

From: [Hazen Colbert](#)
To: [Mayor and Council - DNV](#)
Subject: Sent Prior to Closure of Mountain Court Public Meeting
Date: Tuesday, June 16, 2015 9:44:44 PM

Your Worship and Council,

With all due respect to Mayor Walton, I give Councillor Muri an A+ in her role as Chair of the Public Hearing.

It appeared to me that applicant was blindsided by the level of community concern regarding affordability, particularly when so many speakers said such good things about the applicant.

I can only wonder if the applicant might come forward amendments if given the opportunity.

It seems to me that 99.8% of use want to work together to address affordability. And we all want to start yesterday. Including the applicant.

Regards

Hazen S. Colbert

The contents of this email represent solely the opinion/position of the writer as a private individual and is intended solely for the people who received it.

El contenido de este correo electrónico representan únicamente la opinión / posición del escritor como un particular y se dirige exclusivamente a las personas que la recibieron.

Le contenu de ce courriel représentent uniquement l'opinion / la position de l'auteur en tant que personne privée et est destiné uniquement aux personnes qui ont reçu il.

这封电子邮件的内容代表作家的纯粹的意见/位置作为个人,目的只是为了谁接受它的人。

SUBMITTED AT THE
JUN 10 2015
PUBLIC HEARING

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Shahi Kashafi

Maryam Sarlati

Arazou Kashafi

Aria Kashafi

ADDRESS

East 27th Street

HOW LONG HAVE YOU LIVED HERE

15 years

COMMENTS

I am so sad and angry because of leaving our suit.
we need a very affordable 3 bedrooms
apartment. For 15 years we lived in this building
(Mountain View Court [REDACTED]) and my job is in
this area and everything changed ~~except~~ except my salary
so really is not fair to move to a smaller & more expensive
apartment.
Thank you

New
SUBMITTED AT THE
JUN 10 2015
PUBLIC HEARING

Please print clearly

NAME OF ALL FAMILY MEMBERS

Carmen Scutaru
Annabella Scutaru
Emma Scutaru

Age

ADDRESS

[REDACTED] 27th St. E North Vancouver BC, V7J 1S5

HOW LONG HAVE YOU LIVED HERE

4 years

COMMENTS

Signatures

[REDACTED]

[REDACTED]

[REDACTED]

SUBMITTED AT THE

JUN 10 2015

PUBLIC HEARING

CORIE KOST

<http://www2.gov.bc.ca/gov/topic.page?id=6ACEF27451B14074BCAF1E4CDB12B64B>

Processes

Use these best practices to help your community maintain plenty of affordable housing options.

Leverage Partnerships

Tackling the challenge of housing affordability requires many partners working together – here are some examples.

Provincial: Through the Community Partnership Initiatives Program, BC Housing partners with communities, housing providers and other stakeholders to implement innovative strategies that create more affordable housing options for residents who need it most. Financing options, advice and referrals to partnership opportunities are some supports available to affordable housing projects and organizations.

Small Community: The Chiyakmesh Building in Whistler contains 40 studio apartments and 15 one-bedroom apartments – some are wheelchair accessible. The project was funded by the provincial government (about \$4 million in long-term financing), the Resort Municipality of Whistler (\$1 million) and the Whistler Housing Authority (\$2.2 million).

Large Community: The City of Richmond is developing 296 new affordable rental apartments for seniors – more than double the number of affordable units originally on the site. The Kiwanis Towers will also offer indoor and outdoor space for tenant programs. Both buildings will be completed by the fall 2015. Here are a few contribution details:

- Proposal Development Funding of \$100,000 from the Government of Canada through the Canada Mortgage and Housing Corporation
- Approximately \$19.7 million in construction financing from the provincial government
- Up to \$20.8 million over five years from current and future allocations to the City's Affordable Housing Reserve
- Approximately \$3.3 million from the City to cover development cost charges, service cost charges and municipal permit fees
- Approximately \$21 million from the Richmond Kiwanis Senior Citizens Housing Society (proceeds from selling land to the developer for the adjoining market housing site)
- The City will assist with planning to address operations and tenant wellness and management programming
- Polygon Minoru Affordable Seniors Homes Ltd. is contracted to provide development and construction services

Large Community: Loreen Place is a 52-unit residential rental building in Victoria that offers homes for small families with low to modest incomes. The building is jointly owned by the Greater Victoria Housing Society and the Greater Victoria Rental Development Society. Total cost of the project was \$10.4 million:

- The Government of Canada provided a SEED funding grant and Proposal Development Funding of almost \$90,000 through Canada Mortgage and Housing Corporation
- The provincial government provided long-term financing of \$9.6 million
- The City of Victoria and the Capital Regional District's Regional Housing Trust Fund each provided \$370,000

Gain Community Support

Sometimes residents are concerned that affordable housing options (like social housing or lower-priced rentals) will negatively affect the character of a neighbourhood and reduce property values. This kind of resistance is called NIMBY ('Not In My Backyard').

- NIMBY Toolkit (PDF, 1.1MB): Gain community support for developing non-market or lower-end, affordable market housing options. The goal is to help communities shift from NIMBY to YIMBY or Yes-In-My-Backyard.
- Housing in my Backyard: A Municipal Guide for Responding to NIMBY (PDF): Find best practices for getting community acceptance of housing developments including residential intensification, secondary suites and social housing. The guide was an outcome of the Affordability and Choice Today Program.

Decide if Public Hearings are Needed

When appropriate, waiving public hearings can help remove the potential for confrontational discussions, streamline the policy process and enable housing developments to proceed more smoothly.

There following criteria must be met for a public hearing to be waived:

- An official community plan must be in place
- The proposed bylaw must be consistent with the official community plan
- A public hearing waiver notice must be published before the bylaw is adopted

Official Community Plans: The more detailed an official community plan is about housing policies (especially social or special-needs housing), the less likely a zoning amendment for a housing development will take the public by surprise. Local governments can feel more comfortable waiving a public hearing if the official community plan provides information about the potential for different types of zoning at specific locations. It's important to consider:

- What's the relationship between the official community plan and the zoning change?
- Was there enough community input into the official community plan on this subject?

Get more information on what the *Local Government Act* says about holding public hearings:

- Review the Public Hearings paper from Young Anderson Law Firm

Establish Housing Organizations

Housing groups, organizations and agencies help focus efforts for enhancing housing affordability. Each group is structured according to the unique needs of the community it supports.

"A housing organization is a non-profit entity dedicated to providing and managing non-market housing stock that is for rent or purchase by qualified individuals and families. It can be the repository for affordable housing units created through density bonus, inclusionary zoning and a housing fund, and also monitor affordable housing needs in a community. A housing organization can serve one or more municipalities, or a region. It can be controlled by a local government, or be an independent non-profit society, cooperative or corporation." – SmartGrowthBC affordable housing toolkit

Local Government Example: The Capital Region Housing Corporation in Victoria is a non-profit provider of over 1200 subsidized apartments and townhouses for families with low to moderate incomes, seniors with low to moderate incomes and persons on disability. Some non-subsidized units are also available and rent for about 90-95% of similar units available in private sector market housing.

Use Resale Price Restrictions

Limiting the resale price of housing to a price lower than market value helps make housing more affordable. These restrictions:

- Must be a registered covenant on title before the initial sale (e.g. during development)
- Can be applied to any housing delivered by local governments, housing organizations or developers

Buyers are selected from pre-qualified individuals and families who meet specific criteria (e.g. must be local residents with income below a specified level and the unit will be their primary residence). They must agree to sell their home according to the reduced price model. The resale price is calculated at the time of sale – either by a resale price formula or a percentage below market value (market value is determined by appraisal).

Some local governments or housing organizations facilitate the purchase and sale of all units in the price-restricted pool of housing.

Local Government Example: The goal of the Whistler Housing Authority is to house at least 75% of employees locally through an inventory of resident-restricted housing. Both rental and ownership accommodation are available and affordable for local income earners and retirees in perpetuity.

- and I think there is much
to commend in Coun. Murri's
report.

①

- First of all, I was pleased to see
in your discussion last night the first
^{Council} real~~ly~~ conversation about ^{rental} housing

I would like to add my observation to this conversation: affordability - at least as far as I can recall - for some time.
Because we seem to once again, in this case of Mtn. Court, ~~to~~ have overlooked ~~reflected~~ ~~to take into account~~ the ^{+ strategies} concepts of affordability that are contained in the Housing section of the OCP.

SUBMITTED AT THE

JUN 16 2015

PUBLIC HEARING

(2)

Good evening, your worship and Council:

what appears to be happening here is the

~~failure of the OCP to protect housing~~ ^{account for the}
~~affordability possibilities outlined in the OCP~~

~~affordability - which it purports to do.~~

→ For the ^{75 rental} households at Mt. Court it ^{seems} to be

to be yet another tragedy in the making:

namely 75 rental households being

forced to move out of their homes,

homes many have enjoyed for many

years ^{+ probably} having to take with them

their histories, family histories,

histories of work, school, social

and deep community ^{connections} ~~activities~~.

Now, few would dispute that Mtn. Cr. has pretty much come to its best before date. Sadly, it happens.

And, I'm sure that Council is aware of these ^{serious} ~~various~~ impacts ^{on a neighborhood} of rental re-development. These impacts are personal ^{how could they not be} enormous - and far-reaching. And this displacement of vulnerable populations brings with it a true loss of affordability. Even "first-to-return" provisions does little, really, if the new rent is ~~way~~ out of reach.

④

And, of course, where does one go if the vacancy rate is .5%?

Polygon HAS offered to help with re-location, I know - but it's

basically a hollow offer if there's

no place to go. I have spoken with Mr. Ker + believe P is open to suggestions.

But ¹ Even ^{NV} the City's new rental assistance plan ^{to establish} of a Tenant Relocation

Coordinator is probably ~~doomed~~ ^{hopeless}

for failure - for the same reason:

- there's no place to go.

But, I don't think the Polygon is the big bad villain here.

5

I believe, Your Worship, we are
caught in a classic dilemma, one
partly of council's own making, I think.

Why? Well, our OCP calls for a
density of 2.5 but council has
chosen - perhaps has been forced -
to reduce its ^{density} ~~development~~ to
1.82. And of course, as density
is lowered, so is affordability.

I have a proposal for your
consideration: it is this:

That 15% of the 75 units

(6)

be required to ~~set~~ have ^{set} rents at no more than 20% ^{above then current} ~~below market~~ rents.

That's about 10-12 units, income tested. That means that a suite at \$1,800 would be

rented at no more than ~~\$1,440~~^{\$1,560}

— and held for, say, ~~for~~ 3 years.

Further, that the District

grant the owner/owners of

these suites a property tax

relief commensurate with the

up from
\$1,300

⑦

rent differential - for the same period.

- Or, council could direct to this development, say 30% of CAC dollars, ^{to address} ~~on~~ ~~aid~~ of affordability
- Or, establish a number of units where rent is geared to ^{the} ~~income~~ median of DNV incomes.
- Or, a combination of these and other strategies to address affordability.

I do think, Your Worship, That
we have an opportunity here to
~~maybe~~^{perhaps} create a template for
in future Mt. Court
requiring real affordability
measures - like those discussed
here last night



COPY



POLYGON

Dear [REDACTED]

District of North Vancouver, BC, V7J 1S4

July 3, 2014

Re: Mountain Court Tenant Compensation / Relocation Program

We wish to thank those of you who attended our recent information meetings regarding our proposed redevelopment of Mountain Court in Lynn Valley. We are pleased to present our Tenant Compensation / Relocation Program for all residents who have been tenants prior to July 1, 2014.

As you are aware Polygon is seeking approval from the District of North Vancouver to redevelop the property in compliance with the Official Community Plan. Once approvals are received and upon receipt of a Demolition Permit from the District of North Vancouver we will provide two month "Notice to End Tenancy" (as per the Residential Tenancy Act). Once formal notice is given to tenants they may vacate and be eligible for the following:

- One months' free rent as required by the Residential Tenancy Act;
- An additional one months' rent provided by Polygon;
- A residency bonus equal to:
 - \$20 per month for years 1-5;
 - \$30 per month years 6-10 and;
 - \$40 per month for greater than ten years.
- First right to rent in the new rental building based on your seniority at Mountain Court;
- As many people have indicated some interest in owning a home at Canyon Springs we are also working on a purchase discount incentive which we hope to share with you soon.

Tenants who elect to vacate their home prior to the end of the two month notice period will be required to pay rent up until the end of the two month period in order to receive the full Compensation / Relocation package.

Please call Hugh Ker at 604-871-4285 if you have any comments or questions.

Sincerely,

POLYGON DEVELOPMENT 251 LTD.

[REDACTED]
Hugh Ker
Vice President, Development

900 - 1333 West Broadway
Vancouver, British Columbia
V6H 4C2 Canada

tel: 604.877.1131
fax: 604.876.1258
www.polyhomes.com


SUBMITTED AT THE

JUN 16 2014

PUBLIC HEARING

TO: Mayor and Council
District of North Vancouver
Council@dnv.org

FROM: Terrence Dial
Mountain Court [REDACTED]
East 27th Street, North Vancouver



RE: Redevelopment of Mountain Court

Dear Mayor and Council,

My name is Terry Dial. My partner Mary and I have lived at Mountain Court for more than 20 years now. While we were saddened when received the news that Mountain Court was going to be redeveloped, we understand that this is part of progress. It is a shame that it is happening but it is reasonable when you consider the direction that Lynn Valley is heading.

While it may be difficult for us to find something as large as what we have now, we feel Polygon's Relocation Package for the tenants is fair and we accept their proposal. We are reluctant to move but we are grateful for the assistance that Polygon is offering.

The reality is, the buildings at Mountain Court are getting-on in age. The maintenance has not been kept up. We have worked hard to keep our home clean and in good repair but no upgrades have been done in the 20 plus years we have lived here. I am in the construction business myself and I can tell you that the boiler system is archaic - it has been trouble for 20years. The pool system is also ancient and in fast decline.

While we have been happy here, we understand that the usable life of these structures is coming to an end. If it must happen, we are glad that is Polygon. They are a reputable company and we believe that they are treating the tenants fairly.

Sincerely,

Mr. Terrence Dial
[REDACTED]

Mountain Court Resident of 25 years

SUBMITTED AT THE
JUN 15 2016
PUBLIC HEARING

Good Evening Councillors and Acting Mayor.

My name is Yvette Mercier. I live at [REDACTED] East 27th Street in the District of North Vancouver. Lynn Valley.

It is difficult to summarize what one say to the people who hold your future and the future of your family and over 200 resident's course of lives in their hands?

Mountain Court is a multi family complex in the Lynn Valley area. It supersedes many of the other developments that have been approved and are awaiting approval by council in the area of "affordable" housing. It is not social housing. It is market housing that is affordable!

? { ~~Mt Court was built in 1968 and is showing it's age...like most of us. It is wood frame construction thus we have learnt consideration of our neighbours to ensure cohesive living. It is not energy efficient, so we have learned to conserve energy. It is outdated and in need of repair for it has not been properly cared for by the management company.~~ }

We have learned to take care of our homes and help neighbours with small repairs. We have taken care of our garden areas, and common areas because, although old...it still has life and functionality and we have been committed to prolong its life by caring for it. We have become a community within a community. We support each other when times are difficult as these last few months have been not having the security of a home, and probably the ability to stay within our community.

There is no question that Mt Court should be replaced. We too are encouraged and excited about the prospect of having such a wonderful Town Centre...we just don't know if we are able to live here for there is nowhere to go at present.

our homes may be demolished

I want to again state, our concerns are not with Development, nor Developers. Polygon is a reputable developer and they build functional and beautiful buildings.

The concerns we have at present are:

below No. 570

Rental vacancies are exceptionally low, which drives up the already high cost of renting. Simply put, there is not enough rental stock to accommodate 75 residents, couples, and especially families with children, never mind if they have pets. This is not just an issue with Lynn Valley. The District, the city, the north shore, the lower mainland is struggling. Where are all these people to move to within 2 months? Two months is the amount of time that is being allotted to residents to find alternative housing, move schools, daycares (if they are not full and families need to go back on another wait list) to buy another vehicle in order for their one car family to be able to commute to and from their employment on the North Shore? Or to seek new employment closer to where they will have to move?

There is not a shortage of housing on the North Shore...for all of us who live here, we have housing. Development on the North Shore is bringing in many more housing options...and quickly. Everywhere you turn, there is development going on and more and more approved. Over the last few years, we are bringing more and more people consistently into North Van. Yet, out of all the NEW housing being built, where is this affordable housing that was discussed in detail in the OCP? What one entire development has the district implemented that goal for it's residents? Is there one in the Seylynn area? The Maplewood area? The Seymour area? Edgemont? Marine Drive? Lynn Valley? And to be clear, affordable housing was discussed in length during the consultations for the OCP. Affordable housing was discussed and defined as was every other type of housing. All terms are at the end of the OCCP PUBLIC WORKSHOP ON HOUSING PARTICIPANTS WORKBOOK that was dated April 27th 2010.

It is difficult to have faith in council to make decisions based on our wellbeing and lives when so much distension is within the council when the word affordable housing comes up. It is absolutely unfair to the public to have had clear and decisive communications regarding what affordable housing looks like, means and the vision for it, only to now, after the fact, have council in disagreement to what that is? Council has openly expressed that they are not cohesive in their knowledge of what affordable housing means. Whether a councillor agrees or not with affordable housing is not of consequence...what is, is the fact that when the OCP was written, that discussion was concluded

Based on the glossary term used in the OCP for affordable housing, the community focused on an inclusive community. Absolutely including all walks of life and planning for it within every development.

"Our neighbourhoods include people of all ages, cultures and incomes. All are equally welcomed, valued and actively engaged in community life. Our young have safe and healthy environments in which to grow and succeed; our seniors can remain in the community with their needs met in a dignified way."

No discussion ever took place or was stated that the OCP would have people zoning. That residents would be displaced from not only housing but more importantly, affordable housing that already exists. It's may not be "pretty" but it does what other council approved developments can't and don't do....it allows residents to live within their means, allow their children to attend the schools and activities they are involved in, allows families to live where they have grown up and have chosen to live based on the accommodations that they existed. Allows dignity. Freedom of choice and to feel a part of a community they have loved.

Polygons proposal

"This projects major benefit to the community is the provision of a 75 unit market rental housing building that will remain rental in perpetuity in keeping with the intent of the housing policy."

Canyon Springs 2 bed 2100-2400

Mt Courts residents proposal *2 Bd 1100-1300*

This multi family complex's major benefit to the community is affordable housing for the residents that are already a part of this community...and we are aware, as intelligent citizens that it will not last forever....but it can last long enough to house our residents until such time as the district follows the OCP guidelines, policies and promises to the public and build alternative affordable housing or ensure that developers provide 1-1 affordable housing in replacement of the removal of already existing affordable housing.

Policies

☐☐OCP "encourages the retention of existing, and the development of new, rental units

and agreement was met with council, the district and more importantly the community. To say now, that affordable housing does not mean: *what was laid out in the OCP*

Affordable Housing is relative but
Housing Affordability- the accepted standard is that no more than 30% of a household's income should be used to pay for rent or mortgage costs. In the DNV the median income for renters is \$44,500 (2006) therefore an affordable rent is about \$1113 per month which is more than the average rent of the typical 1 bedroom apartment but less than the average rent of a 2 bedroom apartment in the District in 2009. Still a little less than half of the renter group can afford a one bedroom unit. For DNV owners the median income is \$87,000 therefore an affordable mortgage payment is \$2175 per month. This income would support the purchase of housing costing about \$287,000. In the District of North Vancouver the cost of the benchmark 2 bedroom apartment was \$408,000 in January 2010.

Affordable Housing- generally understood to mean housing that addresses the needs of low to moderate income and special needs households. Low to moderate incomes are defined as 50% to 80% of median household incomes so affordability is defined as 30% of this reduced income level directed towards paying for accommodation.

Is a moot point as the time has come and gone for that discussion.

And if that is a discussion that has to be had now, as it has been recorded and stipulated by some council members, that discussion absolutely should take place before a decision of the 200 plus residents are to be displaced out of their homes and probably out of the community.

The Mayor commented last night that he takes pride in the fact that this district gains facts and as much information as possible before making decisions like some municipalities. If council is unclear on affordable housing and what that looks like in our community, I suggest they become clear and agree to the proper definition, then unfortunately start the OCP process over again in order to rewrite it using changed wording and terminology.

through development, zoning and other incentives," and "facilitates rental replacement through redevelopment".

☐☐Lynn Valley Neighbourhood Plan encourages the replacement of rental units when rental buildings are being redeveloped

Any owner of affordable housing, existing or to be developed, needs to have incentives...this is still a business for them and it still needs to be profitable. By the district not providing incentives, only market housing will continue to be built. Property tax breaks should be given.

Mr. Bassam said last night, if you oppose, what are the alternatives?

Time. There is a huge amount of development construction happening at present and Bosa will be starting shortly now also. This is taking its toll on residents and will only get worse when the mall is under way.

There is no immediacy for this proposal to go through at this very moment. Especially when there is no rental vacancies for those who need to relocate.

It should go through in time, but when alternative housing is in place.

Yes we have know this might happen for a year Key word Might to suggest this has been in the making for that long ; we should be prepared is to suggest Public input would not have any merit ; this was a done deal .

Submitted by Corne Kost on
usual 6pm missing (other page)

SHADOW ANALYSIS



March 21, 9am



March 21, 12pm



March 21, 3pm



June 21, 9am



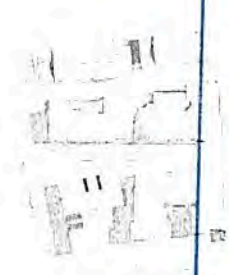
June 21, 12pm



June 21, 3pm



Sept 21, 9am



Sept 21, 12pm

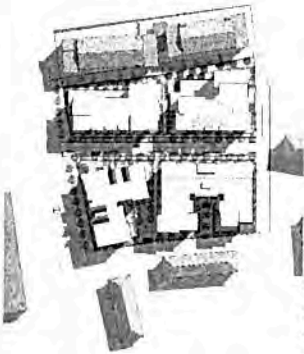


Sept 21, 3pm

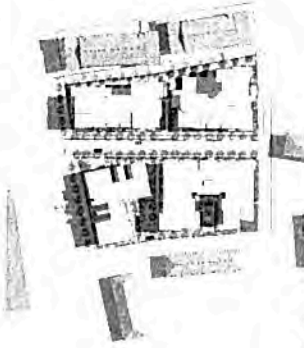
Submitted at the
JUN 19 2019
PUBLIC HEARING

Mountain Court P+A

SHADOW ANALYSIS



March 21, 10am



March 21, 12pm



March 21, 2pm



March 21, 6pm



June 21, 10am



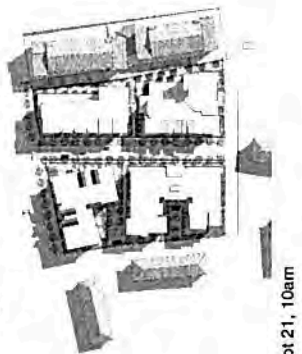
June 21, 12pm



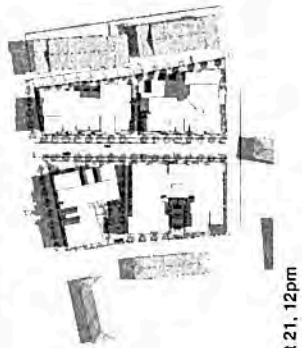
June 21, 2pm



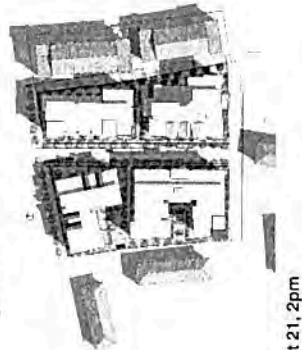
June 21, 6pm



Sept 21, 10am



Sept 21, 12pm



Sept 21, 2pm



Sept 21, 6pm

LIBRARY LANE
even
at best
time of
year
street
in shadow
6pm!

from CORRIE KOST

YOUNG, ANDERSON

SUBMITTED AT THE
JUN 10 2015
PUBLIC HEARING

PUBLIC HEARINGS

November 27, 2009

Sukhbir Manhas

YOUNG, ANDERSON

PUBLIC HEARINGS

I. INTRODUCTION

We are all very familiar with the requirement of section 890 of the *Local Government Act* that local governments hold a public hearing prior to adopting an official community plan bylaw or a zoning bylaw.

The purpose of that public hearing as stated in the section is to allow the public to make representations to the local government respecting matters contained in the proposed bylaw. To achieve this stated purpose, the Legislature has directed that, at a public hearing, “all persons who believe their interest in property is affected by the proposed bylaw must be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw that is the subject of the hearing”.

The courts have grasped onto the stated purpose of public hearings, and the direction from the Legislature as to how to achieve that purpose, in their consideration of the provisions of the *Local Government Act* found in Part 26: Division 4 – Public Hearings on Bylaws, and in particular in their consideration of whether a local government has satisfied its obligation to hold a public hearing prior to the adoption of an official community plan bylaw or a zoning bylaw.

In doing so, and with the stated purpose in mind, the courts have developed common law requirements to address circumstances where there is a void in the statutorily mandated procedures for public hearings in Part 26: Division 4 of the *Local Government Act*. In addition, the courts have developed common law requirements to supplement the statutorily mandated procedures for public hearings in Part 26: Division 4 of the *Local Government Act*.

