that I am sure others will bring to your attention this evening. And in the end you will be the ones to decide if "residents only" parking or restricted time parking can be put in place on the street and if the difference between 8 and 6 is worth changing zoning for.

Thank you for listening and for your attention.