In this paper, we will discuss the requirement to hold a public hearing prior to the adoption of an official community plan bylaw or a zoning bylaw, with a view to the requirements of the *Local Government Act* and the common law (as it clarifies and, at times, supplements those requirements).

II. THE REQUIREMENT TO HOLD A PUBLIC HEARING

While the *Local Government Act* requires a local government to hold a public hearing prior to the adoption of an official community plan bylaw or a zoning bylaw, the decision as to whether a proposed bylaw should be advanced to a public hearing is discretionary.

In *Smith v. Surrey*, our Supreme Court considered the discretion of local governments in respect of the consideration of development applications and, in particular, in respect of the holding of a public hearing. In that case, the Court stated:

... nothing in the *Municipal Act* requires the respondent to proceed to first and second reading, to proceed to a Public Hearing once first and second reading has been given, to set a date for a Public Hearing once first and second reading has been given, to proceed with a Public Hearing even after the date for it has been set, to conclude a Public Hearing once it has commenced, to re-set a specific date if a Public Hearing is not concluded on the date originally set for it, or to set another date for a Public Hearing if no specific date is set when a Public Hearing which has commenced is adjourned. The "Code of Procedure" set out in the *Municipal Act* only requires a Public Hearing prior to the third reading of a zoning bylaw. Nothing which was done by the respondent failed to comply with the "Code of Procedure" set out under the *Municipal Act* relating to the passing of bylaws.

The discretion as to whether a proposed bylaw should be advanced to a public hearing was recently again considered by our Supreme Court; this time in the context of the doctrine of legitimate expectations. In *Vancouver Island Entertainment Inc. v. Victoria*, Vancouver Island Entertainment had applied to the City to rezone land for a casino. The City passed a resolution directing the application to proceed to public hearing, subject to receiving input from the British Columbia Lottery Corporation before the public hearing. The City's solicitor advised Vancouver Island Entertainment that the receipt of input from the Lottery Corporation was not a condition precedent to the public hearing, but that the input was important for land use considerations in zoning applications. After receiving input from the Lottery Corporation that it did not support another casino in the southern Vancouver Island region, the City passed a resolution rescinding its first resolution directing the application to proceed to public hearing. Vancouver Island Entertainment thereafter sought an order from the Court compelling the City to proceed to public hearing on the basis of the doctrine of legitimate expectations.

The Court held that there are four requirements that must be satisfied in order for the doctrine of legitimate expectations to apply. First, the representation or undertaking must be clear, unambiguous and unqualified. Second, the representation or undertaking must not relate to the exercise of legislative powers. Third, the representation or undertaking must not conflict with a statutory duty. Finally, the representation or undertaking must relate to procedural rather than substantive rights.

The Court held that none of the requirements for the application of the doctrine of legitimate expectations were or could be present and that, as a result, Vancouver Island Entertainment was not entitled to have the proposed bylaw forwarded to public hearing.

As can be seen from these cases, the only obligation on a local government to hold a public hearing is where the local government proposes to consider giving third reading to the proposed official community plan bylaw or the proposed zoning bylaw that is the subject of the public hearing.

III. PROCEEDING TO PUBLIC HEARING

A. Scheduling the Public Hearing

Section 890 (2) of the *Local Government Act* provides that, where a local government has decided to proceed with a public hearing for a proposed official community plan bylaw or rezoning bylaw, the public hearing must be held after first reading and before third reading of the proposed bylaw.

A local government wishing to proceed with a public hearing should pass a resolution referring the proposed bylaw to a public hearing, and directing staff to schedule the public hearing and to give the required notice under section 892 of the *Local Government Act*. It is not necessary for the resolution to set the date, time and place of the public hearing, or to establish the form of notice, as those matters are generally of an administrative nature. Indeed, addressing those issues in the resolution may cause difficulty for the local government; a change in a particular detail addressed in the resolution requiring the local government to amend the resolution before the public hearing may take place.

As for the scheduling of the public hearing, it is important that the public hearing be scheduled sufficiently in the future that members of the public have adequate time to inform themselves as to the issues, and to form a reasoned view as to the effect of the proposed bylaw on their property interest. This is necessary to ensure that the members of the public have been afforded a reasonable opportunity to be heard.

The length of time required for this purpose will depend on the particular circumstances relating to the proposed bylaw to be considered at the public hearing. Proposed bylaws that do not engage technical issues will require less time before the public hearing is held than will proposed bylaws that engage technical issues. In the latter circumstance, it is likely that the public will not be able to assess those technical issues without the assistance of those with expertise in the area, and the public should be afforded the opportunity to seek such assistance.

In *Pitt Polder Preservation Society v. Pitt Meadows (District)*, our Court of Appeal held that the delivery at the beginning of a multi-day public hearing of a number of technical reports requested by Pitt Meadows did not meet the requirements of procedural fairness. The Court observed that the reports were technical in nature and that their contents and conclusions could not readily be assessed without the assistance of those with expertise in the area. For this reason, the Court held that the reports ought to have been made available to the public in advance of the public hearing, and rejected Pitt Meadows argument that the public had an adequate opportunity during the course of the lengthy public hearing to obtain that assistance.

In *Botterill v. Cranbrook (City)*, our Supreme Court elaborated on the right of the public to obtain the assistance of an expert in reviewing technical reports. In that case, the Petitioner argued that members of the public ought to be afforded an equal amount of time to obtain a review of technical reports as the time that was necessary to prepare the reports in the first place. The Court held that all that is necessary is that there be sufficient time to prepare a comment in respect of the reports; it not being necessary to carry out a detailed examination of the reports or to prepare independent reports.

B. Delegating the Public Hearing

A local government may delegate the holding of a public hearing. The delegation may be made by either resolution or bylaw, but may only be made to one or more of the members of the local government's Council or Regional Board.

Where a local government delegates the holding of a public hearing, the delegation is not effective unless the notice of public hearing under section 892 of the *Local Government Act* includes notice that the hearing is to be held by a delegate, and the resolution or bylaw effecting the delegation is available for public inspection along with the proposed bylaw (as required by section 892 (2) (e) of the Act).

If the holding of a public hearing is delegated, the local government must not adopt the proposed bylaw that is the subject of the hearing until the delegate reports, either orally or in writing, the views expressed at the hearing. This report may take the simple form of a representation from the delegate that the public hearing was held, and that the minutes of the public hearing accurately set out the views expressed at the hearing.

C. Giving Notice of the Public Hearing

Section 892 (1) of the *Local Government Act* requires that notice of a public hearing must be given in accordance with that section. Sections 892 (2), (4), and (5) of the *Local Government Act* provide that a public hearing notice must contain the following information:

- The time and date of the public hearing;
- The place of the public hearing;
- In general terms, the purpose of the proposed bylaw;
- The land or lands that are the subject of the proposed bylaw;
- The place where and the times and dates when copies of the proposed bylaw may be inspected; and
- Where the proposed bylaw alters the permitted use or density of any area, either a sketch that identifies the area that is the subject of the proposed bylaw alteration or, if the area can be identified in a manner other than a sketch, identification of the area in that matter.

While ensuring that a public hearing notice complies with requirements 1, 2, 4, 5, and 6 above is generally straightforward, ensuring that a public hearing notice complies with requirement 3 above (i.e., ensuring that a notice, in general terms, sets out the purpose of the proposed bylaw) can prove to be difficult. There is no fixed content in a public hearing notice as to a general statement of the purpose of a proposed bylaw under section 892 (2) (c) of the *Local Government Act*. Each notice must be considered in its particular context. As stated most recently in the cases considering whether public hearing notices set out, in general terms, the purpose of the proposed bylaw, the test is simply whether the notice contains adequate information to allow members of the public to become aware of the purpose of the proposed bylaw in general terms, to decide whether to seek further information, and to decide whether to attend the public hearing. In other words, does the notice provide sufficient information to allow members of the public to fairly consider whether to exercise their right to be heard; a fundamental requirement of procedural fairness.

D. Making The Required Disclosure

1. What Must be Disclosed

Prior to *Pitt Polder*, the common law requirement of pre public hearing disclosure of information relating to a proposed bylaw to be considered at a public hearing was limited to documents in the possession of the local government at the time of the public hearing that either had been or would be considered by the local government in determining whether to adopt the bylaw.

In *Pitt Polder*, our Court of Appeal broadened the scope of that disclosure requirement and quashed official community plan and zoning amendment bylaws because of the manner in which the District had dealt with two categories of documents.

The first category of documents was reports that the District had required the developer to prepare in respect of the development's impact on traffic, the environment, agricultural land, and municipal taxation. The developer made the reports available to the District and to the public for the first time at the commencement of the public hearing that stretched over five days. The Court held that the reports should have been disclosed to the public in advance of the public hearing on the basis that members of the public, in order to be afforded a "reasonable opportunity to be heard" in respect of such reports, had to be afforded an opportunity to have the reports assessed by independent experts prior to the public hearing. The Court made no distinction between brief reports updating earlier impact reports that had been disclosed prior to the public hearing and new reports examining impacts that had not previously been assessed.

The second category of documents included an archaeological assessment provided in relation to the earlier development of adjacent land and correspondence that critiqued that assessment. The assessment had been provided to a predecessor local government several years earlier but was never provided to the District considering the official community plan and zoning amendment bylaws until the developer submitted it to the local government and to the public on the first day of the public hearing. Again, the Court found such disclosure insufficient in view of the scale of development proposed and the nature of the information in the report.

In *Canadian Pacific Railway Co. v. Vancouver (City)*, our Court of Appeal characterized the *Pitt Polder* decision as being regarded as one of the leading decisions in this province dealing with the pre public hearing duty to make disclosure to members of the public who oppose the enactment of a proposed bylaw. The Court in *CPR* also recognized that the decision in *Pitt Polder* is also regarded in the province as “having gone further than any prior decision in imposing a duty on a [local government] to make broad and effective disclosure to members of the public who may wish to oppose the enactment of a bylaw.” The Court in *CPR* did not appear question the correctness of the *Pitt Polder* decision.

There have been numerous cases since *Pitt Polder* that have considered the import of that case.

In *Hastings Park Conservancy v. Vancouver (City)*, our Court of Appeal described the duty of disclosure prior to a public hearing as requiring that the public be “given a reasonable amount of information so that reasonably informed representations could be made at the hearing” in respect of the effect of the proposed bylaw.

In *Eaton v. Vancouver (City)*, our Supreme Court reviewed the *Pitt Polder* decision in the context of an allegation by the Petitioner that the City had breached the duty of disclosure by failing to make available to the public information utilized by staff in preparing financial information for the consideration of Council in respect of the proposed development. The Petitioner argued that the disclosure of this information was necessary in order for him to properly review and respond to the financial information provided by staff to the Council. In determining that the City had met its duty of disclosure, the Court held that *Pitt Polder* only imposes a duty on local governments to disclose documents or materials that are provided to and considered by the local government. In that case, it was held not to be necessary to disclose to the public the information relied on by staff in preparing the financial information that was made available to the Council as the information that the Petitioner sought had not been made available to the Council.

In *Eadie v. Vinje Development Properties Ltd. and District of Sicamous*, the Petitioner sought to set aside official community plan and zoning amendment bylaws on a number of grounds, including on the ground that there was an inadequate time frame between the date on which the District had made the proposed bylaws and related information available to the public for inspection (being the dated the District gave the bylaws first and second reading) and the date set for the public hearing; that time frame being 21 days. The Petitioner argued that the time frame was inadequate to allow for him to assess and review environmental and other reports submitted by the developer and, as a result, he was not afforded a reasonable opportunity to be heard at the public hearing. In addition, the Petitioner argued that, in any event, the delivery by the Petitioner of two additional reports to the District on the day of the public hearing precluded him from having a reasonable opportunity to be heard in respect of those reports. The Court held that members of the public were only entitled to disclosure of what was being placed before the Council, and that the District had satisfied its disclosure obligations in all of the circumstances on the basis that “the disclosure process adopted by the District permitted members of the public to have the same documentation that the District had as soon as the Council decided that it would proceed with the amendment process” and as soon as the documentation was made available to

the District. It is important to note that the District did not request the two technical reports that were received by it on the day of the public hearing. Those reports addressed matters within the jurisdiction of other governmental bodies. In this regard, the Court held that it was open to the District to leave consideration of those issues to those other governmental bodies or to later District processes (e.g., the building and development permit processes).

2. When Must Disclosure First Be Made

In *Eadie*, the Petitioner had been requesting information from the District in respect of the proposed development for several months prior to the development application having been made. The District did not provide the information until it had given the official community plan and zoning amendment bylaws first and second reading and had directed that the proposed bylaws be forwarded to public hearing. The Petitioner argued that this was inadequate disclosure. The Court accepted the proposition that the duty to disclose the proposed bylaws and relevant information did not arise until such time as the District had given first and second reading to the bylaws and had directed that they be forwarded to public hearing; the duty of disclosure only arising at such time as the decision had been made that the development application would not be denied, but would proceed through the bylaw consideration process.

3. How May Disclosure Be Made

It is common practice for local governments to prepare disclosure binders in respect of proposed bylaws that are to be considered at a public hearing. These binders are updated as new information is received by the local government in respect of the bylaws, and are made available to members of the public for review both prior to and at the public hearing itself.

In *Eadie*, the Court considered the Petitioner's argument that the District had an obligation to satisfy his request that copies of all relevant documentation be provided to him personally at his residence in Alberta. The Petitioner argued that, where much of the public affected by the proposed official community plan and zoning amendment bylaws resided outside of the District, it was insufficient for the District to solely make the disclosure binders in respect of the proposed bylaws available at the District's offices and the local library. The Court held that the District's process for disclosure was adequate and that the Petitioner had no right to personal delivery of the documents and that to impose such a requirement on a local government would be far too onerous.

While the preparation and maintenance of disclosure binders in respect of proposed bylaws that are to be considered at a public hearing is common practice, our Court of Appeal has held that it is not necessary for a local government to do so in order to meet its disclosure requirements. In *Wilde v. Metchosin (District)*, our Court of Appeal upheld the decision of the lower Court where the lower Court stated:

In this municipality a Counter Book is made available to the public before a public hearing. It is not specific to any particular bylaw and contains documents that give the reader information

concerning the public hearing process, a paper on public hearing procedures and a paper on post-public hearing procedures. No binder is put together containing all of the information that is available to members of Council. In this case, counsel for the petitioner seeks to have the court impose a burden on the respondent to prepare such a document and have it available for inspection by any elector.

I accept the evidence of the respondent's staff member whose affidavit said the following:

7. Prior to the public hearing, it was not uncommon for the residents of Metchosin to attend at the Municipal Hall to obtain copies of Bylaw 444 and other information in the District's files with respect to Bylaw 444. We are a small rural community of approximately 5,000, and our practice is an informal one in which I, and other staff members, assist residents and visitors with obtaining, reviewing and copying the information they seek. I do not recall any complaints or concerns from residents requesting, reviewing or obtaining information on Bylaw 444 prior to the public hearing, with respect to this process.

In my view, when an elector comes to the respondent seeking information concerning a bylaw, the respondent has no obligation to determine the issues that concern that elector and direct him or her to the appropriate documents. Electors have the obligation to make specific requests. For example, in this case an elector might ask for the opportunity to review all correspondence between the developer and the respondent. He or she might seek the opportunity to consider all environmental studies or traffic studies made for the purposes of the development. The list of subjects that concern electors could be quite varied. There is a burden on the person seeking information to outline, even in general terms, the nature of the information he or she seeks.

In this case, after the bylaw received 3rd reading for the second time, the petitioner, with the assistance of her solicitor, obtained information which she says should have been given to her before the hearing. As a result of that request through counsel, the petitioner was given all she asked for at that time, with the exception of some documents where the respondent claimed solicitor-client privilege.

...

I conclude the process engaged in by the respondent was open and designed to address the concerns of its electors. Members of the public were able to attend and, where requests were made, they were given access to relevant documents. There is no evidence upon which I can conclude that any elector, at any time, was denied access to relevant documents. In particular, there is no evidence the petitioner was denied access to relevant documents that would have allowed her to prepare a reasoned presentation.

E. Conducting the Public Hearing

1. The Role of the Local Government

The role of the members of a local government's Council or Regional Board at a public hearing is to maintain an open mind (i.e., a mind that is amenable to persuasion) and to listen to the representations being made. It is important that the members be attentive.

It is open to the members of a local government's Council or Regional Board at a public hearing to seek clarification from staff, the applicant or any speaker at the public hearing on issues of relevance to the public hearing. However, there is no obligation on the members to debate the issues or state their position in respect of the proposed bylaw at the public hearing.

2. Who May Make Representations

Section 890 (3) of the *Local Government Act* confers the right to speak on "all persons who believe that their interest in property is affected by the proposed bylaw" being considered at the public hearing.

While the section suggests that only persons with an interest in property have a right to speak at a public hearing, it would be very dangerous for a local government to limit speakers at a public hearing to those individuals. There is little doubt that the courts will interpret section 890 (3) of the Act broadly to permit members of the local public that do not have an interest in property to speak as well.

In addition, it is important to note that there is no territorial limitation in respect of the right to speak at a public hearing. The fact that an individual does not reside or own property within the local government's territorial jurisdiction does not remove the right to speak at the public hearing from that individual. There are many circumstances where the property of an individual located in an adjacent municipality or electoral area may be affected by a proposed bylaw. Under section 890 (3) of the Act, the individual has a right to speak at the public hearing. The fundamental question to be asked is, "Does the individual reasonably believe the his/her interest in property is affected by the proposed bylaw?" If the answer is "Yes", then the individual is entitled to speak at the public hearing.

It is permissible for those who are entitled to speak at a public hearing, to do so through a lawyer or other representative (See: *Bay Village Shopping Centre v. Victoria*).

3. The Manner In Which Representations May Be Made

Section 890 (3) of the *Local Government Act* requires that, the public be afforded a reasonable opportunity to be heard or to present written submissions at the public hearing.

The wording of the section affords the choice as to the manner in which the representations are to be made at the public hearing (i.e., orally or in writing) to the individual making them. Thus, local governments should be prepared to accept written submissions at the public hearing itself.

In order to ensure that all persons in attendance at the public hearing have an opportunity to review and respond to the written submissions, the written submissions should either be read into the record by a staff member or should be made available for inspection by members of the public for the duration of the public hearing. Where the written submissions are not read into the record, and are only made available for inspection at the public hearing, the chairperson of the public hearing should periodically announce that all written submissions are available for review if anyone wishes to comment on the content of those submissions. In addition, where the written submissions are not read into the record, and are only made available for inspection at the public hearing, members of the local government's Council or Regional Board should ensure that they review the written submissions before participating in any steps in furtherance of the adoption of the proposed bylaws.

4. The Content of Representations

(a) Irrelevant Representations

Section 890 (3) of the *Local Government Act* provides that representations may be made respecting matters contained in the proposed bylaw that is the subject of the hearing.

The language of the section incorporates the concept of relevance, as it relates to the representations being made, into the conduct of a public hearing. The courts have considered the concept of relevance in numerous areas of the law and have generally considered relevance to be an elastic concept and one that is over-inclusive rather than under-inclusive.

It is not recommended that local governments seek to restrict representations at a public hearing on the basis of relevance unless it is abundantly clear that the representations do not and cannot be seen to go to matters contained in the proposed bylaw. Before restricting representations on the basis of relevance, the chairperson of the public hearing should, without discouraging or suppressing the speaker from continuing his/her representations, first make enquiries of the speaker as to the relevance of the representations.

(b) Repetitive Representations

It is common for there to be a significant amount of repetition at a public hearing. This repetition occurs in the context of a single speaker's representations being repetitive, as well as in the context of a number of speakers making the same or similar representations.

In the former case, it is appropriate for the chairperson of the public hearing to ask that speakers not repeat themselves (as opposed to making the same point of another speaker) and to advise a speaker when he/she is being repetitive. However, the chairperson should be very cautious in doing so; encouraging the speaker to move on to representations that he/she has not already made. Where the speaker insists that he/she is not repeating himself/herself, the speaker should be permitted to continue.

In the latter case, the chairperson should not attempt to limit speakers from repeating the representations of other speakers. The courts have held that the repetition of one speaker's representations by other speakers is a form of advocacy, and can carry significant weight in and of itself.

5. Appropriate Procedural Rules

(a) Speakers Lists

It is open to the chairperson of a public hearing to make appropriate procedural rules for the orderly conduct of the public hearing.

One acceptable procedural rule for such purposes is the establishment of a speakers list. The speakers list should be maintained by a staff member, who should be readily accessible by the public. Members of the public should be permitted to have their name added to the speakers list at any time, regardless of whether they have already spoken or not. However, where a member of the public has already spoken, it is permissible for that person to be required to wait until all members of the public wishing to speak have had a first opportunity to do so.

(b) Time Limits

It is open to a local government to require a speaker to limit his/her representations to a specified time period initially, then to stand aside until all others present have had an opportunity to speak. Such a rule would be justified in order to protect the rights of others to be heard. However, there should not be an overall speaking time limit for any one speaker or for the hearing generally. Such a rule could have the effect, especially in the case of complex bylaws, of denying a speaker of his/her right to a reasonable opportunity to be heard at the public hearing.

6. The Duration of the Public Hearing

Local governments should not attempt to shorten a public hearing by holding it open continuously into the late hours of the night or the early hours of the morning until there is no one left to speak. It is likely that a person who attended the hearing has been denied a reasonable opportunity to be heard if he/she has been unable to speak and must return to his/her job or other commitments as a result of the hearing extending to the late hours of the night or the early hours of the morning. It is recommended that a public hearing be adjourned at a reasonable hour to another day to avoid such an issue. Where a public hearing is adjourned, it is not necessary for the local government to give further notice of the public hearing so long as the date, time and place for the resumption of the public hearing is announced to those present at the time that the hearing is adjourned.

IV. AFTER THE PUBLIC HEARING

A. Receipt of New Information

Our Court of Appeal has, on several occasions, considered the procedural fairness obligations of local governments relating to disclosure following a public hearing. The Court has clearly established that it is not proper for local governments to receive new information from either the proponents or opponents of a proposed bylaw after the public hearing. Where local governments have received new information after the public hearing, the local government must hold a new public hearing.

However, the Court has been mindful of the need for local governments to receive clarification and opinion in respect of issues raised at a public hearing from their staff after the close of the public hearing.

In *McMartin and Gage v. City of Vancouver*, the Court of Appeal considered circumstances where, after a public hearing, the local government received a letter from an officer of a trust company in favour of the proposed bylaw and heard further representations from the local government's Director of Planning and a member of its Engineering Department without giving a further opportunity to members of the public to make representations in respect of those representations. The Court held that, while representations from proponents or opponents of the proposed bylaw should be made at the public hearing, no similar constraint existed in relation to advice from staff or experts retained by the local government following the public hearing. Indeed, the Court stated that "the [local government] may obtain such advice as it sees fit, at least from its staff, or experts whom it may retain, on questions raised at the public hearing; even from those officials who have initiated the rezoning scheme."

In *Bourque v. Richmond*, in quashing the bylaw in question as a result of the local government having received a report from a committee that had heard from the developer after the close of the public hearing, the Court of Appeal specifically noted that "in reaching that conclusion [the Court wishes] to make it clear that [the Court does] not question the right of a municipal council,

following the conclusion of public hearings, to receive advice concerning a by-law, such as the one now under consideration, from its municipal staff or from experts retained by council to advise it.”

Finally, in *Jones v. Delta*, the Court of Appeal considered a challenge to the receipt of a staff report after the public hearing on the basis that the report was merely a vehicle for putting forward explicit and express representations from proponents of the proposed bylaw. The staff report in *Jones v. Delta* had physically attached to it a letter of support from a proponent. The Court held that the various public petition representations and letters attached to the staff report raised no new issues that would warrant the reopening of the public hearing and upheld the bylaw.

Most recently, in *Hubbard v. West Vancouver*, the Court of Appeal considered whether it was a breach of the duty of procedural fairness applicable to the conduct of public hearings under the *Local Government Act* for a local government to receive, after the close of a public hearing, a staff report that contained opinions, conclusions, and recommendations in respect of issues raised at the public hearing without giving members of the public an opportunity to make submissions to the local government on those opinions, conclusions, and recommendations. The Court of Appeal determined that procedural fairness requirements for public hearings do not extend to providing the public with an opportunity to review and comment on any staff report prepared after a public hearing, thus triggering a further public hearing. The Court struck a balance in endorsing the longstanding practice of local government’s receiving staff reports after a public hearing but with the caution that, if the staff report raises new issues, a new public hearing will be required.

B. Consideration and Amendment of the Proposed Bylaws

Section 894 of the *Local Government Act* provides that, after a public hearing, the local government may, without further notice or hearing, adopt or defeat the proposed bylaw, or alter and then adopt the bylaw (provided that the alteration does not alter the use, increase the density or, without the consent of the owner, decrease the density of any area of the lands that are the subject of the bylaw).

June 16, 2015

To the District of North Vancouver

RE: Polygon Homes Mountain Court Development in Lynn Valley Centre

I'm here tonight as a Lynn Valley resident in support of Polygon's project at Mountain Court.

All communities require renewal and growth. The vision for that in Lynn Valley Centre is documented in the Official Community Plan which was developed over time with community input. This project is another step toward meeting that plan. It will provide improvements to public space and infrastructure, reasonable cost housing for young families and help ensure the continued vitality of the area. There are many reasons to support the project.

I am concerned however about the loss of the low price rental units currently on the site and the impact that will have on some tenants. I am sure others share that concern.

It's apparent that the status quo at Mountain Court is not sustainable. At some point in the near future the current buildings and grounds will require renewal or major upgrade and they fail to meet the desired density targets of the OCP. Change is inevitable and desirable – the question becomes how that change is managed.

After reviewing the developer's plans to provide:

- one for one replacement of rental units,
- first right to rent for existing tenants,
- financial assistance in the forms of residency bonus and rent assistance,
- and
- a potential opportunity for tenants to receive a purchase discount,

I believe Polygon has a fair and reasonable strategy for managing this change and with that, we can turn our attention back to the many benefits the project will provide our community.

I support the project and encourage others to as well.

Lee Varseveld



SUBMITTED AT THE
JUN 14 2017
PUBLIC HEARING

Honourable mayor and council

I have lived in the Lynn Valley area for the past 10 years. When I became a father my wife and I decided to stay in the Lynn Valley area due to all the access to outdoor space and that it was a quiet community. It was, in my opinion, ideal for young families. I thought we had found a gem and was excited to experience everything with my boys. Last year Polygon informed the tenants of Mountain Court that they were looking to buy the property, rezone it and build new condos. I was terrified and angry at the possibility of having to give up the only place my 4 sons had know and created so many memories ,laughs, first steps, first words. The most helpless feeling in the world as a father is not having control over your fait but more importantly theirs. My boys have made a number of friends in the community and love living in Lynn Valley. They don't comprehend that this is business, they see it as they have to leave their friends,schools,sport teams and everything they have known. I have to rely on the officials that we as a community voted into office and have little to no control over their fate. That is the heart breaker for me!!! I am not opposed to development unless it is displacing families with nowhere to go. The rental Vacancies in Vancouver are at an all time low, 1.4% to be exact. This is worrisome because there may be nowhere for us to go. I feel that there are quite a few issues affordable housing, infrastructure and constant gridlock with traffic. I feel that these are important issues that need to be dealt with now before anymore affordable housing is demolished and replaced.

Thank you for your time and consideration

Wesley Pifer

Speaking Points for DNV Hearing June 16 2015: Polygon – Mountain Court

Good Evening Mr. Mayor & Council Members.

I am Elizabeth Barnett; Executive Director of the North Shore Disability Resource Centre, our administration office address is 3158 Mountain Highway, North Vancouver

For 40 years the NSDRC has been in community. We operate housing options, we provide individual services and we serve people from as young as newborn all the way through to people in their 70's and 80's. We also operate a program, funded by generous donors and sponsors. This program answered over 1,400 calls for help last year. A good percentage of this dealt with the lack of affordable and accessible housing on the North Shore. By affordable we mean no more than the shelter allowance portion of the Disability benefits allowance or 30% of a person's pre-tax income.

I am here tonight, representing the NSDRC, to address the issue of citizens with disabilities and their families being able to stay in our community. People with disabilities make up at least 10% of the population. These are not just people in wheelchairs; they are people with Cystic Fibrosis, multiple sclerosis, survivors of strokes and cancer, people with seizure disorders or mental health issues. People with disabilities are parents, they are teenagers, and they are youth and infants. There is no one "typical" person with a disability. They are people, they are our neighbours, our friends, our families and we share the same dreams and everyday needs; to live near our loved ones and friends. To build and keep community and to contribute.

Accessible housing, housing that offers entrance, free movement and safe living conditions are part of the way we can support our neighbours and friends.

- We are excited to see that Polygon has included in their proposal: **5- Level 3 accessible units in the rental building,**
- **20 - Level 3 accessible units in the remainder of the project (Market Homes),** thereby offering a variety of housing options for people with a disability to

A stable home with accessibility creates a base for one to grow from, to work from, to raise children from or to grow old in. Rentals are a ~~pretty~~ usual way for many of us to begin our lives, living independently. For these reasons I wish to state that

- ~~I wish to state that~~ the NSDRC is **in favour** of amending **Bylaw 8102** - authorizing a Housing Agreement to prevent future rental restrictions on the subject property
- We are also in favour of **Bylaw 8112** which authorizes a **Housing Agreement to secure a 75 unit rental building in perpetuity on the subject property -**
- We are also pleased to see that Polygon has included in their plan **that the rental units will be in the first phase of the project.**

What we would draw Council's attention to is that there is no mention in the plans for an affordable component or non-market or subsidised housing. As I understand it, the rental building would be operated on a market rent basis. I am referring to the BC non-profit housing association rental Housing index, An average 1 bedroom would be rented for about 1,100 a month. To be able to afford this rent according to established federal and provincial

wheelchair accessible playground

standards, a person would need a per-tax income of over \$60,000 a year which is \$28 per hour. With rents at "market", family members, and neighbours would be challenged to move into these units. We also have concerns over existing tenants being able to afford these rates.

As a community partner we are available to sit down and discuss possible solutions to this alarming issue. For example, we believe the Council has policy discretion on rental level rates that would ensure at least a portion of those units remain affordable, as we define it, for our citizens who do not make \$28 dollars an hour.

The NSDRC will continue to work with community and advocate for people with disabilities across the North Shore to ensure that all new multifamily housing developments meet the requirements of both accessibility and affordability.

I thank you for your time and consideration.

Affordability measures the percent of household income spent on rent plus utilities. Housing is typically considered affordable if a household spends 30% or less of its before-tax income on rent and utilities. For example, in North Vancouver, renter households earning less than \$24,588 and living in two bedroom units pay an average of 98% of their income each month on rent plus utilities.

INCOME QUARTERS	Studio	1 bdrm	2 bdrm	3 bdrm	4 bdrm	All unit sizes
1st Income Quarter \$0 to \$24,588 Average: \$13,017	36%	69%	98%	155%	188%	83%
2nd Income Quarter \$24,589 to \$51,700 Average: \$37,376	26%	30%	40%	46%	65%	38%
3rd Income Quarter \$51,701 to \$92,799 Average: \$69,926	17%	17%	22%	27%	31%	24%
4th Income Quarter \$92,800 + Average: \$187,701	-	6%	12%	14%	6%	10%
All Income Quarters	23%	19%	23%	22%	11%	20%

Rental Housing Index - BC Non-Profit Housing Association

SUBMITTED AT THE
JUN 7 2018
PUBLIC HEARING

INCOME QUARTERS	Studio	1 bdrm	2 bdrm	3 bdrm	4 bdrm	All unit sizes
1st Income Quarter \$0 to \$19,764 Average: \$10,296	\$618	\$785	\$1,013	\$1,161	\$1,336	\$858
2nd Income Quarter \$19,765 to \$41,325 Average: \$30,356	\$782	\$879	\$988	\$1,162	\$1,321	\$953
3rd Income Quarter \$41,326 to \$71,582 Average: \$54,917	\$858	\$971	\$1,074	\$1,274	\$1,511	\$1,076
4th Income Quarter \$71,583 + Average: \$119,721	\$969	\$1,100	\$1,307	\$1,449	\$1,703	\$1,323
All Income Quarters	\$729	\$909	\$1,108	\$1,311	\$1,552	\$1,054

Some total columns may not add up due to Statistics Canada data rounding or suppression. If you have questions about the results you're seeing in the data tables, please check our [Data FAQ](#) for explanations.

Goodman report:

June 16, 2015

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

SUBMITTED AT THE
JUN 16 2015
PUBLIC HEARING

Dear Mayor and Council:

Re: Proposed Redevelopment of Mountain Court

My name is David Goodman. I have been a Realtor for 43 years, with the last 35 specializing in the sale of multi-family apartment buildings and development sites. I am active throughout Greater Vancouver and the North Shore in my daily business activities. Since 1983 I have published the Goodman Report, a newsletter covering the Greater Vancouver rental industry. I am also regularly interviewed by print media regarding the apartment and rental industry. Attached are two handouts from articles in the Vancouver Sun and the Vancouver Courier where I have commented on the need for new rental stock.

For an 18 month period during the 1990's I volunteered my time assisting Phil Chapman and the Lynn Valley OCP Steering Committee crafting the original Lynn Valley OCP. As a result of my time on the Committee I have a good grasp of the key issues and politics surrounding the new OCP and this particular project.

There are several reasons why I support this project:

1. This new proposal will replace the existing Mountain Court rental project with 75 brand new rentals. This fact is critically important as the City of Vancouver and most other communities throughout the Lower Mainland are clearly struggling with their ability to encourage the development of new rentals for several reasons. The underlying problem is that many apartment buildings throughout the Lower Mainland are nearing the end of their useful economic lives. In fact, the average age of an apartment in Vancouver is 55 - 60 years old. It is simply a fact that the 48 year old Mountain Court project is reaching the end of its useful economic life. If the proposal is rejected, you will continue to retain a low density, outdated and inefficient rental project located within steps of the Lynn Valley Town Centre.



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Goodman report:

2. Rejection will defy the universally accepted planning premise of densification next to a developed Town Centre which is contrary to Council's vision to revitalize the Lynn Valley Town Centre;
3. The only way these new replacement rentals can be built is by substantially subsidizing the land component of the proposed 75 rental units. Essentially the market housing component reduces the rental land cost making the new rental project financially viable. This can only happen on larger sites like Mountain Court (4.5 acres) where there is enough land to build both new market and rental housing;
4. Any idea or suggestion that the current situation at Mountain Court can continue in the long run is simply wrong. Existing tenants need to appreciate that change is coming to Mountain Court one way or the other. If the proposal is rejected the tenants will likely be forced to vacate the property so that the owner can carry out costly upgrades. Once completed, rents will need to be significantly higher. Furthermore, even after upgrading the project it is likely that the life of these buildings will be far shorter than that of a brand new building;
5. CMHC acknowledges that typically 30-40% of condos sold in throughout Lower Mainland will be purchased by investors and end up in the rental pool. It can be higher in some locations and lower in others throughout the Lower Mainland based on condo investor's perception of the market. Lynn Valley is clearly not considered a luxury location in North Vancouver based on selling prices in the \$500psf range recently achieved at Polygon's Canyon Springs project. Even if only 30% of the new market units become rentals, it will add an additional 68 units to the rental stock above the 75 units. Therefore, there could be approximately 140 new rental units available when the project is completed;
6. We have all read the recent petition that suggests Mountain Court provides "affordable" housing and should therefore be retained. I remind Council that Mountain Court is privately owned – not a government owned or social housing project. "Affordable Housing" is actually a technical term that ties rents to incomes and is provided by non-profit or other provincial subsidized housing. I believe that providing or developing subsidized affordable housing is not the responsibility of private property owners or the District - it is a Provincial responsibility;



Goodman report:

7. Lastly, I want to remind you that the owners of Mountain Court have properly maintained and operated their rental project and paid their taxes for well over 40 years.

In summary, the economics regarding the life of rental properties is complicated and sometimes difficult to understand. In my opinion Mountain Court has reached the end of its life and should be redeveloped. The proposal being considered is:

- 100% in compliance with the objectives of the new OCP;
- Located within 100ft of Bosa's brand new grocery store in the Town Centre which is great for seniors;
- has lower density than allowed;
- meets the 5 storey height limit;
- replaces all of the existing 75 rental units with an attractive, modern, and safe new building;
- approximately 50 or more rental units from investor bought units.

Thank you for the opportunity to speak tonight.

Yours truly,

HQ Commercial



David Goodman
Partner

Encls: Newspaper Articles



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Playing politics with rental policy

Laughable plan: Roadblocks put up by Vancouver to redeveloping old buildings make problem worse

DAVID
GOODMAN
SPECIAL TO THE SUN



Greater Vancouver's housing market appears to be reaching a cyclical high. Rapidly deteriorating supply and growing lack of accessibility of housing for residents are reaching untenable proportions.

The media bombards us with tales of unfettered demand and heart-stopping prices, citing the usual suspects: low interest rates, lack of development sites, immigration and offshore buyers. Reports abound of angst and fear from those seeking viable housing opportunities.

Our supply of single-family homes is essentially fixed. As pricing pressure mounts, residents are forced increasingly to consider renting. Against a backdrop of 0.5 per cent vacancies in Vancouver (CMHC rental market report in the fall of 2014), the plight of those desperately seeking rental accommodation is well documented. Less known: the Kafkaesque tactics perpetrated by Vancouver's government relating to the creation of new rental stock.

Vision councillor Geoff Meggs recently announced that "city council is considering tightening even further the protection of rental stock to close potential loopholes being exploited by the robust condo construction market." It gives the impression the city has made exemplary efforts to "encourage developers to build long-term assured rental units" (Vancouver Sun story by Jeff Lee and Bethany Lindsay: Condo conversions exacerbate scarcity of rental units, May 7).

Vancouver city council, reacting in 2007 to a group of west-side tenants concerned over a proposed highrise condo project to be built in place of existing rental buildings, established a "temporary" (2.5-year) moratorium on the demolition of all rental buildings (six suites or more) in the RM (multiple dwelling district), FM (multiple dwelling district-Fairview Slopes) and CD-1 (comprehensive development district) zones. The moratorium was imposed despite the condo development falling well within the rate-of-change



Cultivating a market-driven philosophy and creating a separate body to fast-track approvals would enable developers to build what tenants need, including micro units, says David Goodman, a Vancouver-based real estate agent specializing in rental apartment building development.

guidelines. The areas include the West End, Kitsilano, East Vancouver, South Granville and essentially all other apartment-zoned neighbourhoods. The idea was to develop a comprehensive plan to address the potential erosion of rental supply. Eight years later, there's no visible solution to the rental situation in these areas, and Vancouver remains among the few Canadian jurisdictions with a punitive short-sighted policy forbidding owners of rental apartment buildings from redeveloping their properties.

Three weeks ago, Meggs, perhaps tipped off to the potential redevelopment of a west-side block occupied by low-density fourplexes, recommended a further widening of the moratorium to include RT-2 (two-family dwelling district) zoned properties. Such policies render owners unable to redevelop low-density rentals averaging 60 years old, which continue to deteriorate into obsolescence. Not only do owners have little incentive to upgrade because of insufficient returns, but worse,

they're required to analyze the financial benefits of improvements such as roofs, windows, piping, balconies, kitchens and bathrooms. What will happen to such buildings over the next 10 years? Will hundreds of aging properties fall down or become unsafe for tenants?

The city's claim to foster rental stock development under the original short-term incentives for rentals program and the newer Rental 100 Program is laughable if not disingenuous. Only about 1,500 rental units have been built in Vancouver over the past six years.

Vancouver developers are willing to build to satisfy tenant and investor needs. Yet they face consistent frustrations both in their attempts to locate zoned property and in dizzying levels of red tape, disincentives, financial extractions, sustainability requirements and other demands from city planners. A developer also encounters a snail's-pace vetting process of at least two to three years of difficult city negotiations before receiving a building permit.

Palmer will be back

Vaughn Palmer's column returns tomorrow.

Vancouver's resistance to supporting creative new land-use programs outside Rental 100 can best be described as blatant political expediency. Presumably, the mayor rejects innovative programs because protected tenants with modest rents in prime locations are likely to vote for the party maintaining the moratorium. Ironically, the very tenants whom politicians profess to protect are the same ones having to endure an aging, scarce, non-renewable supply.

Rental 100's stated goal is to create a total of 5,000 units of market rental housing by 2021. Even with this goal achieved, the perilously low vacancy rates will result in little improvement as our population growth will far out-strip new supply. The city of Vancouver readily concedes 1,500 rental units a year

are required just to keep pace with demand. Lifting the moratorium in lower-density multi-family areas to open land for higher densities would serve our residents well. Cultivating a market-driven philosophy and creating a separate body to fast-track approvals would enable developers to build what tenants need, including micro-units. The needs and fears of low-income renters could be addressed with a relocation program. Additionally, extra compensation could be paid to tenants based on their length of residency.

All segments of society would benefit. Tenants would have more choice, the city would increase its tax base, and thousands of new construction jobs would result. We must deal with building rentals as a priority, or very serious social and economic consequences will follow.

David Goodman, publisher of The Goodman Report and principal of HQ Commercial, is a Vancouver-based real estate agent specializing in rental apartment building sales and development sites.

VANCOUVERcourier

Vancouver city hall needs to do proper housing research

Housing policy appears to have been drafted on the back of a napkin

Mike Klassen / Vancouver Courier

June 4, 2015 11:49 AM



Realtor David Goodman argues there are “dizzying levels of red tape” for developers at city hall. photo Dan Toulgoet

When it comes to addressing housing affordability in Vancouver, are politicians choosing “belief” over research?

Anecdotal reports were the foundation of at least two city council initiatives in recent weeks. First there was their plan [for a snitch website \(http://www.vancourier.com/news/empty-homes-activist-calls-for-penalties-1.1866547\)](http://www.vancourier.com/news/empty-homes-activist-calls-for-penalties-1.1866547) to report unoccupied homes, and then came the mayor’s surprise [call for a speculation tax \(http://www.vancourier.com/news/updated-vancouver-mayor-calls-for-tax-to-stop-flipping-of-property-1.1946208\)](http://www.vancourier.com/news/updated-vancouver-mayor-calls-for-tax-to-stop-flipping-of-property-1.1946208).

Both ideas looked like they were drafted on the back of a napkin, which is not how you make good public policy.

The trend toward governments resorting to emotion instead of evidence-based decision making is the premise of a book by Hamline University professor David Schultz called American Politics in the Age of Ignorance.

Schultz argues that state and local governments are less “engines of innovation” than replication — merely copying ideas or programs that have been formulated (and often failed) elsewhere.

In the case of the City of Vancouver, a policy to protect older rental stock from demolition is having a direct impact on the city's ability to house families and grow the economy, say development industry representatives.

The so-called "Rate of Change" demolition moratorium to protect existing rental buildings was approved by the last NPA majority council in 2007. It was a questionable, albeit politically expedient, policy back then.

Today, with the city's shamefully low rental vacancy rate, Rate of Change is negatively impacting housing supply by limiting property owners from rebuilding their sites.

Preventing old buildings from demolition is a core tenet of Vision's housing policy, but is it exacerbating the city's biggest challenge — namely, where to house all the people who cannot afford to buy real estate here?

Snitch websites and calls for higher taxes on empty houses are ideas aimed to please Vision's political base. Conversely, removing barriers that would allow aging rental stock to be replaced with new, denser market rental buildings would alienate some of the party's supporters.

How any politician can support redeveloping old rental properties — with their inevitable displacement of tenants — is a real conundrum. Particularly for Mayor Gregor Robertson, who has frequently shown his solidarity with renters in low-rise buildings.

Arguably, it is those credentials as a defender of renters that could help him pull it off.

If Vancouver city council really wants to tackle low rental vacancy rates and meet the nearly endless demand for rental housing, development advocates say it is time to be bold.

This will mean higher density allowances within neighbourhoods zoned for rental buildings, as well as near rapid transit stations and traffic arterials.

Real estate agent David Goodman, publisher of The Goodman Report and principal of HQ Commercial, follows the rental development business closely. Unlike most in the development industry he is not shy about publicly criticizing the city's bureaucratic approach.

In a recent opinion column Goodman described "dizzying levels of red tape, disincentives, financial extractions, sustainability requirements and other demands" made by city officials.

Add this to a "snail's-pace vetting process involving at least two to three years of difficult city negotiations," and you can begin to understand the reluctance to build rental here, even if it was profitable to do so.

Goodman says the city's political class needs to stop treating property developers as pariahs and more as partners. When the city's vacancy rate is less than one per cent, and families with decent household incomes are prepared to throw in the towel and move away, you better work side by side with the folks who can solve the problem.

Another occasion to "believe" what is driving the low availability of rental housing is the mayor's familiar refrain that senior levels of government must provide more financial incentives. It is the theme of a campaign promoted by the Big City Mayors Caucus, of which Robertson is the current chair.

The evidence shows instead that the federal and provincial governments have poured hundreds of millions into the city through rental assistance, shelter aid for seniors, emergency housing for homeless, and the SRO renewal initiative in the Downtown Eastside.

Senior levels of government, at least for the time being, are committed to provide assistance to those with low incomes rather than making investments in the rental housing market.

It appears that Robertson's council will need to set aside the napkins and rely upon sound evidence about supply and demand — and not Ottawa or Victoria — if it wants to tackle the city's rental housing dilemma.

mike@mikeklassen.net

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Goodman report:

2014

Greater Vancouver Rental Apartment Review

In this issue:

Oil crash: The impact on you

Year-to-year comparison: The story behind
the stats

The CMHC speaks

Maximizing your return on investment

What's really driving our real-estate values

Desperate tenants, stymied developers

SUBMITTED AT THE

JUN 16 2015

PUBLIC HEARING



Oil crash: The impact on you

As you're all aware, the price of crude oil has fallen from a recent high of US \$105 to around US \$47 a barrel, the lowest since 2009. Oil is a commodity, and as its supply increases, its price decreases. For the most part, the new prices fall well below the costs of production, and this will have ramifications for regions both oil-producing and not, with the latter benefitting more. We have already seen an uptick in Ontario's manufacturing-based economy because of the fall in the Canadian dollar, which is directly related to the fall in oil prices.

Consider what this means for our economy overall. There's no question that Alberta's energy sector will see a significant reduction in jobs, especially in the North. Oil sands projects, which are capital-intensive, have already seen cancellations and exploration cutbacks by major players; unquestionably, more will come, with corresponding decreases in jobs and impact on provincial revenue. Many of the new proposed megaprojects, such as the Northern Gateway pipeline and even the twinning of Kinder Morgan's Trans Mountain pipeline, may have to be postponed, not only because of environmental concerns and First Nations challenges, but because of the sheer economics of the oil industry. British Columbia's LNG projects are probably safe for now; however, in a world of uncertainty, no one has a crystal ball.

What does all this have to do with apartment buildings in Vancouver? On the surface, probably very little. We can find no direct correlation between the price of crude and the values of apartment properties. Scratching the surface, however, could help shed

light on the possible effects of these trends on you. The uncertainty lies in what will happen to interest rates: in our view, the single most important variable with which to concern yourself. We know that housing prices and apartment values are directly related; you could say they're the same melodies, just with different lyrics. If housing prices fall, could apartment values be far behind? We're not suggesting a collapse, but let's not discount the possibility of a housing correction.

“Another factor is that there has been a lot of private money chasing very few properties, driving cap rates down to the unprecedented lows we're presently experiencing.”

Whither cap rates?

Since the early 2000s, cap rates have fallen from 5–6% to their current 3–4%. Why? A leading factor has been demand from offshore and institutional buyers, within a low interest-rate environment in which the investor has been able to buy and finance at less than the cap rate paid, thereby attaining positive or at least break-even cash flow, regardless of the level of financing. Another factor is that there has been a lot of private money chasing very few properties, driving cap rates down to the unprecedented lows we're presently experiencing. These lows aren't unique to the Greater Vancouver area: demand for assets is similarly driving cap rates down in most metropolitan markets in North America.

Banks, trust companies and private lenders have been falling over one another to finance properties over the last few years, especially if a buyer pursues CMHC insurance, which lowers borrowing costs even further. This demand for assets has become intense, with no signs of abatement; we're still in a very active liquid market marked by historically low vacancy rates, perceived low investment risk and a growing acceptance that renting is a reasonable alternative to owning.

Deflation is a word we seldom hear. Certainly Canada has not experienced deflation of any significance since the Great Depression. On January 21st, 2015, in a move few would have predicted, the Bank of Canada announced a loosening of their monetary policy with a cut in the overnight key rate to 0.75%. According to Andrew Barr of the *National Post* on January 21st, 2015, “This

“If housing prices fall, could apartment values be far behind?”

“Deflation is a word we seldom hear.”

decision is in response to the recent sharp drop in oil prices which will be negative for growth and underlying inflation for Canada.”

If Canada should enter into a deflationary mode, rental apartment buildings will not be immune from its impact.

On the brighter side, the low cost of energy is driving consumer spending. By some estimates, multi-billions of dollars formerly paid in higher gas prices at the pump are suddenly being spent on consumer goods. Ontario's manufacturing-based economy is taking off. Initially, this spending spike, along with increasing consumer debt, had many experts suggesting the Bank of Canada would increase interest rates. Quite the opposite has occurred. However, if the Bank of Canada perceives the need to slow down the economy fuelled by rising consumer spending and escalating home prices, look for increasing rates in late 2015 or early 2016.

Considering all these factors, how should we interpret the mix? It's our view that once interest rates finally increase (and they will increase), the value of apartment buildings might level off or slightly decline. The biggest risk to all owners is a

reduction in consumer confidence driven by rising unemployment and general uncertainty. Many suggest consumer confidence often falls from threats (real or perceived) to their own pocketbook. Often these threats are intensified by headlines. If the overall economy starts to contract, we will see a general decline across the board. Uncertainty and consumer confidence could lower demand from foreign investors and institutional buyers, as money usually flows to safety, not volatility. If purchasers still view B.C. as a long-term safe haven, then your asset should hold its value; however, any increase in interest rates down the road will have an impact as a correlation exists between interest rates and cap rates, albeit not a linear one. For example, let's assume that interest rates increase by 1% and that increases to cap rates are only 30% correlated. Thus a 3% cap rate would become a 3.3% cap rate, and a building formerly worth \$5 million would drop perhaps to \$4.5 million.

Concerned? Perhaps now's the time to list your asset. It's our experience that when demand slows down, it's generally too late to achieve top dollar. Remember: the market isn't arbitrary. It never lies and currently is very strong.



Why list with the Goodman team



We sell both large and small apartment complexes and have been doing so successfully since 1983. Every client is on our A-list. Our database reaches world-wide, and we challenge anyone else in this industry to match our marketing strengths. Our new website and your listing will reach 50,000 potential buyers.

Our team doesn't buy listings, but over the years, we've shown remarkably consistent accuracy in predicting selling prices, both for our own listings and for those of other agents. We strive to provide you with excellent service, value and expertise.

If you're considering a sale, contact us, visit our office and let us show you how we can help. We're happy to hear from you at any time. Call us at 604-899-1122 or email David Goodman at david@goodmanreport.com or Mark Goodman at mark@goodmanreport.com.

Year-to-year comparison: The story behind the stats

The 2014 numbers are in. At year-end, we find the category of building sales at its highest level since 2007, while total dollar volumes have also registered significant gains over 2013. One of the key barometers, the average price per suite, has shown mixed results. Nevertheless, unrelenting demand for rental apartment investment has continued throughout the year.

In Greater Vancouver, a total of 123 rental buildings changed hands in 2014, up 31% from the 94 sold in 2013. It is interesting that 31 of these 123, comprising approximately 700 rental suites, have been or are slated to be demolished. Most of the buildings to be taken down are two to three-storey wood-frame buildings about 55 years old that had or have clearly reached the end of their economic lives.

The great majority of these types of transactions have been occurring in Burnaby's Metrotown area now that council has significantly amended the local Official Community Plan. The demolished structures will be replaced with several thousand new highrise condominiums, to be purchased both by owner-occupiers and by investors. From the current investor-buying activity, we estimate that virtually all of the demolished suites will be replaced by investor-purchased units going back into the rental pool. An unprecedented 23 rental buildings sold in Metrotown in 2014, 14 of which will be demolished to make way for new market housing with average suite prices of \$272,000, up 6% from 2013's figure of \$257,000. (Note that the "price per suite" in Metrotown can be misleading as redevelopment of the land is defined as the "highest and best use.") Unlike Vancouver, Burnaby provides an example of free-market

forces allowing for the unrestricted demolition of rental apartment buildings, and ironically this in an NDP stronghold!

Vancouver itself recorded 62 sales, up modestly from the 54 figure of 2013, while the suburbs experienced a major increase also to 61, up 53% as compared to 2013's less buoyant 40. More specifically, amongst Vancouver neighbourhood transactions, the Eastside has held steady at 14 sales in 2014 versus 15 in 2013, as has Kitsilano at 9 sales, up slightly from the 8 recorded a year earlier. South Granville declined to 10 sales versus 11 in 2013, while Kerrisdale soared to 10 compared to just 3 in 2013. Marpole showed no change at seven while the West End at 11 sales was up marginally from last year's 10.

Total dollar volumes for Greater Vancouver increased to a record-breaking \$778 million as compared to \$587 million in 2013, up 33%. Vancouver, however, countered the trend with volume dropping to \$342 million, an 11% decrease over 2013's figure of \$385 million, whereas

suburban dollar volume soared to \$436 million, also a record high and representing a whopping 116% increase over 2013's \$202 million.

2014's average price per suite for Greater Vancouver advanced 3% to \$237,000, from \$230,000 in 2013. Vancouver average prices, in fact, increased to \$298,000, up 14% over 2013's figure of \$262,000, whereas the suburban figure was 10% higher at \$204,000 compared to 2013's \$186,000.

When we analyze overall performance in terms of average price per suite in Vancouver's seven distinct communities for 2014 versus 2013, we receive contradictory messages. On the positive side, Kerrisdale average values hit an all-time high of \$443,000 per suite, up 12% over 2013's \$394,000, driven primarily by several sales of co-op and rental properties (the buildings were resting on C-2 zoned land purchased solely for redevelopment). The Eastside also served up a dramatic increase in average pricing, climbing 25% to \$207,000 in 2014 as compared to

Greater Vancouver 10-year multi-family performance



Source: Goodman Report

\$166,000 in 2013. Playing catch-up in their attraction to the Eastside, investors are finally recognizing that rents and asset values there have lagged well behind Westside pricing. A third area to register an increase was the West End, where average prices climbed to \$304,000 per unit, up 6% over 2013's \$287,000. By contrast, Kitsilano, Marpole and South Granville, despite strong activity, bucked the trend with average price decreases of 3-12% (see Activity highlights, page 6). It should be noted that in 2013, two rare sales in

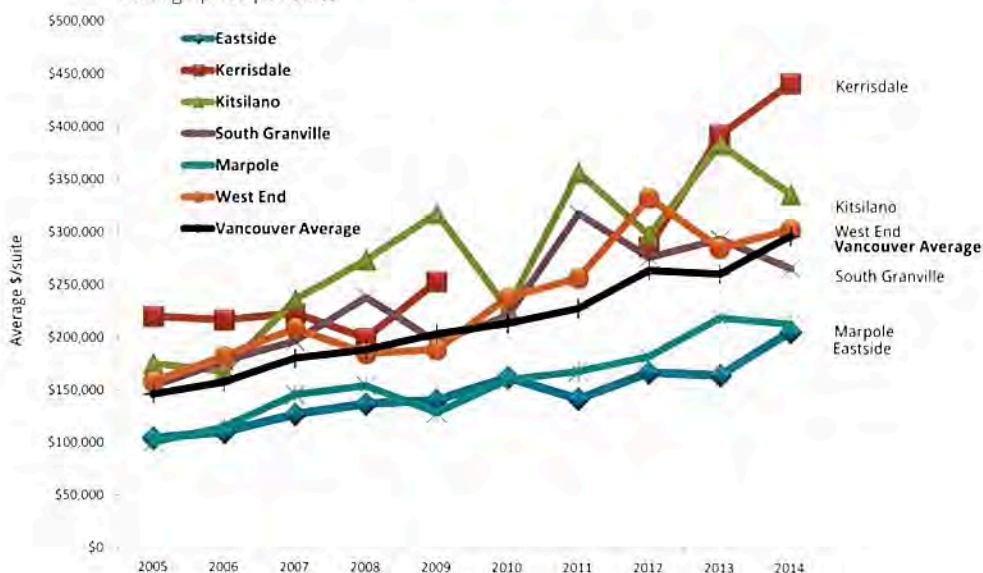
UBC, included in Kitsilano averages (\$1,082,000 and \$407,000 per unit), artificially boosted the numbers. For this newsletter and moving forward, the *Goodman Report* will create a distinct category for University Endowment Land transactions.

Meanwhile, in suburbs other than Burnaby, New Westminster registered a meager 1% increase to \$131,000 in 2014, from 2013's figure of \$130,000. Even North Vancouver's strong performance with 15 buildings sold showed a 6% drop in average prices

to \$240,000 from \$256,000 for the previous year. It's worth noting that North Vancouver's elevated averages in 2013 were skewed somewhat by our sale of 3701 – 3817 Princess Avenue, a 57-unit, 9.5-acre, recently renovated luxury townhouse project, for \$24.15 million (\$424,000 per unit). The remaining areas of Langley, Surrey, Maple Ridge, White Rock, Coquitlam, Port Coquitlam, Mission, Port Moody, West Vancouver and Delta had a sprinkling of sales (see Apartment building sales, page 7).

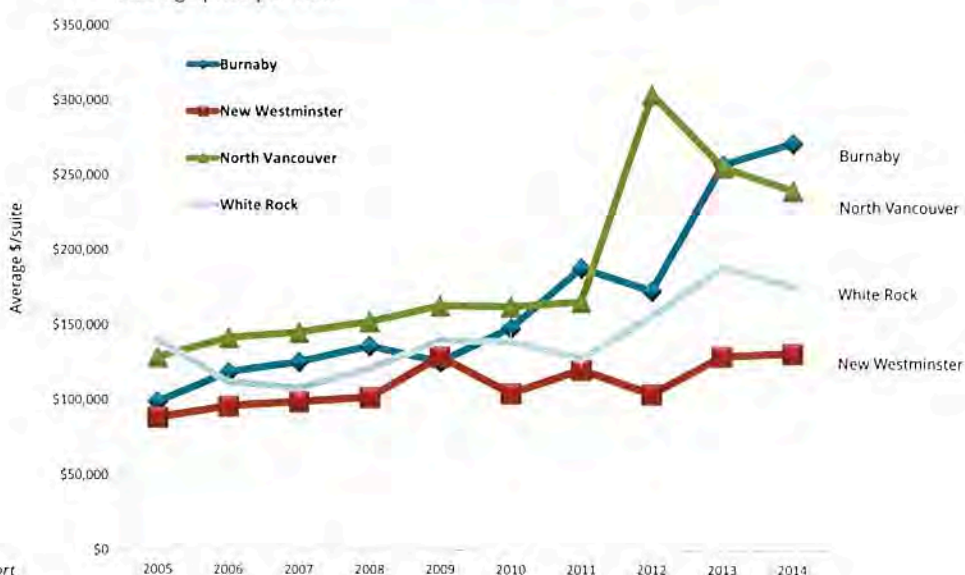
Vancouver neighbourhoods 2005-2014

Average price per suite



Suburban neighbourhoods 2005-2014

Average price per suite



Source: Goodman Report

Activity highlights | 2014 compared to 2013

Building transactions

Area	2014 Buildings sold	2013 Buildings sold	% change	2014 Suites sold	2013 Suites sold	% change
Vancouver	↑ 62	54	+ 15%	↓ 1,147	1,472	- 22%
Suburban	↑ 61	40	+ 53%	↑ 2,135	1,084	+ 97%
Totals	↑ 123	94	+ 31%	↑ 3,282	2,556	+ 28%

Dollar volumes

Area	2014	2013	% change
Vancouver	↓ \$341,832,000	\$385,491,984	- 11%
Suburban	↑ \$436,084,500	\$201,601,500	+ 116%
Totals	↑ \$777,916,500	\$587,093,484	+ 33%

Average price per suite

Area	2014	2013	% change
Vancouver	↑ \$298,023	\$261,883	+ 14%
Suburban	↑ \$204,255	\$185,979	+ 10%
Totals	↑ \$237,025	\$229,692	+ 3%

Neighbourhood transactions / average price per suite

Vancouver areas	2014 transactions	2013 transactions	\$ per suite (2014)	\$ per suite (2013)	% change
Eastside	↓ 14	15	↑ \$206,930	\$165,507	+ 25%
Kerrisdale	↑ 10	3	↑ \$442,588	\$393,828	+ 12%
Kitsilano	↑ 9	8	↓ \$337,803	\$384,685	- 12%
Marpole	— 7	7	↓ \$214,250	\$220,044	- 3%
South Granville	↓ 10	11	↓ \$267,186	\$294,697	- 9%
West End	↑ 11	10	↑ \$304,489	\$286,687	+ 6%
Suburban areas	2014 transactions	2013 transactions	\$ per suite (2014)	\$ per suite (2013)	% change
Burnaby	↑ 23	15	↑ \$271,808	\$257,496	+ 6%
Langley	↑ 3	2	↓ \$95,779	\$116,146	- 18%
Surrey	↑ 3	2	↑ \$159,934	\$97,500	+ 64%
New Westminster	— 8	8	↑ \$131,458	\$129,582	+ 1%
North Vancouver	↑ 15	7	↓ \$240,270	\$255,906	- 6%
White Rock	↑ 3	2	↓ \$176,188	\$189,259	- 7%

Building size, midrise/highrise, sales over \$10 million

Type	2014	2013
Size (over 50 units)	8 of 123 sales (7%)	13 of 94 sales (14%)
Midrise/highrise	6 of 123 sales (5%)	8 of 94 sales (9%)
Over \$10 million	13 of 123 sales (11%)	17 of 94 sales (18%)

Apartment building sales | Greater Vancouver | January 1st to December 31st, 2014

Address	Suites	Price (\$)	\$/Unit	Address	Suites	Price (\$)	\$/Unit
Vancouver (Eastside)				Burnaby			
• 242 E. 14th Ave	20	4,420,000	221,000	6018 Wilson (DS)	21	9,350,000	445,238
609-619 Heatley Ave	19	3,700,000	194,737	4250 Maywood	18	3,450,000	191,667
• 7350 Fraser (DS)	22	6,500,000	295,455	6377 McKay (DS)	7	2,200,000	314,286
2035 Pandora	7	1,380,000	197,143	7110 Linden	30	4,700,000	156,667
• 2038 Pandora	6	1,200,000	200,000	4505 Grange	30	5,835,000	194,500
555 E. 6th Ave	45	8,880,000	197,333	6616 Nelson (DS)	23	6,200,000	269,565
944 E. 8th Ave	8	1,250,000	208,333	6635 Dunblane (DS)	38	10,500,000	276,316
5017 Main	8	1,980,000	247,500	6779 Sussex	9	2,115,000	235,000
677 E. 7th Ave	42	8,087,500	192,560	5900 Olive (DS)	71	25,500,000 (EST)	359,155
1916 E. 5th Ave	7	1,635,000	233,571	4325 Maywood	16	3,500,000	218,750
• 7915 Knight	12	1,820,000	151,667	4360 Sanders (HR)	206	54,000,000 (EST)	262,136
1404 E. 21st Ave (TH)	9	2,760,000	306,667	5050 Sanders (HR)			
2345 Dundas	47	8,120,000	172,766	6363 McKay (DS)	7	2,300,000	328,571
Total	250	\$51,732,500	206,930	4919 Imperial (DS)	10	2,314,000	231,400
Vancouver (Kerrisdale)				6425 Silver (DS)	48	10,400,000	216,667
• 6455 W. Boulevard (DS/SP)	18	9,000,000	500,000	4771 Imperial (DS)	29	6,875,000	237,069
6415 W. Boulevard (DS)	20	8,100,000	405,000	6635 Dunblane (DS)	38	9,360,000	246,316
6167 W. Boulevard (DS)	22	11,000,000	500,000	4309 Imperial (DS)	8	2,956,500	369,563
2109 W. 48th Ave (DS)	11	4,400,000	400,000	6844 Balmoral	6	1,800,000	300,000
5926 Yew	14	4,500,000	321,429	6832 Balmoral	6	1,800,000	300,000
2182 W. 39th Ave	21	6,873,500	327,310	• 6592 Dunblane (DS)	9	3,200,000	355,556
• 6356 E. Boulevard (DS)	11	4,710,000	428,182	• 6650 Dunblane (DS)	17	6,075,000	357,353
• 6344 E. Boulevard (DS)	10	5,075,000	507,500	• 6579 Marlborough (DS)	17	6,050,000	355,882
6020 E. Boulevard (DS)	27	14,500,000	537,037	Total	664	\$180,480,500	\$271,808
6040 E. Boulevard (DS)				Coquitlam			
Total	154	\$68,158,500	\$442,588	1035 Howe	42	\$5,800,000	\$138,095
Vancouver (Kitsilano)				Delta			
2200 Vine (MU)	6	2,000,000	333,333	5558 158 Ave	20	\$3,287,500	\$164,375
1855 W. 2nd Ave	36	8,640,000	240,000	Langley			
• 2358 York Ave	11	3,938,000	358,000	5630-40 201A St	43	3,815,000	\$88,721
2358 Cornwall	8	5,025,000	628,125	20117 56 Ave	88	8,732,000	\$99,227
2280 Vine St	18	5,150,000	286,111	Total	131	\$12,547,000	\$95,779
• 2174 York	11	3,800,000	345,455	Maple Ridge			
2394 Cornwall	20	8,500,000	425,000	11960 222nd St	59	\$4,800,000	\$81,356
2150 W. 1st Ave	10	3,050,000	305,000	New Westminster			
2847 W. 4th Ave (DS)	12	4,487,000	373,917	• 516 Ash St	28	3,375,000	120,536
Total	132	\$44,590,000	\$337,803	420 Ash St	42	5,728,000	136,381
Vancouver (Marpole)				206 Carnarvon St	12	1,550,000	129,167
1425 W. 70th Ave	6	1,200,000	200,000	503 Agnes St	15	2,100,000	140,000
1125-1157 W. 71st Ave	19	3,998,000	210,421	1009 Third Ave	35	4,200,000	120,000
1235 W. 70th Ave	9	2,300,000	255,556	221 Seventh St	39	5,170,000	132,564
8666 Laurel	8	1,570,000	196,250	309 Agnes St	22	2,900,000	131,818
8616 Fremont	8	1,782,000	222,750	228 Manitoba	8	1,400,000	175,000
8656 French	10	2,005,000	200,500	Total	201	\$26,423,000	\$131,458
Total	60	\$12,855,000	\$214,250	North Vancouver			
Vancouver (S Granville)				170 W. 4th	36	7,000,000	194,444
• 2930 Cambie	14	3,070,000	219,286	• 151 E. Keith (HR)	88	25,500,000	289,773
2880 Fir	8	2,600,000	325,000	141 & 147 E. 21st St	39	7,800,000	200,000
1009 W. 10th Ave	41	11,000,000	268,293	163 W. 5th	42	8,900,000	211,905
1676 W. 10th Ave	11	2,800,000	254,545	146 E. 12th	18	3,730,000	207,222
1225 W. 13th Ave	14	3,850,000	275,000	1549 Chesterfield	13	3,000,000	230,769
1546 W. 12th Ave	12	4,100,000	341,667	• 240 St. Andrews	19	2,800,000	147,368
1395 W. 12th Ave	20	4,700,000	235,000	2601 Lonsdale	12	2,737,500	228,125
1306 W. 11th Ave	20	4,350,000	217,500	321 E. 2nd	36	7,926,000	220,167
1338 W. 10th Ave	10	3,200,000	320,000	310 E. 2nd	48	9,900,000	206,250
2525 Birch St	17	4,950,000	291,176	2855 - 2875 - 2931 Mountain Hwy (DS)	45	13,500,000	300,000
Total	167	\$44,620,000	\$267,186	857 W. 15th (ST)	25	8,360,000	334,400
Vancouver (West End)				Total	421	\$101,153,500	\$240,270
1540 Burnaby	22	6,300,000	286,364	Port Coquitlam			
1075 Nelson (DS)	23	9,000,000	391,304	• 2550 Gordon Ave	11	\$1,193,000	\$108,455
• 1325 Pendrell St	21	5,175,000	246,429	Port Moody			
1168 Pendrell St	23	5,890,000	256,087	3048 Henry	37	\$4,930,000	\$133,243
1137 Bute St	33	8,100,000	245,455	Surrey			
1444 Alberni (DS)(HR)	129	40,000,000 (EST)	310,078	9401 King George (HR)	266	48,000,000 (EST)	180,451
1104 Haro (DS)	19	7,275,000	382,895	15915 84th Ave (ST)	33	6,200,000	187,879
950 Jarvis (HR)	41	14,083,000	343,488	10138 Whalley Boulevard	154	18,250,000	118,506
1133 Barclay	31	9,225,000	297,581	Total	453	\$72,450,000	\$159,934
1235 Burnaby	10	3,240,000	324,000	West Vancouver			
1275 Comox	24	6,200,000	258,333	425 6th Street (SP)	16	\$8,925,000	\$557,813
Total	376	\$114,488,000	\$304,489	White Rock			
Vancouver (UBC)				15151 Prospect	25	4,125,000	165,000
5555 Toronto Rd (TH)(DS)	8	\$5,388,000	\$673,500	1285 Martin St	29	4,590,000	158,276
				1081 Martin St	26	5,380,000	206,923
				Total	80	\$14,095,000	\$176,188

The sale information provided is a general guide only. There are numerous variables to be considered such as:

- 1) Suite mix
- 2) Rental/sq. ft.
- 3) Rent leaseable area
- 4) Buildings' age and condition
- 5) Location
- 6) Frame or highrise
- 7) Strata vs. non-strata
- 8) Land value (development site)
- 9) Special financing

- (HR) Highrise
(MR) Midrise
(TH) Townhouse
(ST) Strata
(DS) Development site
(EST) Estimated price
(SP) Share purchase
(NC) New construction
(MU) Mixed-use

The CMHC speaks

Released in mid-December, the *CMHC Rental Market Report, Vancouver and Abbotsford-Mission CMAs* summarizes vacancy and rent averages, supply and demand factors and secondary market trends:

The Vancouver Census Metropolitan Area (CMA) rental market tightened as growth in demand outstripped an increase in supply. Purpose-built rental apartment vacancy rates declined to 1.0 per cent in October 2014 from 1.7 per cent in October 2013. Tighter purpose-built rental apartment market conditions were rather uniformly observed across the various market segments with just a few exceptions (e.g. bachelor suites in White Rock, Langley City and Langley District Municipality, and one-bedroom units in Richmond, Mount Pleasant / Renfrew Heights, and North Vancouver District Municipality). Similarly, lower vacancy rates were also noted for the rental condominium apartments in the Vancouver CMA, which continued to have vacancy rates below those for purpose-built rental apartments. Four main factors fuelled the growth in rental demand during the past year:

1. Stronger labour market conditions, particularly for the younger 15 to 24 and 25 to 44 age cohorts;
2. Higher post-secondary student enrolment;
3. Higher home prices, which may delay movement to home ownership; and
4. Higher net migration.

The supply of rental units increased for both purpose-built rental apartments as well as rental condominium apartments. The number of purpose-built rental apartments (including townhouses) edged up 0.5 per cent to 109,217 units in October 2014.

Submarket Results: Tight Conditions Overall

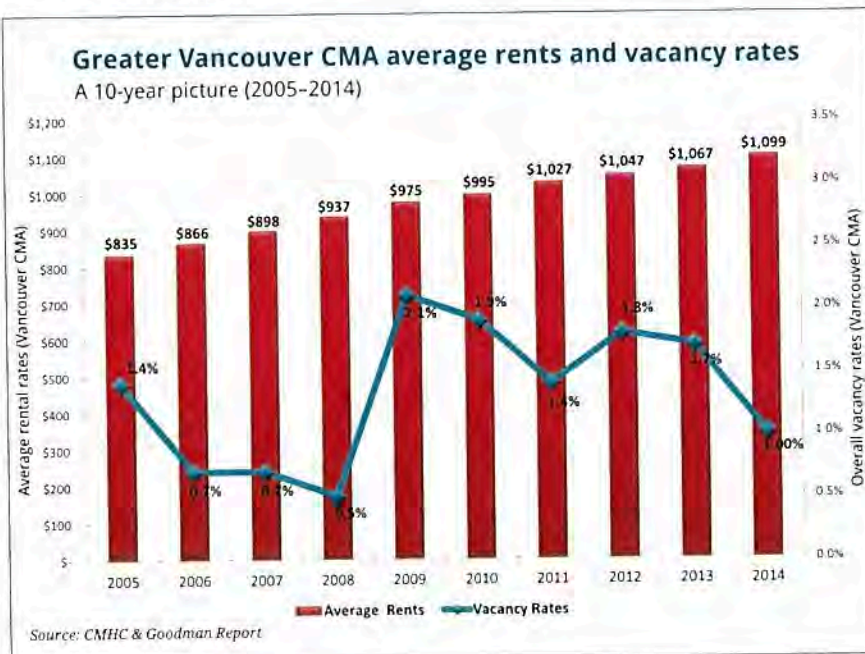
Purpose-built rental apartment vacancy rates were below three per cent for all the major rental markets in the Vancouver CMA. Market conditions were especially tight in the City of Vancouver where vacancy rates were below one per cent for most submarket areas including the West End / Downtown, South Granville / Oak, and Kitsilano /

Point Grey. Student and faculty rental demand drove the average vacancy rate in the University Endowment Lands down to just 0.2 per cent, which was the same level as English Bay. Outside of the City of Vancouver, West Vancouver, North Vancouver City and North Vancouver District Municipality (DM) also had vacancy rates below one per cent. Burnaby, Richmond, the Tri-Cities, White Rock, and New Westminster had vacancy rates below two per cent. Vacancy rates for the remaining markets were between two and four per cent.¹

Media misses the mark on CMHC trends

The latest CMHC rental apartment survey generated an unusual response from local media. A commentator appeared fixated on the estimated percentages of foreign owners: 2.3% for Metro Vancouver condos overall and nearly 6% in the downtown. While offshore investors, especially those from China, have been a hot topic, the surprisingly overlooked story is how our vacancy rates have decreased to 1% throughout Greater Vancouver and to 0.5% in Vancouver proper.

“... the surprisingly overlooked story is how our vacancy rates have decreased to 1% throughout Greater Vancouver and to 0.5% in Vancouver proper.”



¹Fall 2014, pp 2-3.

Maximizing your return on investment



We're all aging, much as we deny or fight it. And so are Greater Vancouver's rental apartment buildings, the overwhelming majority of which are well over 50 years old. Increasingly, long-term owners are facing the stark reality that their net income is eroding as rents from tired or poorly managed assets fall ever below market norms. Exacerbating the worry of diminishing returns is the growing need for major capital replacements. Beyond the "usual suspects" such as painting, flooring and appliances, owners have to contend with unpleasant capital cost items such as roofs, piping, elevators, balconies, windows and the dreaded underground parkades and related concrete and water problems. While such capital expenditures don't necessarily generate higher rental income or attract new tenants, remediations are necessary for keeping buildings efficient over time.

Operating a rental apartment building at maximum efficiency isn't simple. Many of our clients, big and small, opt for professional property management, while others establish disciplined in-house approaches. Unfortunately, we also encounter many single-building owners, often with second-generation family

members guiding operations, who don't realize that they're only earning a subpar 2–2.50% return on investment even though they're aware of the elevated value of their assets in today's market. Their properties are seriously underperforming.

As commercial agents specializing in rental apartments, the Goodman team sees and appreciates the big picture, having experienced much over our combined 45 years together, including the sale of more than 400 buildings. We understand landlord-tenant relationships thoroughly. Yet we're often surprised, if not disappointed, at finding rents for seemingly decent suites at 20–30% under the reported CMHC averages. Sustaining rents significantly below market not only means thousands of dollars lost annually but also severely decreases an asset's value.

Take a look at how this works. Picture a typical one-bedroom suite in a 56-year-old wood-frame building in Vancouver's South Granville, generating only sub-market income. According to CMHC, one-bedrooms in this neighbourhood average \$1,156 per month. Surprisingly, when we inspect buildings in South Granville, we sometimes discover

that the one-bedroom rent is just \$900, with parking and laundry components similarly below market. Acknowledging that the rent is under market, the owner rationalizes that lower rents mean less turnover and less need for expenditures on upgrades, allowing the landlord to sleep easier. Let's not forget the equally appreciative tenants who also enjoy their sleep, stretching one-year leases into 10-year stays. Many an owner thus overlooks what the new entrepreneurs on the block recognize only too well: that the older, inefficient suite in South Granville could, with a major retrofit, command monthly rent of \$1,575, so as to compete with a 10-year-old condo rental. Often unwittingly, the owner thus subsidizes a very grateful tenant to the tune of approximately \$675 per month. Upgrades might include a modern kitchen and bathroom, a new washer and dryer, fresh flooring, a renovated lobby and new windows, to name a few. We have many investors keen to buy underperforming properties in good locations and upgrade them to market value.

We remind our readers that every B.C. landlord should keep on top of the market by regularly referencing CMHC's annual rental report (online under Reports at www.goodmanreport.com). At the Goodman team, we ourselves review hundreds of operating statements, visits scores of buildings and receive an endless number of queries. We exchange information with appraisers, lenders, accountants, lawyers, property managers, caretakers, sellers and investors constantly.

"... the Goodman team sees and appreciates the big picture, having experienced much over our combined 45 years together including the sale of more than 400 buildings. "

"Sustaining rents significantly below market not only means thousands of dollars lost annually but also severely decreases an asset's value."

Beware the opportunity cost

Here's an idea of what you're missing when you don't upgrade. Assume for a moment that an 11-suite unrenovated building sells for \$3,150,000 (\$286,000 per suite) and a 2.5% cap rate. This building's operating statement, shown on the left-hand column of the chart below, could very well transform into the version shown on the right, should the building undergo a major retrofit and achieve the gross income indicated. Fully realized, the value jumps by one million dollars to approximately \$4.15 million (\$377,000 per suite), effectively generating a 4% yield. The cost of the upgrade is about \$40,000 per suite or \$440,000, resulting in a profit of roughly \$560,000. While this is only meant as an exercise, rental apartment buildings are valuable assets, and we strongly encourage you to maintain your property and optimize rents. Doing so pays handsomely!

Before and after

Property example: wood-frame rental apartment building with 11 one-bedroom suites

Unrenovated: subpar income		Renovated: optimized income	
Units: 11 units at \$900/mo (= \$9,900) x 12 mo	\$118,800	Units: 11 units at \$1,585/mo (= \$17,345) x 12 mo	\$209,220
Parking: 6 stalls at \$25 (= \$150) x 12 mo	1,800	Parking: 6 stalls at \$50 (= \$300) x 12 mo	3,600
Laundry: 11 units at \$3 (= \$33) x 52 weeks	1,716	Laundry (in-suite included)	0
Gross income	122,316	Gross income	212,820
Less vacancies at 0.5%	(612)	Less vacancies at 0.5%	(1,064)
Effective gross income	\$121,704	Effective gross income	\$211,756
Less expenses at \$3,900/suite	(42,900)	Less expenses* at \$4,200/suite	(46,200)
NOI	\$78,804	NOI	\$165,556
Estimated value: \$3.15 million (\$286,367 per unit, 2.5% cap rate)		Estimated value: \$4.15 million (\$377,272 per unit, 4.0% cap rate)	
		*Reflects need for higher operational costs	

"... rental apartment buildings are valuable assets, and we strongly encourage you to maintain your property and optimize rents. Doing so pays handsomely!"

What's really driving our real-estate values

Regardless of the type of real estate, land prices in Greater Vancouver have significantly appreciated over the years. Our well-known geographical constraints make for a chronic scarcity of zoned and developable land. Combined with low interest rates and strong immigration, these factors have sent our local real-estate prices to previously unimaginable new heights as compared to those in all other Canadian provinces.

Vancouver developers actively seek not only multi-family sites but also land offerings representing industrial, commercial, office, mixed-use and single-family development opportunities. Competition within our well-financed and highly qualified development community is intense, with premium offerings of land typically attracting multiple bids. We've learned that the Pearson

Dogwood hospital site, consisting of about 25 acres at Cambie and 59th Avenue, recently received 10 proposals: this for a piece of land that might sell for approximately \$200 million, depending on the terms.

Greater Vancouver has become a bona fide worldwide brand destination ranking with many other world-class metropolitan areas. We offer political stability and leading universities in a free, democratic and tolerant society with a secure banking system, and we've hosted successful Olympic and Expo experiences. A recognized gateway to Asia by shipping and air, we're the new home for thousands of immigrants each year. Finally, we're blessed here in Greater Vancouver with a mild climate and, in B.C., some of the most exquisite untouched wilderness on the planet. As for the Canucks, well, they're still a work in progress.

Whereas in the not-too-distant past it was local buyers who stepped up, today's sellers cater to a global audience. Canadian financial institutions, REITs, life insurance companies, syndications, and immensely wealthy groups and individuals from China, Dubai, Germany, London, Russia and elsewhere throw vast sums into our diverse real-estate vehicles including condos and single-family residences. In a recent article on the role of foreign investors in driving our prices to record highs, *Business in Vancouver* cites *Emerging Trends in Real Estate 2015*, a report by PwC and the Urban Land Institute based on interviews with leading developers, financiers and investors. BIV quotes the report as suggesting that offshore investors aren't looking for immediate proceeds from their properties: "Returns aren't the point:

safety of capital is, and a \$5 million condo is more insurance policy than investment.”² Consider the Russian oligarchs who have purchased homes in London over the past few years.

Back in 2004, our five-year Bank of Canada bond rate was 3.82%. In 2014, it stood at 1.58%. Low mortgage rates and scarcity of product have been rocket fuel for prices. In fact, during this 10-year period, values as tracked by the *Goodman Report* have increased 140% in the multi-family sector alone.

With Canada enjoying an extended period of low interest rates and Vancouver boasting a glittering reputation on the international stage, our real-estate market has maintained robust pricing for investors and homeowners alike.

Land is key

Have you checked your assessments lately? Of course they're higher than in previous years, as are your taxes. With respect to Vancouver's aging rental stock, 75–95% of the assessment figure is usually weighted toward the land component. As a building structure ages, it normally depreciates, while at the same time, the land value continues to rise. Before demand took off for densification (also called “intensification”), few older buildings in any asset class were torn down. Today, demolitions are commonplace where permitted, as higher densities in many instances have effectively caused many older properties to be reclassified as “land value.”

A recent sale illustrates the profound impact of land on overall value and the manner in which developers influence pricing. In 2014, the Goodman team sold two older buildings in Vancouver's affluent Kerrisdale neighbourhood on C-2 zoned property (2.5 FSR) for approximately \$300 per square foot gross buildable. The 10 separate co-op owners of one of the buildings and

the landlord of the other (a traditional rental) worked together, realizing a significant premium over the traditional pricing model, by virtue of the fact that their buildings were sold for land value as a single development site. Fortunately for them, this particular zoning designation has no demolition restrictions (as compared to more typical RM-zoned areas). Our analysis suggested valuing the properties in this way rather than using the typical income or comparable approaches or valuing the co-op building as the sum of 10 individual units. In other words, the owners were compensated for the underlying redevelopment potential of their respective sites. They were very pleased with our advice: they each received approximately one million dollars more for their properties on the basis of land value!

When a developer identifies a property as having some potential, the development company typically prepares a proforma. This is a detailed financial analysis used to calculate the highest amount that a developer can pay for the land and still make a reasonable profit after building. The developer determines whether this figure, called a “land residual,” is higher than the existing use of the property. If it is, the developer will aggressively seek to purchase the property. If not, then the developer won't acquire the site.

As redevelopment of older rental buildings (including condos, co-ops and social housing) located on high-density land becomes more widespread, we anticipate that more and more owners will naturally consider proposals when developers come knocking. The Goodmans' role in this process is to help an owner determine whether there may be interest from developers, with the goal of ensuring the highest potential sale price. We're very pleased that we helped achieve this result for our clients in Kerrisdale.

What's hot and what's not?

Hot

- Rumour: rent controls are being removed
- Filling up for \$0.97 a litre
- Rental vacancies at 0.5% in Vancouver
- Astonishingly low CMHC five-and 10-year rates (1.9% and 2.5% respectively)
- Unprecedented demand for apartment buildings
- Gold
- The *Goodman Report* (no fluff, no ads with often quoted accurate information)
- Cartoons
- Referendum on transit
- Burnaby's Mayor Corrigan

Not

- BC Ferries pricing: Where are you, Premier Clark?
- Highest gas prices in Canada (still)
- Highest wine prices in Canada (will get worse)
- Unused downtown bike lanes
- Unsynchronized traffic lights, especially along West Broadway, Oak to Arbutus
- Major layoffs ahead in Alberta energy sector
- Goodmans' intellectual property stolen
- Vancouver city manager Penny Ballam
- Deflation

“... they each received approximately one million dollars more for their properties on the basis of land value!”

² Frank O'Brien, “Vancouver a ‘hedge city’ to park foreign cash: study,” *Business in Vancouver*, November 12, 2014.

Desperate tenants, stymied developers

Alongside the stalwart condo market, several developers have recently expressed interest in constructing new purpose-built rental buildings. With condos and single-family homes reaching prices inaccessible to many local residents, and with vacancy rates hovering at 1% in Vancouver CMA and 0.5% in Vancouver proper, tenants eagerly flock to the launch of any new rental building, paying rents typically 50% higher than in older rental buildings. They welcome the flexible advantages of modern, centrally located buildings that offer functional, attractive suites and elaborate amenity areas, all with no mortgage, taxes, monthly maintenance fees or routine repair bills.

Investors, including large pension funds and Canadian life insurance companies, seem similarly inclined of late about these newer purpose-built rentals, albeit for reasons differing from those of tenants. Particularly in Vancouver, given our aging rental stock, investors are showing a strong trend toward acquiring new buildings for their portfolios. The attraction of higher rental income coupled with less maintenance and capital expenditure is proving irresistible.

The latest CMHC rental apartment survey demonstrates what the Goodman team has long maintained: that the City of Vancouver has done a poor job of providing ample rental accommodation for its citizens. The fact that vacancies in Vancouver have plummeted to only 0.5% indicates availability of only 281 suites out of a total inventory of 56,176, down from 2013's already depressed figure of 1%.

Amid the stress on families and individuals frantically searching for suites, developers hoping to satisfy

demand are equally frustrated in their efforts to create rental accommodation. They face dizzying levels of red tape, disincentives, financial extractions, sustainability requirements and other social engineering demands from a planning department effectively controlled by the city manager's office and by a few insiders who are ramming a square peg into a round hole while still failing to comprehend the meaning of Economics 101.

Beyond these bureaucratic impediments, a developer seeking to build a rental must endure the city's snail's-pace vetting process, which means waiting two to three years before receiving a building permit. Exacerbating the supply problem still further, the city prohibits a developer from tearing down a low-density, inefficient 50 to 80-year-old building in an existing multi-family zone and replacing it with a combination of higher-density rentals and market housing. Since so few development sites qualify for the Rental 100 Program, lifting the demolition moratorium now in effect for some eight years and eliminating the archaic zero-rate-of-change policy would serve our residents well, especially those seeking affordable rentals.

A call for action

Seeking re-election, Mayor Gregor Robertson pledged over 1,000 new rental units each year. In the opinion of the *Goodman Report*, he has a lot of serious work to do beyond that. Rather than focusing simply on the number of apartments to make available, his administration should show bold leadership in introducing structural changes that allow market forces to work.

The first step is permitting the demolition in the now "untouchable" RM-zoned areas of some older, low-density rental stock, to free up land for higher-density rentals and market housing. The city should actually allow owners to redevelop their properties on the basis of their existing zoning. What a concept: recognizing property rights! We'd love to see the city cultivate a market-driven environment by creating a separate body, independent from government, in charge of fast-tracking approvals so that developers could build what the market requires, including micro-units.

Everybody would benefit. Tenants would have expanded choices, the city would increase its tax base, thousands of new construction jobs would be created, and owners of older, low-density buildings would be able to sell them for appropriate land value. This issue of enabling affordable rentals should be dealt with as a priority, or very serious social and economic consequences will follow.

The good news? Incompetence among politicians and planners means inaction, and inaction severely restricts supply of housing. As we all know, limited supply results in still lower vacancies and still higher rents!

"The city should actually allow owners to redevelop their properties on the basis of their existing zoning. What a concept: recognizing property rights!"

Political ability is the ability to foretell what is going to happen tomorrow, next week, next month and next year. And to have the ability afterward to explain why it didn't happen.

— Winston Churchill (1874–1965)

"They face dizzying levels of red tape, disincentives, financial extractions, sustainability requirements and other social engineering demands from a planning department effectively controlled by city manager's office and by a few insiders who are ramming a square peg into a round hole while still failing to comprehend the meaning of Economics 101."

From: [REDACTED]
To: [Mayor and Council - DNV](#)
Subject: Owner #411 Canyon Springs
Date: Tuesday, June 16, 2015 3:28:46 PM

AS an owner at Canyon Springs I am totally behind Polygon Homes development at Mountain Court. The old buildings behind us are old and rundown. The yards are not kept up and the view looking over the back of us is very unsightly. As Polygon is providing rental homes at Mountain Court I cannot understand why the renters do not want to move to a better and brighter building. As the Lynn Valley area is growing so fast this development would be very beneficial to people who wish to move close to all amenities.

Thanks Chris Randall

From: [Stephen Deedes-Vincke](#)
To: [DNV Input: Mayor and Council - DNV](#)
Subject: Polygon's Mountain Court Redevelopment
Date: Tuesday, June 16, 2015 4:01:24 PM

Dear Major and Council,

I would like to lend my support to Polygon's Mountain Court Redevelopment. As an owner of an apartment at Canyon Springs I have been pleasantly surprised by the work Polygon has done in this area and Mountain Court would be a natural extension of the upgrade and renewal structure of Lynn Valley. Other than concerns of increased traffic, this development is **not** a set of tall high rises destroying the view and increasing the density. This is more in keeping with the area and I understand a like for like replacement of what is now an old and tired buildings that need replacing. As long as we put pressure on Polygon to contribute to the infrastructure with a new public road, pedestrian and cycling paths, public art and green spaces then I am in favour of this redevelopment. I would hate for this to be turned down and for another developer to come in a few years' time and totally destroy the area with a different plan which is not in keeping for this area.

Stephen Deedes-Vincke

From: [Ker, Hugh](#)
To: [DNV Input](#)
Cc: [Casey Peters](#)
Subject: FW: Dave Goodman Council Presentation
Date: Tuesday, June 16, 2015 3:24:41 PM
Attachments: [Council Presentation.pdf](#)

Additional letter for public hearing.

From: MacArthur, Robert
Sent: June-16-15 3:08 PM
To: Ker, Hugh; Rose, Rene; Rose, Rene
Subject: Dave Goodman Council Presentation

Attached is Dave Goodman's letter. NC has reviewed letter and is OK with it. Dave will also read this letter to Council this evening.

Could you please forward to the District.

Thanks,

RLM

From: David Goodman [REDACTED] [m\]](#)
Sent: June 16, 2015 3:01 PM
To: MacArthur, Robert
Subject: Council Presentation

Dear Rob,

Attached you will find the presentation to the council.

Regards,
David

Written by Marilyn Young on behalf of David Goodman.

David Goodman, Principal
www.goodmanreport.com

Tel: 604.714.4778
Fax: 604.608.9455

HQ Commercial Real Estate Services Inc.
320 – 1385 West 8th Avenue
Vancouver, BC V6H 3V9

Goodman report:

June 16, 2015

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

Dear Mayor and Council:

Re: Proposed Redevelopment of Mountain Court

My name is David Goodman. I have been a Realtor for 43 years, with the last 35 specializing in the sale of multi-family apartment buildings and development sites. I am active throughout Greater Vancouver and the North Shore in my daily business activities. Since 1983 I have published the Goodman Report, a newsletter covering the Greater Vancouver rental industry. I am also regularly interviewed by print media regarding the apartment and rental industry. Attached are two handouts from articles in the Vancouver Sun and the Vancouver Courier where I have commented on the need for new rental stock.

For an 18 month period during the 1990's I volunteered my time assisting Phil Chapman and the Lynn Valley OCP Steering Committee crafting the original Lynn Valley OCP. As a result of my time on the Committee I have a good grasp of the key issues and politics surrounding the new OCP and this particular project.

There are several reasons why I support this project:

1. This new proposal will replace the existing Mountain Court rental project with 75 brand new rentals. This fact is critically important as the City of Vancouver and most other communities throughout the Lower Mainland are clearly struggling with their ability to encourage the development of new rentals for several reasons. The underlying problem is that many apartment buildings throughout the Lower Mainland are nearing the end of their useful economic lives. In fact, the average age of an apartment in Vancouver is 55 - 60 years old. It is simply a fact that the 48 year old Mountain Court project is reaching the end of its useful economic life. If the proposal is rejected, you will continue to retain a low density, outdated and inefficient rental project located within steps of the Lynn Valley Town Centre.



Commercial

HQ Commercial
320 - 1385 West 8th Avenue
Vancouver BC V6H 3V9

t 604 899 1122
f 604 608 9455
goodmanreport.com

Goodman report:

2. Rejection will defy the universally accepted planning premise of densification next to a developed Town Centre which is contrary to Council's vision to revitalize the Lynn Valley Town Centre;
3. The only way these new replacement rentals can be built is by substantially subsidizing the land component of the proposed 75 rental units. Essentially the market housing component reduces the rental land cost making the new rental project financially viable. This can only happen on larger sites like Mountain Court (4.5 acres) where there is enough land to build both new market and rental housing;
4. Any idea or suggestion that the current situation at Mountain Court can continue in the long run is simply wrong. Existing tenants need to appreciate that change is coming to Mountain Court one way or the other. If the proposal is rejected the tenants will likely be forced to vacate the property so that the owner can carry out costly upgrades. Once completed, rents will need to be significantly higher. Furthermore, even after upgrading the project it is likely that the life of these buildings will be far shorter than that of a brand new building;
5. CMHC acknowledges that typically 30-40% of condos sold in throughout Lower Mainland will be purchased by investors and end up in the rental pool. It can be higher in some locations and lower in others throughout the Lower Mainland based on condo investor's perception of the market. Lynn Valley is clearly not considered a luxury location in North Vancouver based on selling prices in the \$500psf range recently achieved at Polygon's Canyon Springs project. Even if only 30% of the new market units become rentals, it will add an additional 68 units to the rental stock above the 75 units. Therefore, there could be approximately 140 new rental units available when the project is completed;
6. We have all read the recent petition that suggests Mountain Court provides "affordable" housing and should therefore be retained. I remind Council that Mountain Court is privately owned – not a government owned or social housing project. "Affordable Housing" is actually a technical term that ties rents to incomes and is provided by non-profit or other provincial subsidized housing. I believe that providing or developing subsidized affordable housing is not the responsibility of private property owners or the District - it is a Provincial responsibility;



Goodman report:

7. Lastly, I want to remind you that the owners of Mountain Court have properly maintained and operated their rental project and paid their taxes for well over 40 years.

In summary, the economics regarding the life of rental properties is complicated and sometimes difficult to understand. In my opinion Mountain Court has reached the end of its life and should be redeveloped. The proposal being considered is:

- 100% in compliance with the objectives of the new OCP;
- Located within 100ft of Bosa's brand new grocery store in the Town Centre which is great for seniors;
- has lower density than allowed;
- meets the 5 storey height limit;
- replaces all of the existing 75 rental units with an attractive, modern, and safe new building;
- approximately 50 or more rental units from investor bought units.

Thank you for the opportunity to speak tonight.

Yours truly,

HQ Commercial

David Goodman
Partner

Encls: Newspaper Articles

ISSUES & IDEAS

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Playing politics with rental policy

Laughable plan: Roadblocks put up by Vancouver to redeveloping old buildings make problem worseDAVID
GOODMAN
SPECIAL TO THE SUN

Greater Vancouver's housing market appears to be reaching a cyclical high. Rapidly deteriorating supply and growing lack of accessibility of housing for residents are reaching untenable proportions.

The media bombards us with tales of unfettered demand and heart-stopping prices, citing the usual suspects: low interest rates, lack of development sites, immigration and offshore buyers. Reports abound of angst and fear from those seeking viable housing opportunities.

Our supply of single-family homes is essentially fixed. As pricing pressure mounts, residents are forced increasingly to consider renting. Against a backdrop of 0.5 per cent vacancies in Vancouver (CMHC rental market report in the fall of 2014), the plight of those desperately seeking rental accommodation is well documented. Less known: the Kafkaesque tactics perpetrated by Vancouver's government relating to the creation of new rental stock.

Vision councillor Geoff Meggs recently announced that "city council is considering tightening even further the protection of rental stock to close potential loopholes being exploited by the robust condo construction market." It gives the impression the city has made exemplary efforts to "encourage developers to build long-term assured rental units" (Vancouver Sun story by Jeff Lee and Bethany Lindsay: Condo conversions exacerbate scarcity of rental units, May 7).

Vancouver city council, reacting in 2007 to a group of west-side tenants concerned over a proposed highrise condo project to be built in place of existing rental buildings, established a "temporary" (2.5-year) moratorium on the demolition of all rental buildings (six suites or more) in the RM (multiple dwelling district), FM (multiple dwelling district-Fairview Slopes) and CD-1 (comprehensive development district) zones. The moratorium was imposed despite the condo development falling well within the rate-of-change



Cultivating a market-driven philosophy and creating a separate body to fast-track approvals would enable developers to build what tenants need, including micro units, says David Goodman, a Vancouver-based real estate agent specializing in rental apartment building development.

guidelines. The areas include the West End, Kitsilano, East Vancouver, South Granville and essentially all other apartment-zoned neighbourhoods. The idea was to develop a comprehensive plan to address the potential erosion of rental supply. Eight years later, there's no visible solution to the rental situation in these areas, and Vancouver remains among the few Canadian jurisdictions with a punitive short-sighted policy forbidding owners of rental apartment buildings from redeveloping their properties.

Three weeks ago, Meggs, perhaps tipped off to the potential redevelopment of a west-side block occupied by low-density fourplexes, recommended a further widening of the moratorium to include RT-2 (two-family dwelling district) zoned properties. Such policies render owners unable to redevelop low-density rentals averaging 60 years old, which continue to deteriorate into obsolescence. Not only do owners have little incentive to upgrade because of insufficient returns, but worse,

they're required to analyze the financial benefits of improvements such as roofs, windows, piping, balconies, kitchens and bathrooms. What will happen to such buildings over the next 10 years? Will hundreds of aging properties fall down or become unsafe for tenants?

The city's claim to foster rental stock development under the original short-term incentives for rentals program and the newer Rental 100 Program is laughable if not disingenuous. Only about 1,500 rental units have been built in Vancouver over the past six years.

Vancouver developers are willing to build to satisfy tenant and investor needs. Yet they face consistent frustrations both in their attempts to locate zoned property and in dizzying levels of red tape, disincentives, financial extractions, sustainability requirements and other demands from city planners. A developer also encounters a snail's-pace vetting process of at least two to three years of difficult city negotiations before receiving a building permit.

Palmer will be back

Vaughn Palmer's column returns tomorrow.

Vancouver's resistance to supporting creative new land-use programs outside Rental 100 can best be described as blatant political expediency. Presumably, the mayor rejects innovative programs because protected tenants with modest rents in prime locations are likely to vote for the party maintaining the moratorium. Ironically, the very tenants whom politicians profess to protect are the same ones having to endure an aging, scarce, non-renewable supply.

Rental 100's stated goal is to create a total of 5,000 units of market rental housing by 2021. Even with this goal achieved, the perilously low vacancy rates will result in little improvement as our population growth will far out-strip new supply. The city of Vancouver readily concedes 1,500 rental units a year

are required just to keep pace with demand. Lifting the moratorium in lower-density multifamily areas to open land for higher densities would serve our residents well. Cultivating a market-driven philosophy and creating a separate body to fast-track approvals would enable developers to build what tenants need, including micro-units. The needs and fears of low-income renters could be addressed with a relocation program. Additionally, extra compensation could be paid to tenants based on their length of residency.

All segments of society would benefit. Tenants would have more choice, the city would increase its tax base, and thousands of new construction jobs would result. We must deal with building rentals as a priority, or very serious social and economic consequences will follow.

David Goodman, publisher of *The Goodman Report* and principal of *HQ Commercial*, is a Vancouver-based real estate agent specializing in rental apartment building sales and development sites.

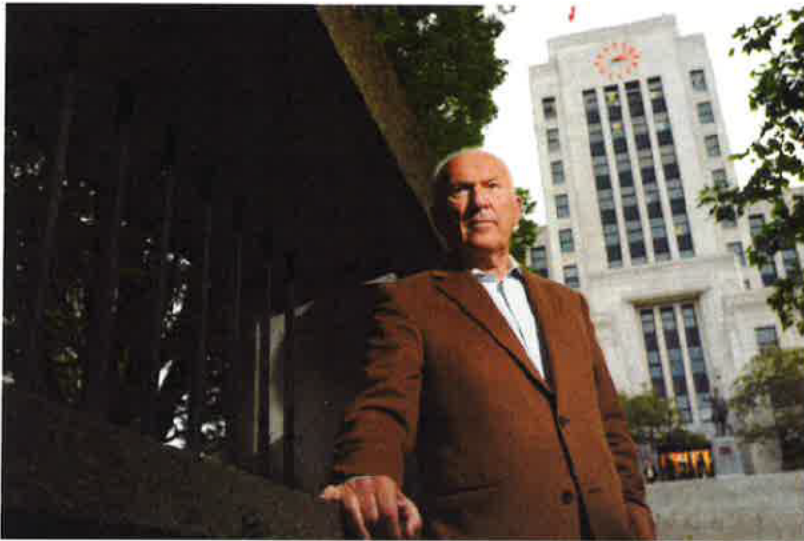
VANCOUVERcourier

Vancouver city hall needs to do proper housing research

Housing policy appears to have been drafted on the back of a napkin

Mike Klassen / Vancouver Courier

June 4, 2015 11:49 AM



Realtor David Goodman argues there are "dizzying levels of red tape" for developers at city hall. photo Dan Toulgoet

When it comes to addressing housing affordability in Vancouver, are politicians choosing "belief" over research?

Anecdotal reports were the foundation of at least two city council initiatives in recent weeks. First there was their plan [for a snitch website \(http://www.vancourier.com/news/empty-homes-activist-calls-for-penalties-1.1866547\)](http://www.vancourier.com/news/empty-homes-activist-calls-for-penalties-1.1866547) to report unoccupied homes, and then came the mayor's surprise [call for a speculation tax \(http://www.vancourier.com/news/updated-vancouver-mayor-calls-for-tax-to-stop-flipping-of-property-1.1946208\)](http://www.vancourier.com/news/updated-vancouver-mayor-calls-for-tax-to-stop-flipping-of-property-1.1946208).

Both ideas looked like they were drafted on the back of a napkin, which is not how you make good public policy.

The trend toward governments resorting to emotion instead of evidence-based decision making is the premise of a book by Hamline University professor David Schultz called *American Politics in the Age of Ignorance*.

Schultz argues that state and local governments are less "engines of innovation" than replication — merely copying ideas or programs that have been formulated (and often failed) elsewhere.

In the case of the City of Vancouver, a policy to protect older rental stock from demolition is having a direct impact on the city's ability to house families and grow the economy, say development industry representatives.

The so-called "Rate of Change" demolition moratorium to protect existing rental buildings was approved by the last NPA majority council in 2007. It was a questionable, albeit politically expedient, policy back then.

Today, with the city's shamefully low rental vacancy rate, Rate of Change is negatively impacting housing supply by limiting property owners from rebuilding their sites.

Preventing old buildings from demolition is a core tenet of Vision's housing policy, but is it exacerbating the city's biggest challenge — namely, where to house all the people who cannot afford to buy real estate here?

Snitch websites and calls for higher taxes on empty houses are ideas aimed to please Vision's political base. Conversely, removing barriers that would allow aging rental stock to be replaced with new, denser market rental buildings would alienate some of the party's supporters.

How any politician can support redeveloping old rental properties — with their inevitable displacement of tenants — is a real conundrum. Particularly for Mayor Gregor Robertson, who has frequently shown his solidarity with renters in low-rise buildings.

Arguably, it is those credentials as a defender of renters that could help him pull it off.

If Vancouver city council really wants to tackle low rental vacancy rates and meet the nearly endless demand for rental housing, development advocates say it is time to be bold.

This will mean higher density allowances within neighbourhoods zoned for rental buildings, as well as near rapid transit stations and traffic arterials.

Real estate agent David Goodman, publisher of The Goodman Report and principal of HQ Commercial, follows the rental development business closely. Unlike most in the development industry he is not shy about publicly criticizing the city's bureaucratic approach.

In a recent opinion column Goodman described "dizzying levels of red tape, disincentives, financial extractions, sustainability requirements and other demands" made by city officials.

Add this to a "snail's-pace vetting process involving at least two to three years of difficult city negotiations," and you can begin to understand the reluctance to build rental here, even if it was profitable to do so.

Goodman says the city's political class needs to stop treating property developers as pariahs and more as partners. When the city's vacancy rate is less than one per cent, and families with decent household incomes are prepared to throw in the towel and move away, you better work side by side with the folks who can solve the problem.

Another occasion to "believe" what is driving the low availability of rental housing is the mayor's familiar refrain that senior levels of government must provide more financial incentives. It is the theme of a campaign promoted by the Big City Mayors Caucus, of which Robertson is the current chair.

The evidence shows instead that the federal and provincial governments have poured hundreds of millions into the city through rental assistance, shelter aid for seniors, emergency housing for homeless, and the SRO renewal initiative in the Downtown Eastside.

Senior levels of government, at least for the time being, are committed to provide assistance to those with low incomes rather than making investments in the rental housing market.

It appears that Robertson's council will need to set aside the napkins and rely upon sound evidence about supply and demand — and not Ottawa or Victoria — if it wants to tackle the city's rental housing dilemma.

mike@mikeklassen.net

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From: [Lene Burgmann](#)
To: [DNV Input](#)
Subject: Mountain Court, E 27th Street, Lynn Valley
Date: Tuesday, June 16, 2015 3:16:35 PM

Dear Sir/Madam,

I would like to give you my input regarding Polygon's proposal for development of Mountain Court on East 27th Street in Lynn Valley:

I think the proposal looks attractive and interesting. The level of density proposed is appropriate and the variety of apartment sizes would work well for both young families and 'empty nesters' wanting to stay in the community. The walkability is great and the plans for enhancing the outdoor area likewise look promising.

I would also like to point out that Polygon are acting like good corporate citizens not only with the proposed plans for enhancing the community as such. They have also been very generous towards the Ross Road Elementary School PAC by fully funding a violence-prevention program that we are planning to run for our older students in the fall of 2015. I think it is to everyone's advantage to have developers with this supportive mindset in our community.

Thank you and best regards,

Lene Burgmann



From: [Ronald Wm. Slinger](#)
To: [DNV Input](#)
Subject: FW: Note from Ron Slinger- To Mayor and Council
Date: Tuesday, June 16, 2015 3:12:34 PM
Attachments: [Mountain Court NV Letter 6-13-2015.docx](#)

Please see attached letter

Thank you

Ron Slinger

From: Ronald Wm. Slinger [REDACTED]
Sent: June 15, 2015 10:46 AM
To: 'Richard Walton, Mayor'
Subject: Note from Ron Slinger- To Mayor and Council

Dear Mayor and Council

Please see attached letter for Public Hearing.

Thank you

Ron Slinger



Ronald Wm. Slinger
Black Bear Neighbourhood Pub
Lynn Valley Centre - 1177 Lynn Valley Rd
North Vancouver, BC, Canada V7J 2A1
Phone 604.990.8880 Fax 604.988.7351

Cell 604.644.7487 rws@twar-estates.com

visit our new website: www.blackbearpub.com

Ron and Bobbi Slinger



June 13th 2015

Dear Mayor and Council,
District of North Vancouver
355 West Queens Road.

Re: Mountain Court Development

I am in favour of the Polygon proposal to redevelop the property at 1241-1289 East 27th Street.

Firstly, it is a continuing upgrade of the Lynn Valley area that will complement the Bosa Development, and other new projects in the immediate area of the Town Centre.

Secondly, I am pleased to see that the rental accommodation is being replaced one for one. I think that is very important.

As we live with construction of these Town Centre projects we experience delays, traffic and other inconveniences along the way to a true goal.

The Town Center is a place with a busy heart where people will walk, shop and enjoy their immediate neighbourhood. Many people now living in single family homes welcome the opportunity to move to something smaller and still be where they call home.

Thank you for your time.

Sincerely

Ron and Bobbi Slinger
rws@twar-estates.com

\

From: [Sue McMordie](#)
To: [Mayor and Council - DNV](#)
Cc: ["SUE MCMORDIE"](#)
Subject: June 16 Public Hearing for Mountain Court Redevelopment
Date: Tuesday, June 16, 2015 2:06:50 PM

Dear Mayor and Councillors,

I understand that the Public Hearing for the Polygon Mountain Court project is before council tonight.

I am unable to attend this evening; however, I have some comments I would like to share.

The area as it stands right now is large and spacious, with plenty of safe green space for kids to play in and pleasant, off-road areas for pedestrians.

That being said, it is also old and in need of renewal in keeping with the general development direction of the OCP for Lynn Valley.

I see that there is a playground proposed, and suggest it should be closest to the larger two- and three-bedroom units that will most likely have children.

Also, I would like to see more safe play areas in a development of this size so children would not have to cross a new road (Library Lane) to play.

I find Polygon's Canyon Springs project on Mountain Highway somewhat visually disappointing. To my mind, it is rather ordinary and I don't like the flat fronts. I hope that the Polygon Mountain Court project will be more interesting, perhaps with upper units set back from the lower ones, or balconies not being inset.

I do believe that this area is in need of redevelopment in the near future. We have to do it right to create a good balance of young, old, singles and families, which creates a healthy community.

Best Regards,

Sue McMordie



From: [Richard Walton, Mayor](#)
To: [Louise Simkin](#)
Subject: FW: Mountain Court Public
Date: Tuesday, June 16, 2015 2:36:18 PM

From: Alfonso Pezzente [m [REDACTED]]
Sent: Tuesday, June 16, 2015 2:06 PM
To: Richard Walton, Mayor; Roger Bassam; Mathew Bond; James Hanson; Robin Hicks; Doug MacKay-Dunn; Lisa Muri
Cc: Doug Allen; 'MacArthur, Robert'
Subject: Mountain Court Public

Mayor Walton, Councilors and staff

Since I can't attend the Public hearing this evening, I would like to go on record and send everyone a quick note that I support the development proposed by Polygon Homes.

There's many strong reason's for supporting the development.

1. As an experienced realtor on the North Shore for over 30 years, I can tell you emphatically that there is strong demand for affordable condos at \$500psf which is considered **very affordable** in the Lower Mainland;
2. Given starter homes now go for a million dollars or more on the North Shore, young purchasers can buy a new apartments proposed by Polygon with only 5% to 10% down payment and make the mortgage payments, taxes, and strata fees;
We can't scare all the young people like my own three kids off the North Shore!!
3. The project meets the new OCP and is exactly what we need as a community;
4. The existing rental building is 50 years old, is completely obsolete, and has reached the end of its life;
5. Polygon Homes is replacing all the existing rental units with new modern units that will be affordable;
6. Based on my experience and the rental properties we own personally, at some point it becomes economically not feasible to keep maintaining the properties.
7. I strongly support the project.

Council and staff must stay focused as the development falls within the new OCP that was recently

adopted. It took at least 3 years to finalize.
We can't keep going around in circles here.

Thank you for your time effort.

Alfonso Pezzente
Personal Real Estate Corporation
Sutton Group West Coast Realty
3746 Norwood Avenue
North Vancouver, BC, V7N 3P9

Cell- 604-889-7034

Email- fonzpezz@shaw.ca

From: [Jones Ben RDOG](#)
To: council@cnv.org
Cc: [Louise Simkin](#)
Subject: RE: Mountain Court - 1289 East 27th Street - Development Support Letter
Date: Tuesday, June 16, 2015 12:26:48 PM
Attachments: [Mountain Court - Will Turner June 13, 2015.pdf](#)
[Mountain Court - Tom Turner June 15, 2015.pdf](#)

Please also see attached support letters on behalf of Tom and Will Turner.

Regards,
Ben

Ben Jones, P.Eng, M.Eng

Construction Manager – Red Dog Lime Slaking Project
Teck Resources Limited
Phone (US-RDO): +1.907.754.5590
Phone (Cdn): +1.604.699.4516
Mobile (Cdn): +1.604.345.7437
eMail: Ben.Jones@teck.com
www.teck.com

From: Louise Simkin [mailto:louise_simkin@dnv.org]
Sent: Friday, June 12, 2015 9:23 AM
To: Jones Ben RDOG
Subject: RE: Mountain Court - 1289 East 27th Street - Development Support Letter

Thank you for your email with respect to the proposed redevelopment of Mountain Court. Please be advised that your email has been circulated to Council and staff.

Louise Simkin

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

From: Jones Ben RDOG [REDACTED]
Sent: Friday, June 12, 2015 9:02 AM
To: Mayor and Council - DNV
Subject: Mountain Court - 1289 East 27th Street - Development Support Letter

Please see the attached support letter.

Regards,
Ben

Ben Jones, P.Eng, M.Eng

Construction Manager – Red Dog Lime Slaking Project
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Phone (US-RDO): +1.907.754.5590


Phone (Cdn): +1.604.699.4516

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eMail: Ben.Jones@teck.com

www.teck.com


June 13, 2015

Will Turner


Dear Mayor and Council,

In January of this year I moved from my home town in Wales to Lynn Valley for a period of one year to play rugby and experience living in North Vancouver. I chose to come here because I had heard that it is a fantastic place to live for many different reasons. It has proven to be amazing and I am considering moving here permanently.

I was recently informed about a proposed development project on East 27th Street called Mountain Court. If I decide to move to Lynn Valley permanently, a project such as this would provide an option for me to purchase a home. I currently rent a room in a large single family home, and buying a similar property would not be viable at this stage in my life. I support this proposal.

Thank you,


Will Turner

Tom Turner



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

June 15, 2015

To whom it may concern,

I was born and raised in Wales, and in January of this year I moved to Lynn Valley for one year to experience the culture and lifestyle that the North Shore has to offer. I have been pleasantly surprised by the beauty and how many amenities this area has to offer, so much so that if it is possible I will consider moving here permanently in the near future.

I have had the opportunity to learn about the proposed development project on East 27th Street named Mountain Court. I would like to express my support for the project as I feel that it will offer homes at a price that I might be able to afford if I decide to move back to Lynn Valley. I am currently renting a space in a home, but if I move back I would like to purchase my own home. Without high density housing options such as apartments it would likely not be possible.

I am eager to see this project move forward.

Thank you,



Tom Turner

From: [Sarah Dennis](#)
To: [DNV Input](#)
Subject: Support for Mountain Court
Date: Tuesday, June 16, 2015 2:49:36 PM

To Whom it May Concern,

I am writing in to support the Mountain Court development in Lynn Valley.

Polygon has been a wonderful supporter of the community & I believe this new addition to the centre would be very beneficial. There is such high demand for affordable homes in our neighbourhood & this would be a welcome option for many young couples, families & downsizing seniors.

Many thanks for your time,

Sarah

Sarah Dennis- Personal Real Estate Corporation

From: [Louise Simkin](#)
To: [Mayor and Council - DNV](#)
Subject: FW: Proposed Lynn Valley Development
Date: Tuesday, June 16, 2015 11:32:37 AM
Attachments: [ScanNVD.pdf](#)

The attached is forwarded for your information.

Louise Simkin

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

From: Chris Johnston [REDACTED]
Sent: Sunday, June 14, 2015 8:12 PM
To: hker@polyhomes.com; Linda Brick
Subject: Proposed Lynn Valley Development

Hello,

Please find attached letter regarding the proposed Lynn Valley development.

Thank You,

Chris Johnston

District of North Vancouver

355 West Queens

North Vancouver BC

Attention: Municipal Clerk

Mayor & Councillors,


We have recently moved into our new home in Canyon Springs near the Lynn Valley Centre. This development (size, price, location) has allowed us to remain on the North Shore and be closer to family and friends instead of moving east to the suburbs. This location improves our commuting options (we both work full time) making for shorter trips and easier use of transit.

We were made aware that Polygon is proposing to develop on the site west of us. This will likely cause some short term inconvenience during construction but in the end such a development will provide others like us the option to remain in or to return to the area considered to be "home".

We understand that the neighboring project is still to be approved. We support approval of this development for the reasons noted above.

Yours truly,

Chris Johnston & Carleigh Reynolds



cc: Polygon Homes Ltd

From: [Mike Green](#)
To: [Mayor and Council - DNV](#)
Subject: Letter of Support - Mountain Court, East 27th Street, North Vancouver - Public Hearing, Tuesday June 16, 2015.
Date: Tuesday, June 16, 2015 10:59:56 AM
Attachments: [150616 Mountain Court Letter of Support signed.pdf](#)

Dear District of North Vancouver,

Please find attached my letter of support for the above project.

For your convenience, the body of text is also included below:

Attn: District of North Vancouver

Re: Mountain Court, East 27th Street, North Vancouver - Public Hearing, Tuesday June 16, 2015.

As a soon to be resident of Lynn Valley, I would like to register my support for the Mountain Court development by Polygon Homes.

One of the many reasons my family chose Lynn Valley was the vision for revitalization described in the DNV Official Community Plan (OCP). The success of the Civic Plaza and library is testament to that vision.

Mountain Court is the next part of the vision, which I hope will bring the medium density, ground-oriented multifamily housing component to the edges of the town centre. This project really has the potential to enhance the centre with its mix of housing types and pedestrian friendly planning. Any development that improves the 'walkability' of a neighbourhood is to be commended and it certainly appears that the proposed upgrades to the urban realm at Mountain Court do just that: an east-west pedestrian pathway running across the site and the north-south landscaped 'Library Lane' that continues on across East 27th Street toward the wonderful Civic Plaza and Library.

Given the success of the award winning Branches development, also on East 27th Street, (2009 DNV Design Excellence Award) and the soon to be completed Canyon Court development on Mountain Highway, both realized by Polygon Homes, I have no doubt that Polygon Homes will once again contribute to the urban quality of Lynn Valley Town Centre.

--

Mike Green
RIBA Chartered Architect

Attention: District of North Vancouver

16 June 2015

Dear District of North Vancouver:

Re: Mountain Court, East 27th Street, North Vancouver - Public Hearing, Tuesday June 16, 2015.

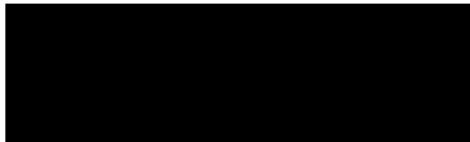
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Given the success of the award winning Branches development, also on East 27th Street, (2009 DNV Design Excellence Award) and the soon to be completed Canyon Court development on Mountain Highway, both realized by Polygon Homes, I have no doubt that Polygon Homes will once again contribute to the urban quality of Lynn Valley Town Centre.

Yours sincerely,



Michael Green
RIBA Chartered Architect

From: [Louise Simkin](#)
To: [Mayor and Council - DNV](#)
Subject: FW: Mountain Court Demolition - Opposition
Date: Tuesday, June 16, 2015 11:04:24 AM
Importance: High

The below noted is forwarded for your information.

Louise Simkin

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

From: Beverley Audet [REDACTED]
Sent: Tuesday, June 16, 2015 8:00 AM
To: Richard Walton, Mayor; Lisa Muri
Subject: Mountain Court Demolition - Opposition
Importance: High

Good Morning,

I am writing to strongly oppose the demolition of the Mountain Court development in Lynn Valley.

For the over 25 years that I have lived in Lynn Valley we have always enjoyed the sense of family and community. Our family has supported this by our involvement in our community. The fact that Lynn Valley was one of the few remaining areas that had affordable housing allowed our children the opportunity to raise their family in the same area and be close to us.

Now it seems that there is no importance on providing affordable living for the people who were raised in Lynn Valley, support Lynn Valley and work in North Vancouver. It seems to be of no interest in providing the young families the opportunity to remain in our area. Are these young families just to be discarded? The total disregard of the sense of community that we worked to maintain for all the years we have lived in Lynn Valley is appalling to me.

The infrastructure of Lynn Valley is not equipped for the large increases that yet another development would bring. Already there is such an impact on transit and public transportation it is frightening to even try to imagine how this would be negatively impacted by permitting another development to affect the density of our community.

With the Branches development, the nearly completed Canyon Springs, the current developments of Mill House and Walter's Pace under way and the approved development for the old Zellers location, the area is already expanding to allow for growth. Shouldn't we at the very least wait until these existing developments are completed and fully occupied before we proceed further? The only way to truly analyze the affect and impact of these developments is to wait until they are completed and occupied.

Why is it necessary to remove the last affordable housing project in Lynn Valley and surrounding areas? What is to happen to these young families?

I strongly OPPOSE the demolition of Mountain Court and ask that the council support our community and reject the proposal.

Thank you.

From: [Sherri Guernsey](#)
To: [DNV Input](#)
Subject: Mountain Court Redevelopment
Date: Tuesday, June 16, 2015 10:10:37 AM

As a resident of Mountain Court Apartments, I was hoping to be able to attend tonight's meeting as this is an important issue, not just as this is my home, but also my community. Due to a function at my daughter's school and child care, I am not able to attend in person but want to make my voice heard at least in writing.

I grew up on the North Shore and absolutely love it. There has always been a sense of community and an appreciation for what is around us. I can very easily recall when Lynn Valley was the not so nice part of North Vancouver. It is now a remarkable, beautiful community. My daughter goes to school here, I live here, we shop here, run and hike here.

While the Mountain Court Apt complex is in need of work, please do not mistake this complex as "low income". It is not "low income" housing. Many of us have decent jobs, with a decent salary. However I am now running as a single mom and it's a struggle but I make it work because this place and all that it can offer my daughter and I is important to me.

To those that say that if you can't afford to live on the North Shore you are welcome to move, I would like to point out that I am living on the north shore and I am able to afford where I am. I have established friendships, my daughter has established friendships and loves her school. I shop at the local shops, eat at the local restaurants, sip coffee on the patios of local coffee shops. We walk to our local library, walk to our local parks to burn off some energy and hike the local trails. This affordability is being removed and now I am supposed to move and re-establish all of this in the name of progress.

If you walk through our complex, balconies are well kept, the parking area is well kept, the grass area in front of our homes is well kept. Our kids can safely play on the grass and be kids. We are a respectful community of families that have pride in where we live.

I would ask that you do search on Craigslist for a 2 bedroom rental suite in Lynn Valley. We also adopted a rescue cat last year (my daughter's fur baby) so this must be a cat friendly suite. I've been looking for about a month now trying to stay ahead of things. For a single mom trying to stay afloat, there are not a lot of options. I have long ago realized I will not likely own my own place. I'm ok with that. I never dreamed I wouldn't be able to rent one either.

Please give consideration to the North Vancouver residents that do not make upwards of \$100,000, do not have a dual income, do not have parents that bought and sold at the right time. North Vancouver should not become somewhere where a criteria needs to be met in order for me access to be obtained like a membership to the exclusive club. We are fast becoming exclusive, which I find sad. The inclusive community needs to remain intact.

Sincerely,
Sherri Guernsey

From: [Steve](#)
To: [DNV Input](#)
Subject: Re Mountain Court Public Hearing
Date: Monday, June 15, 2015 10:43:28 AM
Attachments: [PubHear150616SOSubmission.pdf](#)

Attached is my written submission for tomorrow's Public Hearing

Steve O'Grady

Submission to the Public Hearing on June 16, 2015 on the proposed Polygon Mountain Court development

By Stephen O'Grady - [REDACTED]

Dear Mayor & Council,

I am a resident of Lynn Valley and have lived on the North Shore for over 20 years. I oppose the Mountain Court proposal for a number of different reasons. The OCP report presented a strategic plan for development of the District to 2030. The reality is that this has turned into a 2 to 5 year plan. On the map in the District presentation I see 9 large developments in the Lynn Valley Centre area which are either started or proposed. Councilor Muri mentioned this earlier this year in an attempt to slow down the pace of development but the rest of Council squashed her proposal. God knows what Lynn Valley Centre is going to be like when the construction work starts in earnest.

A major concern is the issue of existing residents of Mountain Court being kicked out of their residences. I'm sure that Polygon's lawyers have ensured that this is all done legally but I don't feel that this is the Canadian way of doing things. The OCP makes a big deal of "Affordable Housing". I don't see this mentioned in Polygon's (or Bosa or Larco for that matter) developments?

I also have serious concerns regarding the lack of appropriate infrastructure such as hospitals, and emergency services in relation to the increasing densification of the North Shore. And what will happen to the public transit plans should the Translink vote be No?

Once again I voice my doubts concerning the objectivity of the council planning staff in this proposal. It is difficult to differentiate input from the council staff from the developers due to glowing presentations they prepare for developments which sugar coat or omit completely any negative items. In the discussion put together by the planners for the Mountain Court development there is no mention of the combined impact on traffic and transportation which will be experienced when this development is combined with other developments in the immediate vicinity which have either already been agreed to such as the Bosa Development.. Or to the increased traffic volume resulting from the massive increase in development elsewhere both in the City and District which is already in progress. Who do the District planning staff represent in this process, the developers or the taxpayer?

The planners report presents hundreds of pictures of yet another ugly cookie-cutter development but doesn't include anything about people, especially the people being disadvantaged by losing their homes. The "Mountain Village" concept which is being flogged by the District planners and developers is laughable. Where is there a Mountain Village with high rises and gridlock traffic?

Apart from Councilor Muri, there appears to be very little pushback from District Council regarding the pace of development on the North Shore. Isn't it time to pause and take a breath?

Respectfully submitted,

Stephen O'Grady FCIA, FSA, FIA, B.Sc., M.Sc.

From: [Brent Pollington](#)
To: [DNV Input](#)
Subject: Mountain Court proposal
Date: Monday, June 15, 2015 10:48:48 AM
Attachments: [Mountain Court.pdf](#)

Attention Mayor and Council,

Please see the attached letter in support of the proposed development of Mountain Court.

Regards,

Brent Pollington

Brent Pollington

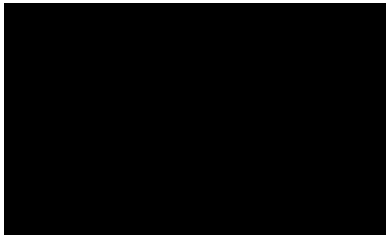


June 15, 2015

Attn: Mayor and Council
RE: Mountain Court Proposal

I wanted to take this opportunity to write to you regarding the proposed development of Mountain Court in Lynn Valley. I own property in North Vancouver and currently reside in Lynn Valley. I am in support of this project as I feel Lynn Valley will benefit from the population growth which will positively impact local small business owners.

Sincerely,



Brent Pollington

From: [Alison Taylor](#)
To: [DNV Input](#)
Subject: Re Mountain Court Development in Lynn Valley
Date: Monday, June 15, 2015 11:35:35 AM
Attachments: [Mountain Court.pdf](#)

Hi there,

Please find attached a letter in support of the Mountain Court Development proposed by Polygon Homes.

Unfortunately I won't be able to attend the public hearing tomorrow, but I hope that this letter would speak as loudly as those that are there in person.

Please do not hesitate to contact me should you have any questions.

Sincerely,

Alison

--

Alison Taylor



June 12 2015
District of North Vancouver
355 West Queens Road
North Vancouver, BC
V7N 4N5

149-1233 Lynn Valley Rd.
North Vancouver, BC
V7J 0A1

tel: 604.973.0210
fax: 604.973.0240

www.canopyhealth.ca

To Whom it may Concern,

My name is Alison Taylor and I own Canopy Integrated Health, an integrated wellness clinic located in Lynn Valley Village. I have enjoyed being a member of the Lynn Valley business community for 5 years, and have had the pleasure of contributing to the growth of what has become a vibrant and friendly local Town Centre.

I am writing to voice my support of the continued residential development and densification of Lynn Valley Centre. Specifically, in this case, the Mountain Court Development proposed by Polygon Homes.

I have lived in North Vancouver my entire life. I am not only a business owner in this community, but also a home owner and a mother of a young family with 3 children. We all know the challenges of the real estate market for young families like mine - the struggle to find an affordable way into the housing market is difficult, and is the biggest reason many of my friends and family have had to leave the North Shore. My husband and I started in a condo and then graduated to a house, and while the prices of single family homes have increased astronomically in value over the last few years, condos have remained fairly static and remain a great option for those looking to buy for the first time.

I also whole-heartedly support the District's OCP to densify in targeted Town Centre type regions. The District is a sprawling community. Building out specific regions allows for smarter living and infrastructure planning.

Polygon is a proven and respected developer that builds a reliable product. They have shown their value to a community through many projects on the North Shore, including Branches - which blends nicely into the Lynn Valley neighbourhood.

Unfortunately people like myself with businesses and families find it hard to attend council meetings in person, so I hope you will take this letter as my support although I can't attend the official hearing on Tuesday.



Should you have any questions I'd be more than happy to be contacted by phone or email at alison@canopyhealth.ca or by phone at [REDACTED]

Sincerely,

Alison Taylor

From: [Margot Long](#)
To: [DNV Input](#)
Subject: Mountain Court in Lynn Valley Town Centre
Date: Monday, June 15, 2015 4:06:17 PM
Attachments: [Mayor and Council.pdf](#)

Dear Mayor and Council,

Please find enclosed letter of support for the Mountain Court Project.

Regards

Margot Long BCSLA, FCSLA, AALA, ASLA, LEED® GA

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

June 11, 2015

Regarding : Mountain Court Project in Lynn Valley Town Centre

Dear Mayor Walton and District Council,

I am writing in support for the proposed development on East 27th Street and Mountain Gate. My main reasons for supporting this project are:

- It is aligned with the OCP and could even take more density according to the OCP
- It provides housing diversity so desperately needed in the District
- It will help make Lynn Valley a true Town Centre
- It provides rental and market housing in an apartment manner that is greatly needed
- It is a sustainable approach to density that helps preserve our natural areas
- It adds more density in a municipality that needs more density to support transit, amenities, and new infrastructure

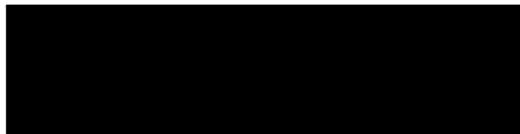
I am most supportive of the OCP that determined where development nodes would be established that helps the District contribute to their regional growth obligations. Even though I live in Edgemont Village, I am supportive of this development because it addresses densification that and housing options that our community is desperate for.

In the past 2 years, we have lost 4 of our close friends and neighbours to the City of North Vancouver and the West End of Vancouver because there were no housing alternatives for them to remain in their neighbourhood, after they sold their single family home. As you may know, I was supportive of more density in Edgemont Village than we ended up with, but feel it is critical that the District at least approve the projects that are in line with the OCP, assuming they are quality developments and contribute to the community in a positive manner. I believe Mountain Court achieves these goals well.

I own two units in two different Polygon Developments where Ray Letkeman was the architect and I am very happy with the projects and the quality of the projects. My daughters lived in one of the units for many years when they were going to school at SFU and we have been very pleased with the quality of the unit, the design, and the overall integration into the neighbourhood. Ray Letkeman, a long time North Vancouver Resident designs for context and place.

I ask council reinforce our District OCP by approving this development plan.

Your sincerely,



Margot Long



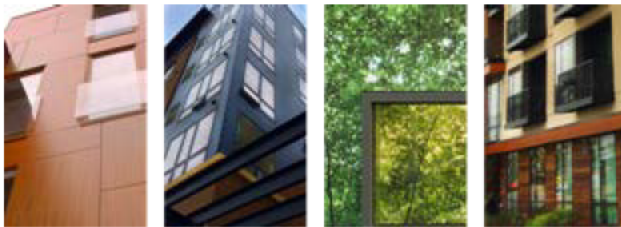
From: [Richard Campbell](#)
To: ["Ker, Hugh"; "Wright, Rebecca"](#)
Cc: [DNV Input; Bob McCormack](#)
Subject: Mountain Court
Date: Monday, June 15, 2015 4:36:51 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[Richard Campbell.vcf](#)

Hi Hugh,

I'm sorry to have taken so long to get back to you!

I've just read the overview/fact sheet and fully support your project. DNV needs multi-family developments like this, to accommodate young families and seniors looking to downsize and stay in Lynn Valley. Also, the convenience to shopping, the library and other amenities will be a boon for those not wishing to, or able to drive. If Canyon Springs is any indication, the buildings will be attractive and "in character" with the community. The fact that it's a Polygon project also inspires confidence, given your extensive record of building quality homes. Please save a suite for me. :-)

Cheers,



MEG by Abet Laminati

Representing:

Knight Wall Systems: www.knightwallsystems.com

Lam Metal Manufacturing: www.lammetal.ca

Lenmak Exterior Innovations: www.lenmak.com

MEG by Abet Laminati: www.megwallpanels.com

SuperPanel: www.superpanel.ca



From: Ker, Hugh [mailto:hker@polyhomes.com]
Sent: June-04-15 11:58 AM
To: richard@paneltek.ca
Subject: Mountain Court

Richard,

Great to talk to you and we are very grateful for your support. I have attached an overview / fact sheet on the project. A letter of support highlighting your desire to find the next home when you move out of your single family residence would be a perfect message and one Council needs to hear. It can be sent to the Municipal Clerk at input@dnv.org. The Public Hearing is Tuesday June 16 so if you could send in next week it would be wonderful. Feel free to come out to the proceedings which begin at 7pm. I am sure it will be lively.

Hugh Ker

Vice President Development
Polygon Development 251 Ltd.
email: hker@polyhomes.com
tel: 604.871.4285 fax: 604.871.4120



polyhomes.com
900 - 1333 West Broadway,
Vancouver, BC V6H 4C2

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900 - 1333 West Broadway,
Vancouver, BC V6H 4C2

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From: [Jay MacArthur](#)
To: [DNV Input](#); [Casey Peters](#)
Subject: 1241 - 1289 East 27th Street Public Hearing
Date: Monday, June 15, 2015 4:56:50 PM

I'm not sure I'll be able to attend the meeting tomorrow night. If not here are some concerns:

The information package doesn't include the best drawings showing the actual site plans that I can find but the proposed setbacks from the new road don't allow much space for vegetation.

Some nice trees are shown on the conceptual drawings but in reality there won't be enough room for trees to grow much before they are cut down or severely trimmed.


As an older resident possibly looking to downsize to a location such as this, I'm concerned about the small balconies and lack of vegetation planned on the actual site of each new building.

The plan seems to try to cram as much density into the area without thinking about the quality of life for residents.

For example at Canyon Springs along Mountain Highway (which I expressed some concerns about) we ended up with less than one metre of green space between the sidewalk and blank concrete wall. There is not enough space for the small shrubs to grow and this results in a very boring and unattractive street view.

We can do better! Council this is your chance to force the developer to make more room for green space.

Jay MacArthur



From: [Nastaran Moradinejad](#)
To: [DNV Input](#)
Cc: [Casey Peters](#)
Subject: Mountain Court - 1241 - 1289 East 27th Street - Public Hearing
Date: Monday, June 15, 2015 7:50:10 PM

RE: Mountain Court Rezoning Application

Dear Mayor and Council,

I am writing in support of the proposal put forward by Polygon Development for the rezoning and subsequent redevelopment of the site on East 27th Street.

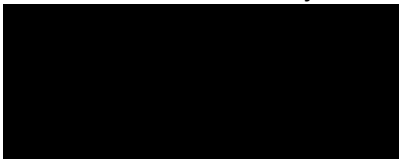
Upon review of the information available on the proposed redevelopment, I believe that the type, massing and density of the development are both in line with the OCP and the form and character of this area in Lynn Valley.

This development is a part of the greater vision for the Lynn Valley Town Centre. I believe a vibrant, well designed Town Centre will contribute in a very positive way to the betterment of the Lynn Valley Community as a whole. The housing options provided and offered by such developments are a necessary and inevitable part of an intelligent and well-planned growth that the District of North Vancouver aspires to.

I do however hope that Polygon and their design team will develop the architecture of their proposal further in order to achieve a richer architectural expression which sets this development apart and is while well integrated, not simply a repetition of surrounding new developments.

Best Regards,

Nastaran Moradinejad



From: [Kim & John Hamilton](#)
To: [DNV Input](#)
Subject: Support for Mountain Court
Date: Monday, June 15, 2015 10:12:34 PM

To the District Municipal Clerk:

I am writing to the District Office in order to officially declare our support for the Polygon proposal to build a 75 unit rental building in Lynn Valley.

As residents of Lynn Valley we are eager to remain in the neighborhood for the foreseeable future and as we head towards retirement over the next 15 years, we will be looking to downsize our current home to that of a rental apartment.

We are aware that there is a community plan to replace old and unattractive rental buildings with new, modern, low rise buildings. We are all for upgrading in our community and have been impressed with what we have seen taking shape on Mountain Highway - Canyon Springs, one of Polygon's current developments.


Traffic management as well as the construction of new roads and pathways will be key to relieving future traffic congestion and we feel confident that the stipulations in the official community plan will be followed diligently by Polygon.

We have inquired about some key factors important to us - the environmental impact of the building, the housing 'density' proposed by Polygon, and the planned parking spaces available. We are both comfortable with all the information in the proposal. In fact, with regards to the density of homes, Polygon is proposing significantly fewer homes than is officially allowed at the location and the unit mix looks good, with space provided for an attractive water feature.

We believe that Mountain Court will add to the 'town centre' feel and keep the apartment housing where it should be - in walking distance to Lynn Valley Centre and at the heart of the community.

Unfortunately we cannot make it to the public meeting on June 16th, but would like this message to be read out if possible.

Sincerely,
Kim & John Hamilton



From: [Brad Howard](#)
To: [DNV Input: Richard Walton, Mayor](#)
Subject: Mountain Court redevelopment application
Date: Tuesday, June 16, 2015 9:12:25 AM

Good morning,

I have reviewed the Mountain Court rezoning application and am supportive of it.

I am 38 years old and have lived in Lynn Valley for over 32 years. I live two blocks south of Mountain Court with my young family and we regularly walk through the property on our way to the town centre. The property currently has lots of open space and I can see why families would want to live there.

There comes a time when all buildings reach the end of their life. The Mountain Court buildings are approximately 50 years old. If the property owner cannot move forward with some certainty on a supportable redevelopment plan, the buildings will eventually fall into disrepair and abandon and the community will be calling for redevelopment.

The applicant, who is a reputable developer and has developed other attractive properties nearby, is proposing a development that is 75,000 sf less than what they could build. There is a considerable amount of open space with new and upgraded roads, bike lanes, tree-lined sidewalks, public art and an outdoor playground. These kinds of community improvements cannot happen without redevelopment. The development will cater to young, working couples and families ("the lost generation") as over 75% of the units will be 2 bedrooms or more.

It is unfortunate that the families renting in Mountain Court will have to move but I hope that they can remain in Lynn Valley. They are part of our community fabric. The applicant is proposing a fair relocation plan for these renters and is proposing to replace the rental units with a brand new, much-needed rental building that will last another 50 years. Coriolis issued a report in May 2012 that said 86% of the rental units in the DNV are at moderate or higher risk of redevelopment. Allowing the construction of new rental buildings will improve the quality of the DNV's rental stock and provide a rental housing option for the next generation of DNV residents, therein helping with the issue of housing affordability.

I disagree with those opposed to growth in Lynn Valley. We live in a beautiful setting and we should have a doors-open approach to young, working families that want to live here. Let's continue to make Lynn Valley a model community for the next generation through careful community planning and design.

Regards,

Brad Howard

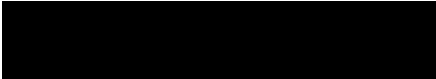


From: [Doug Barber](#)
To: [DNV Input](#)
Subject: RE:Public Hearing 1241 - 1289 East 27th Street June 16th
Date: Sunday, June 14, 2015 7:18:30 PM
Attachments: [Public Hearing Letter.pdf](#)

Unfortunately I will be unable to attend the meeting on June 16th however I am pleased to attach a letter in support of this project.
Kindly call on me if you require any further comment.

Doug

Doug Barber



Doug Barber



June 14, 2015

THE CORPORATION OF
THE DISTRICT OF NORTH VANCOUVER,
355 West Queens Road, North Vancouver, BC
V7N 4N5

Municipal Clerk
RE:Public Hearing
1241 - 1289 East 27th Street
input@dnv.org

To whom it may concern,

Since 2012 my wife and I have been proud owners of a home at the Branches located at 1111 East 27th Street in North Vancouver. We are retired seniors who have downsized from a larger home and have chosen to live in the dynamic community of Lynn Valley.

We are aware of the ongoing concerns our community has regarding affordable housing and we feel that once again this new proposal meets those concerns. Polygon has successfully demonstrated over it's last two projects The Branches and Canyon Springs that they are building attractive, practical housing that meets the needs of those who are seeking apartment living. These projects are very suitable for seniors like us who have downsized or young families seeking to get into the housing market.

It's important to note that the proposed project meets the The Lynn Valley OCP. It doesn't utilize the maximum allowable density under the OCP. Further more the owner proposes 75 rental units. The traffic study included in the proposal indicated a minimum impact on street traffic with adequate access off East 27th and Mountain Highway. The owner is providing more parking than is required for this area and adequate provision for storage of bicycles is also planned.

In addition, the aesthetics of the project make it an attractive asset to the community and sets the benchmark for other developments to come.

Douglas Barber

From: [Magda Johnson](#)
To: [Mayor and Council - DNV](#)
Subject: Polygon's Mountain Court Development Proposal
Date: Monday, June 15, 2015 6:39:14 PM

My husband and I are recent first time home buyers in Phase 1 of Polygon's Canyon Springs development ([REDACTED]). We would like to express our strong support for the redevelopment of Mountain Court in Lynn Valley.

Lynn Valley has undergone a transformation in the past decade - with detached housing prices soaring 10%+ in the past 12 months alone the area has truly become a desirable place to live. As a young working class couple, we were attracted Lynn Valley for its current natural beauty, family friendly atmosphere and its potential for future development. We would like to encourage the city planners and councillors to stand by the community plans for the residential areas around the city centre developed in recent years. According to the Lynn Valley Plan, developed in 1997, policy 5.3.1 clearly states that the rental properties bounded by Mountain Highway, 27th street, and Emery Court should be re-developed. We believe that Polygon Construction has proposed a plan that meets each of the concerns addressed both in this community plan, and the 2011 development plan.

The current Mountain Court rental buildings are in disrepair, and in dire need for an aesthetic overhaul. Unless the owners of the development are able to propose their own plan for building maintenance, the property should be re-developed, as stated in the 2011 District of North Vancouver Official Community Plan Bylaw 7900, in order to "establish a minimum standard of maintenance for rental properties" (7.2 Policy 6).

Thank you for your considerations on this matter.

Magda and Mark Johnson
[REDACTED]

From: [Linda Brick](#)
To: [Louise Simkin](#)
Cc: [Linda Brick](#)
Subject: FW: mt court
Date: Monday, June 15, 2015 3:37:58 PM

From: Mountain Court [mailto:mtcourt2015@gmail.com]
Sent: Monday, June 15, 2015 3:34 PM
To: Linda Brick
Subject: mt court

To Mayor & Council
From Andrew Atkinson

The redevelopment of Mt. Court property will see the entire eradication of all vegetation that currently produces fresh air and safe haven for many birds and wildlife.

The North Shore has long prided itself on maintaining the habitat and fostering the retention of Flora and Fauna. Redevelopment has seen only destruction of tree/plant habitat instead of co-habitation.

The property now is a safe place for many children to play and grow in a positive community where tenants watch out for one another.

Progress can still be achieved with inclusion instead of exclusion. The whole lower mainland is being sold off to the highest bidder. Individuals and families with traditional roots and familiar heritage are being stripped of their ability to continue enjoying these fruits of life. Why does the present government only cater to the whims of the wealthy and greedy? Struggling individuals are faced with NO option to be included!

The present management company (Vista Realty) since taking over from the previous management company has purposely allowed this property to degrade to a PATHETIC level. There was a tradition of caring about the ambience of this property that was initiated by the property owner. The maintenance budget has been stripped to the point where even the most basic upkeep is a thing of the past. Mold and mildew, rot and fungus, moss and cracked and chipped paint have been allowed to fester. Allowing the property to fall into ruin and disrepair. Under the tenancy act, tenants are applicable to a reasonable quality of life and comfort and enjoyment. The present management company has an almost hostile approach to maintenance and upkeep that set the stage for ridicule and public perception that redevelopment is necessary.

Progress must be ALL inclusive to be community centered.

We tenants are hard working, committed taxpaying citizens who elected the present city council in good faith to govern with all encompassing vision, compassion, and dignity. We elected officials from this very community believing they will steer progress to include ALL NOT JUST THOSE WITH DEEP POCKETS.

We tenants are proud to be productive members of the Lynn Valley Community and bolster the businesses that thrive as a result of our patronage. We are students at local schools, we are employees at local businesses. We utilize the services such as the libraries and community centres, pools, workout gyms, parks and walking trails. We take part in local events and fairs, parades, festivities. We are members of worship centres, halls and churches. We support the banks, financial institutions. We support the overall future vision of an incredibly beautiful place to live for one and ALL!

WE HAVE A VOICE!

The present city council has an opportunity to act now to retain the peoples trust and do the right thing, the displacement of many is NOT the right decision. Wear our shoes for a moment of time. See the world through our eyes. We love it here. We strongly urge you to allow us to continue to thrive within this community we know as home!

Andrew Atkinson

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EURAM INVESTMENTS LTD.



SUITE 428 – 255 NEWPORT DRIVE
PORT MOODY, BC V3H 5H1
CANADA

TEL/FAX: 1-888-EURAM08 (1-888-387-2608)

EMAIL: INFO@EURAM.CA

June 16, 2015

District of North Vancouver Council
355 West Queens Road
North Vancouver, B.C.
V7N 4N5

Dear Councillors:

Re: Mountain Court, North Vancouver, B.C.

The owners of Mountain Court regret that they cannot attend the Public Hearing here in person as they are not in town at the moment. Please accept this letter instead.

Many tenants are speaking out, stating that the Mountain Court apartments, Lynn Valley and the District of North Vancouver are not just a place to live, but their home. The owners of Mountain Court are keenly aware of this and have, over the last 45 years, done everything possible to make these apartments a pleasant and safe place to live. We are grateful to have been able to contribute to providing affordable, safe housing in this community.

However, there are some realities which we must face. One, the buildings are getting old and will soon need replacing or upgrading. Two, costs for old rental buildings are rising rapidly. Three, the new development fits with the long term vision that the District has worked towards for almost twenty years and recently approved under the new OCP.

With respect to the age of the buildings - they were built in 1968 and are of wood frame construction. The original builders would be surprised that they are still in use. In spite of every effort at maintenance, these near 50 year old buildings are showing their age and are near the end of their useful life. Although the exterior of the buildings can be updated, infrastructure like plumbing and electrical will soon begin to fail and will need to be replaced as well. Even then, the buildings will be outdated. Noise insulation is almost non-existent, which infringes on tenants' privacy. The buildings are far from today's energy efficiency standards, an important consideration given climate change concerns. Kitchens and bathrooms are also dated. If outright replacement of the buildings is not an option, then a major renovation will certainly have to be performed, which will require eviction for the tenants, and substantially higher rents upon completion to cover the cost of renovation.

Affordability is mentioned a lot during the discussion of this issue, but it is important to remember that the Mountain Court rentals are a business and need to balance costs with revenue. Currently, costs for the buildings are increasing much faster than rents. Consider two big cost items that are not under the owners' control: insurance and property taxes. Since 2001, rents have increased by about 25%. During the same time period insurance costs have gone up 220%. In fact, it is getting harder to even find insurance coverage since many insurers are reluctant to insure buildings that old. Property taxes have also increased by 75%, and the owners do not receive any adjustments for providing affordable rentals. In fact, the property is routinely taxed at values significantly higher than what would be justified by the current rental income. The bottom line is that steeply rising costs coupled with relatively modest rent increases are not sustainable.

Even if the existing apartments are renovated and we are able to balance the operating costs and rental income, the number of existing rental units will remain the same. There is a shortage of housing in the District, and this project will increase available housing options. For a long time now the District has considered plans and proposals for the Lynn Valley Town Centre. They all have one feature in common: a commercial core with a public community centre and higher density housing immediately surrounding the core. This makes perfect sense to us. The businesses in the town centre require sufficient customers to attain the necessary scale to stay in business, and people want to live close to shops and amenities so that that they can walk rather than drive.

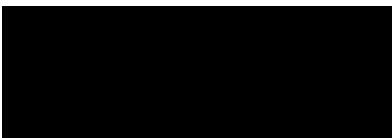
Together with the District Planning Department and Polygon, the owner has worked toward this goal for several years now. Long term plans involving mortgages and resource planning are all coming to a head at this point. If these plans are delayed or scuttled, then the next opportunity might be many years away. If the goal is to provide affordable housing options for the residents of Lynn Valley and their children, then this opportunity should not be dismissed lightly.

In conclusion, I hope I have shown that this is a unique opportunity to replace aging rentals with new and desirable homes. This new community will ensure the vibrancy of the Town Centre and improve the availability of new affordable housing in the District. The owners of Mountain Court, together with Polygon, have played by the rules and invested considerable planning and resources in this project. All must work together to keep building a sustainable community in North Vancouver.

Thank you for the opportunity to submit this letter to Council for your consideration.

Yours truly,

Euram Investments Ltd.



Hermann Schenck
Owner

Shannon Dale

From: Linda Sewell [REDACTED]
Sent: Monday, June 15, 2015 4:42 AM
To: Mayor and Council - DNV
Subject: Mountain Court Apartments

As a long term tenant of the Mountain Court Apartments, which are scheduled for demolition in December 2015, I would like to address a few issues.

Mayor and Council

It has recently been brought to my attention that the Mountain Court Committee has circulated a petition to stop or delay Polygon's plan for development of the property. Their major concern is that there is no affordable housing in Lynn Valley for the residents being displaced and gridlocked roads. I absolutely agree that affordable housing is necessary, whether it be Lynn Valley, Vancouver or anywhere else.

In a North Shore News article published on May 5, 2015, there were a couple of sarcastic "digs" against Polygon from the Chair of the Mountain Court Committee. The Committee's real issue is with the District, not Polygon. As far as I am concerned, I have been treated professionally and with the utmost respect from staff with Polygon and they do not deserve the criticism.

Polygon held several meetings June 2014 for the Mountain Court Apartment tenants to announce they would be developing the property, which would take place approximately October 2015, once they received approval from the District, which any intelligent Lynn Valley resident knows, will be granted. Of course I was distressed at the thought of having to relocate after such a long time, but upon reflection I have decided that it would be a new start. I think that Polygon has kept tenants informed of developments and have gone out of their way to be available for any questions or concerns. I also must commend the construction team who perform their daily duties so unobtrusively.

As mentioned previously, I feel we were given more than ample time by Polygon to make a decision to stay or to move and yet the Committee waited until recently to do anything about it. Polygon did not just wake up one day and decide to start erecting buildings in Lynn Valley without a nod from the District. The decisions to put these future Lynn Valley developments in place happened years ago and it would be naïve for anyone to think that the District would stop or delay the project as proven by the several families who have already moved out of Mountain Court.

The Mountain Court Committee should have an issue with the District for not planning ahead to provide affordable housing for the tenants of Mountain Court or any other residential tenants to move into. This should have been considered when the OCP began. Yet at "zero" hour they are turning to the District to consider stopping or delaying progress.

L. Sewell
North Vancouver

Shannon Dale

From: Hazen Colbert [REDACTED]
Sent: Monday, June 15, 2015 9:44 AM
To: Mayor and Council - DNV; David Stuart
Subject: Mountain Court Development - Request for Affidavits

You Worship, Council and Mr. Stuart

I believe in NOW - No Opportunity Wasted.

We need to get the DCCs and CACs correct for this project and all projects. We cannot afford another travesty similar to the Cap West debacle.

Public art and water features are not revenue items.

A market rental building does not address affordable housing concerns.

The District needs affordable housing NOW.

The development of a 321-unit project is a major undertaking. It cannot move forward based on on whimsy and vague, unconfirmed musings regarding window treatment options and the lumens of street lamps as the foundation for the implementation of critical development infrastructure and construction of true community amenities such as affordable seniors housing and community centers.

To date a series of statements has been made to Council by staff regarding the Mountain Court redevelopment.

It is best that the authenticity of those statements be assured.

In that respect, I politely request that if the following statements are made in any material way by staff to council, in writing or orally, in a public hearing and/or council discussion and/or any other form they be made through the submission of affidavits signed by Mr. Brian Bydwell:

1. Polygon (parent and/or operating subsidiary) is required to pay in cash, or equivalent, \$1.9 million in development cost charges and community amenity contributions to the District of North Vancouver within the next 3 years and not later than December 31, 2018. Those funds will be maintained in a separate account and not co-mingled with other funds.
2. In the event that the proportional allocation of the \$43.3 million in development cost charges and community amenity contributions from the fall 2013 Lynn Valley Flexible Planning Framework, which total \$2.8 million, are not allocated to and/or paid by Polygon (parent and/or operating subsidiary) that alternate developers (please name them) have agreed in writing to make up the deficiency by December 31, 2020.
3. That the pro forma financial projections for the Mountain Court project were supplied by DNV staff to an independent, financially qualified (CA, MBA or equivalent) party for scrutiny and that the party has advised in

a final written report that the pro forma financial projections are credible and accurate and are supported by comparables.

The creation of affordable housing and the development community infrastructure deserve honest information.

Regards,

Hazen S. Colbert

The contents of this email represent solely the opinion/position of the writer as a private individual and is intended solely for the people who received it.

El contenido de este correo electrónico representan únicamente la opinión / posición del escritor como un particular y se dirige exclusivamente a las personas que la recibieron.

Le contenu de ce courriel représentent uniquement l'opinion / la position de l'auteur en tant que personne privée et est destiné uniquement aux personnes qui ont reçu il.

这封电子邮件的内容代表作家的纯粹的意见/位置作为个人，目的只是为了谁接受它的人。

Shannon Dale

From: Lee Gavel [REDACTED]
Sent: Monday, June 15, 2015 10:54 AM
To: Mayor and Council - DNV
Cc: Eric LVCA Miura; Ker Hugh
Subject: Mountain Court Public Hearing Comments

I will be unable to attend the Public Hearing for this project and consequently wish to submit the following comments by this email:

First it is important to ensure that adequate measures are in place to minimize the impact on the existing occupants. This can be accomplished through a program of assistance in relocation, and the opportunity to move into the rebuilt units. Rental housing is an important component of a healthy mix of housing choices.

Although I decry the loss of the existing low density housing on the site, the facilities are at the end of their expected lifespan. It is unrealistic to expect they will be replaced in a similar format, due to the increase in land value with the consequent increase in the price per unit implicit with lower density. Redevelopment of the site is contemplated under the Lynn Valley Town Centre Plan and the proposed redevelopment will support the intention of the plan to focus increased housing opportunity in the central area and preserve the surrounding single family neighbourhoods.

SO WHAT CAN WE DO TO MEDIATE THESE ISSUES?

The primary effect on lifestyle with an increase in density, is the loss of ground access for upper floor units. To offset this effect the developer has taken advantage of the change in grade across the site, to increase the number of second floor units with direct ground access. In addition and pragmatically it is incumbent upon the District to create a planned park to the south of the proposed project, which would provide for outdoor play space of all types.

I strongly feel it is important to have a pedestrian friendly streetscape which does allow for a variety of uses. The occupants of the adjacent buildings should be able to use the street space in a similar manner as an internal street. My understanding is the developer will support this concept which minimizes the separation of street and sidewalk, and implement what the District asks for as expressed in the Lynn Valley Town Centre design guidelines..

I also wish to express reservations about the architecture of the proposed building blocks as I feel "Canyon Springs" by the same developer, does not capture the essence of Lynn Valley as well as their previous project "Branches". I am concerned that the sameness in height and proportion and mass of the four buildings is determined by the height limitations and setback requirements of zoning, and to minimize this effect that the use of highly articulated roof slopes to distinguish one building block from another including different architectural finishes and detailing to be used for each of the phases.

Subject to the above concerns I feel **I can support this project** as it will assist in providing housing choice and opportunity, for both young and old and differing socioeconomic circumstances.

Lee Gavel

A large black rectangular box redacting the signature of Lee Gavel.

From: Sandra [REDACTED]
Sent: Friday, June 12, 2015 9:59 AM
To: DNV Input
Subject: Mtn Court Public Meeting

This is simply to advise that even though I am not in favour of the development at Mtn Court and am not excited about another move in my life, I do want to say that I believe Polygon has been quiet supportive to the existing tenants in that they have kept us informed as to the proposed development, timelines, offered "packages" to long term tenants and have been accommodating as far as information concerning any other options that are available to us.

Sincerely

Sandra Platt
Mountain Court
[REDACTED]

Benjamin Ernest Jones



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

June 11, 2015

Attention: Casey Peters, District of North Vancouver

Dear Casey Peters,

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

I have been fortunate to live in Lynn Valley in a home my brother and I purchase 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 understand the concerns expressed by many residents of the District of North Vancouver with regards to increased traffic congestion on the bridges and bottle neck points on the Upper Levels Highway, but I do not feel it is a result of the development projects taking place within Lynn Valley. With this in mind I feel that projects such as Mountain Court need to move forward given that economical and affordable housing for young adults is key to growing our overall economy.

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

Kind Regards,



Benjamin Ernest Jones

From: Hazen Colbert [[mailto:](#)████████████████████]
Sent: Wednesday, June 10, 2015 12:30 PM
To: Mayor and Council - DNV; David Stuart; Brian Bydwell
Cc: ████████████████████
Subject: Mountain Court Redevelopment

Your Worship, Council, Staff & Residents of the DNV,

I like the Mountain Court redevelopment. I want to see it succeed.

Yet I have concerns about the absence of a people-focused approach to planning in the presentation to Council.

At first glance the application appears thorough based on 100's of pages of drawings/renderings. There is a caveat - there is no requirement that the final build is related to the drawings.

There are near 100 pages of public realm guidelines such as the 12 types of grass available for seeding.

But what is missing from the public realm guidelines? People.

There are 363 pages in the presentation, maybe as many as 1,000 images/renderings/photos yet only about 30 show people, and few if any are over 50-years-of-age.

I suggest a revised approach to this application, or at least an amendment to the application.

I suggest an approach that focuses on people and housing. I have attached a document with detail.

There are five recommendations which, when accepted, will bring my support for this application.

1. Affordable owned housing be addressed through a revision of the mix of apartments to include smaller units, and a mortgage plan offered by the developer favorable to first time buyers.

2. Affordable rental housing be addressed through the collection of near \$1 million in CACs to be used to fund affordable housing initiatives in the District.

3. Existing residents in the neighborhood be compensated by a fund of about \$300,000 for the lack of quiet use of their homes and property during the construction period. The money can be used as grants for cleaning of construction dust, upgrades to HVAC systems and installation of air conditioning to replace the natural shade of trees culled.

4. Improvements to the relocation package for existing tenants be made including paying all moving costs, and compensation from time taken away from work and family to plan and implement the move.

5. A remediation plan is created to return the forest canopy to its existing form

By copy of this email and document to the good Chair of the District's OCP Implementation Committee, going forward I politely and with great respect ask for a written commitment from the Committee, signed by the Chair and addressed to all residents of the great District of North Vancouver, to making OCP Implementation an inclusive and diverse people-focused activity. After all, being people-focused is being Canadian.

Hazen S. Colbert

from it out of context or attribute statements to the writer not made in the covering email or document.



June 10, 2015

To the District of North Vancouver Council,

Re: Proposed redevelopment at 1241 - 1289 East 27th Street,
North Vancouver

I am writing to encourage your approval of the above-mentioned redevelopment proposal by Polygon Homes. I have been a resident of Lynn Valley for the past 15 years, and have seen the community change substantially with all the improvements made by the District, LVCA, residents, and developers. I have the privilege of operating my business in the beautiful Lynn Valley Village and it is my feeling that we have to continue to be mindful of the consistency of our architectural design choices in all further development in the community moving forward to create a cohesive and esthetically appealing Town Center.

Polygon has demonstrated their exceptional architectural design with both the recent Canyon Springs and Branches developments. In my opinion, they are in keeping with the West Coast design style that began with the creation of Lynn Valley Village. One only has to look as far as Whistler to see the effect of a consistent architectural design mandate.

While there has been some concern about the increasing density in Lynn Valley, this development will be within walking distance to most of the community amenities: Lynn Valley Center, Village, Karen Magnusson, Lynn Canyon etc. The walkability of this community is one of its best features, and Polygon has plans to further develop the existing network of walking paths and trails.

Ultimately we need to provide a means for those of us who grew up on the North Shore, or those who have lived in this community for years, to remain living here despite the rising cost of single-family housing. By providing options both for purchase and rental at the multi-family level, like the 27th street proposal, this will be possible.

Best regards,

Kristin Ames

info@posy.ca
Vancouver, BC V7J 2A1

167 - 1233 Lynn Valley Rd. North
604-988-7377

June 10, 2015

Attention:
Mayor and Council
District of North Vancouver
355 West Queens Road
North Vancouver, BC

via: council@dnv.org

Dear Mayor and Council,

I am writing to express my support for the redevelopment of Mountain Court on East 27th Street. I am an owner at Polygon's Branches Community and I have been following the construction of Canyon Springs to the east very closely. I have also resided in Lynn Valley for most of my 53 years of age. The addition of another Polygon community on East 27th would only serve to improve the streetscape and continue to enhance the Town Centre. The integration of a new public road along with pedestrian and cycling paths will also be an asset to the neighbourhood.

In order to keep our community safe, I would ask that Polygon provide added security measures during the initial construction phase to discourage thieves from being attracted to Lynn Valley. I would also like to see high security doors installed in the building. In my experience at Branches, additional equipment on all doorways, including interior doors (especially the bike room), has helped to reduce thefts and keep thieves away. Installing these items at the outset would save the new strata the extra expense after the fact. High security doors are a must!

Please vote in favour of this proposal. I am encouraged by the recent improvements that Lynn Valley has seen over the last several years and I continue to support the improvements in my community.

Thank you for your consideration of this letter.

Sincerely,



Craig Moore



Shannon Dale

From: Julie-ann Johnson [REDACTED]
Sent: Wednesday, June 10, 2015 1:57 PM
To: Mayor and Council - DNV
Subject: Polygon mountain court

Hello my name is Julie-ann Johnson and I live at [REDACTED]. I would like to express that I am in full support of the development proposal for mountain court.

I have lived in North Vancouver since 1985 and raised my children in the district their whole lives. Recently my 24 year marriage ended and I was very concerned about being able to stay in North Vancouver and find affordable housing for myself my two children and my two dogs. Polygon canyon springs was one of two affordable options. I was very grateful to be able to stay in my sons argyle school catchment as well as have such a beautiful home that I could afford. I fear that without affordable options like polygon that single mothers, young professionals, young families as well as retired people looking to downsize would not be able to afford to live in North Vancouver.

I also feel that the current mountain condos need a upgrade and are falling apart. Cars screeching through the lane way at all hours of the night. Teen gangs lingering around the parking lots and getting up to trouble. If we can beautify the neighbourhood and still create rentals for the displaced people as well as create family homes that are affordable it's a win win.

Regards
Julie Ann Johnson

Sent from my iPhone

June 8th, 2015

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

Dear Mayor and Council,

I am writing to express my support for Polygon's redevelopment proposal of the Mountain Court rental complex on East 27th.

My wife, Cindy, and I have been residents of Lynn Valley for 16 years and we are heavily invested in our community. While we cherish the close-knit community feel that we experience here, we also recognize that Lynn Valley Town Centre is in need of a face-lift.

Polygon's proposal is in keeping with The District's OCP and the Lynn Valley Town Centre Implementation Plan. They are replacing the rental housing one-for-one. The success of their Branches community and the recently sold-out Canyon Springs apartment buildings speak to the need for this type of housing in Lynn Valley.

As a real-estate professional, I can attest to the need for smaller, reasonably priced homes for both young families and those looking to down-size. Let's provide more quality options for those who want to stay in Lynn Valley and enjoy all that it has to offer.

Please vote in favour of this proposal so we can continue to see the long-standing vision for our Town Centre come to fruition.

Sincerely,

A large black rectangular redaction box covering the signature of Mr. Jim Lanctot.

Mr. Jim Lanctot

A black rectangular redaction box covering contact information, likely a phone number or email address.

Shannon Dale

From: Alex Schwarz [REDACTED]
Sent: Friday, June 05, 2015 9:53 PM
To: 'Hazen Colbert'; Lisa Muri; Mayor and Council - DNV
Subject: Lynn Valley update! Correction

Follow Up Flag: Follow up
Flag Status: Completed

Dear fellow resident;

In the last e-mail I stated that the developer is Omni. This is incorrect. The developer is Polygon.

Sorry for the confusion

Alex Schwarz
Lynn Valley Resident

Shannon Dale

From: Alex Schwarz [REDACTED]
Sent: Friday, June 05, 2015 8:43 PM
To: [REDACTED]; Mayor and Council - DNV
Cc: 'Hazen Colbert'; Lisa Muri
Subject: Lynn Valley update! Please help!

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Dear fellow residents;

The destruction of Lynn Valley continues....

Omni Development put in a proposal to build the next units. In order to do the next step 80 low income families (about 225 people) have to be moved out of their houses! This is a tragedy because there is no place to go for these Lynn Valley residents. These homes might not be pretty but it is a roof over their head and there is no available low income housing on the North Shore or even in the Lower Mainland! These are Canadian citizens that pay taxes and they do have a right to a home where their children go to school and have their friends.

How low does a development company have to sink and displace unfortunate Canadian citizens to make profit? I will never buy a home from Omni! How heartless can someone be?

Please send a message to the council that they will not move these families until appropriate placements on the North Shore can be found.

<mailto:dnvcouncil@dnv.org?subject=Stop the destruction of 80 family homes>

Also sign this petition on this link:

<http://mtcourt.wordpress.com>

All the best and thank you for your help;

Alex Schwarz
Stop high rises in Lynn Valley

Shannon Dale

From: david smith [REDACTED]
Sent: Friday, June 05, 2015 10:05 PM
To: [REDACTED] 'Hazen Colbert'; Lisa Muri; Mayor and Council - DNV
Subject: Re: Lynn Valley update! Correction

Follow Up Flag: Follow up
Flag Status: Completed

They are all more or less the same

On Friday, June 5, 2015 9:53 PM, Alex Schwarz <[REDACTED]> wrote:

Dear fellow resident;

In the last e-mail I stated that the developer is Omni. This is incorrect. The developer is Polygon.

Sorry for the confusion

Alex Schwarz
Lynn Valley Resident

Shannon Dale

From: CARTER, Kim [REDACTED]
Sent: Thursday, June 04, 2015 5:28 PM
To: Mayor and Council - DNV
Subject: Note of Support for Mountain Court

Follow Up Flag: Follow up
Flag Status: Completed

As a long-time resident of Lynn Valley and a pending resident of Canyon Springs I am writing in support of the redevelopment proposal for Mountain Court just to the west of Canyon Springs.

Among the many reasons I love living on the north shore is the pristine nature of the neighbourhoods and the peaceful quiet that is so blaringly absent in the busy sections of Lonsdale or the Marine Drive. But I have lived here for 30 years and we can't afford to be blind to progress.

Our neighbourhood needs a facelift and would benefit greatly from an injection of vitality and the rejuvenation that comes with fresh residents and fresh ideas. It will attract our young people who have grown up in Lynn Valley and now have an affordable option to stay here. The same applies to empty nesters who also want to stay in a place where they have been so happy over the years.

One of the joys of our neighbourhood is the opportunities it provides for pleasant and often bracing walks. This development will enhance the proposed Lynn Valley Town Centre and make it a very walkable lifestyle for many residents.

I don't buy the argument that this higher density would drive down the prices of existing homes, if anything, it will create greater demand for amenities we can all enjoy and be a draw for more people to experience our mountain life style. More demand and more people mean more benefits economic and other wise for all of us.

K. Carter

Mr Hugh Kerr
Vice President Development
Polygon Homes
Suite 900 – 1333 West Broadway
Vancouver, BC
V6H 4C2

May 20, 2015

Dear Mr. Kerr,

Congratulations on the sellout of Canyon Springs and the launch of West Quay.

As you may be aware I was a very early supporter of Canyon Springs, speaking in support of the application at District of North Vancouver Council. I am generally supportive of the Mountain Court application in the District of North Vancouver in its early stages.

I am aware of significant opposition to the application flowing from concerns about the depletion of affordable rental supply in the District of North Vancouver and on the North Shore in general. The construction of the 75-unit rental building does offset some aspects of the reduction of affordable rental supply but it is only a modest contribution to the broader District of North Vancouver goal of creating more affordable homes and expanding the supply of affordable senior's housing as laid out in the DNV OCP.

Affordable senior's rental housing is a chronic problem in the Lower Mainland and on the North Shore as this article explains www.biv.com/article/2012/5/bc-seniors-lost-in-care-homes-chasm. Seniors who need affordable housing face extended waiting lists. Facilities such as the affordable seniors housing component of the Capwest development in Lower Capilano are at least a decade away.

During the presentation by the good staff of the DNV to Council that accompanied first reading of the bylaw for Mountain Court, staff advised that Polygon would be unable to provide community amenity contributions (CACs) from the Mountain Court application due to the economics of the rental building and the construction of local roads. I understand a modest provision for public art was put forward but the reality is that public art does not address affordability issues.

I think Polygon may be selling the brand and reputation of its rental buildings short in the *pro formas* discussed with DNV staff. The rental building will command a significant market price and generate significant cash flows to its eventual owner as has been the experience with the Evergreen House rental building at Branches.

In addition, while there are indeed costs of building roads, the savings from waiving the District of North Vancouver parking bylaw from 1.9 stalls per home to about 1.4 stalls will save Polygon from building about 160+ parking stalls. At a very conservative estimate of \$10,000 per stall that is a saving of \$1.6 million+. At \$15,000 per stall, the savings are well north of \$2 million.

The opposition to the project concerns me as I believe the application is good for the DNV and I would like to see it proceed. I think there may be a way to mitigate, at least in part, that opposition. The Kiwanis building on Whiteley Court has a plan to redevelop its auditorium space to provide additional affordable senior's housing. Perhaps Polygon could find monies from the sale of the Mountain Court rental building and the savings from the parking stall waiver to turn over to that project as a CAC. I think that \$1 million would make a good starting point for discussion. Part of the \$1 million could be payment-in-kind or the equivalent for integrating road upgrades in the area so that a full cash transfer would not be required.

There are likely seniors on the North Shore who will bridge moving from a single family home into the Kiwanis building by first owning or living in a strata lot possibly a lot owned by an extended family member. There will also be younger people considering buying at Mountain Court who would like to have their elderly family members close by. I think Polygon can become the homebuilder of choice for those seniors and their extended families by providing a CAC to the Kiwanis facility. Brand loyalty among people over 50-years-of-age is a powerful motivator as is being close to family. I think Polygon has a unique opportunity available.

In closing, I urge Polygon to consider maximizing the economic value of the Mountain Court rental building and offer community amenity contributions to support the District of North Vancouver's OCP objectives for affordable seniors housing.

Regards,

Hazen S. Colbert

[REDACTED]

[REDACTED]

cc. District of North Vancouver Council & Planning Staff
Patrick McLaughlin, Executive Director of Kiwanis Senior Homes
Eric Muri, President Lynn Valley Community Association
Dr. Corrie Kost, DNV OCP Implementation Committee

[REDACTED]

Shannon Dale

From: Hazen Colbert [REDACTED]
Sent: Thursday, May 07, 2015 11:35 AM
To: Mayor and Council - DNV; David Stuart
Subject: Mountain Court Redevelopment

Follow Up Flag: Follow up
Flag Status: Completed

Your Worship and Council,

I have previously expressed concern with the quality of the content in the staff presentation to Council on April 20, 2015 regarding the Mountain Court redevelopment.

While I support redevelopment of the lands, I pointed out some serious flaws in the staff report particularly the lack of a risk analysis created by no CAC contributions, and the assertion that there were no people in opposition to the project and/or that no concerns had been passed on to the developer.

Indeed my position is now supported by the following letter to the North Shore News

<http://www.nsnews.com/opinion/letters/letter-affordable-housing-warrants-attention-1.1926337>

Council should not have to rely on the local newspaper to get more informed input than that provided in staff reports, particularly given the very high regard I, and virtually all North Shore residents have for Mr. Stuart's ability.

I remain concerned that DNV Council is not being provided complete and accurate information in staff reports regarding the Mountain Court redevelopment, in fact in most redevelopment applications. Perhaps planning staff feel that a cursory once-over is all that is required of a raw development submissions since it will eventually pass 4-3, Bassam, Hicks, Bond and Walton in favour. That is indeed the reality of pre-determined decisions. But, as the letter writer illustrates, the OCP requires affordable housing, and that requirement is being universally ignored in Lynn Valley Town Center development applications, and ignored in staff presentations.

As I have pointed out to Mr. Stuart in a separate communication, investments are being considered in the District based on planning documents and business documents adopted through bylaw. Those documents must be grounded in fact, and policy decisions must be reflect the documents otherwise capital investment decisions will be made inefficiently.

Inaccurate or incomplete planning documents are compounded by the wholly mis-informed opinions of so called staff committee chairs who are focused, as the letter writer indicates, not on material OCP Implementation issues such as affordable housing but rather on issues such the colour of window trim and the risk of a "Soviet Baroque" environment.

District residents deserve more than the slipshod presentations that purport to be staff analysis, and constant 4-3 votes from Council no matter the requirements of an OCP, the Lynn Valley Town Center Flexible Planning Framework and the needs of the community.

It would have taken very little extra work to incorporate discussion of the forthcoming application for a new 6-storey building on the Kiwanis property, with its target being affordable seniors' residences into the Mountain Court submission. One million dollars in CACs from the Mountain Court application could be diverted to that seniors' building.

There is clearly a systemic land use decision making problem in the District. That problem can only be addressed by independent, 3rd party oversight.

I continue to support the creation of a Regional Planning Agency for the North Shore that will have veto power over any local council vote regarding land use, except for unanimous local council votes. Our homes and neighborhoods should not evolve on the basis of mis-information and council voting patterns that consistently do not reflect planning documents or the concerns of the community.

Regardsm

Hazen S. Colbert

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Shannon Dale

From: Hazen Colbert <[REDACTED]>
Sent: Monday, May 04, 2015 6:02 PM
To: Mayor and Council - DNV
Subject: Mountain Court Development

Follow Up Flag: Follow up
Flag Status: Completed

I will speak at the Public Input tonight in about an hour regarding the Mountain Court development.

To buttress my comments I note that council was advised on April 20, 2015 that no one from the community had written or emailed Polygon with concerns.

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As you might be aware the District of North Vancouver is hosting an open house re public realm guidelines for the Lynn Valley Town Center (the center defined in the OCP).

<http://www.dnv.org/article.asp?a=6203&c=1177&v=1>

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Regards

Hazen S. Colbert

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Shannon Dale

From: Hazen Colbert [REDACTED]
Sent: Sunday, April 19, 2015 10:19 AM
To: Mayor and Council - DNV; [REDACTED]
Subject: 1241-1289 EAST 27TH STREET - MOUNTAIN COURT REZONING

Your Worship & Council.

I am surprised to see the subject development bylaws submitted by staff to Council with absolutely no material notice to the local community.

I am on the distribution list for the project, yet received nothing before I searched the dnv agenda for Monday's Council meeting. Why the secrecy? Privacy? National security interests?

For over a year I have worked closely with good people of Polygon on this very good and important project, to keep the local community informed.

This is a good project. Polygon has done their research well and developed a product which is operationally sound, can be understood and financed by their financing syndicate and maximizes return to stakeholders.

The project is not promoted by the vagaries of untested concepts and proposals such as *wonerfs* as was the case in Lower Capilano where neither of the recently approved projects have even a **remote** chance of coming to market in the manner they were approved by DNV Council.

It will not be built out as the now failed Selynn Village is being built, as a limp phallic symbol rising out of what appears to be a deserted island of rubble and dirt, surrounded on all sides by cars moving slowly in circles hunting like a school of predatory sharks for the castoffs from the island.

The subject proposal meets most if not all of the parameters of the Lynn Valley Implementation Plan.

But there are serious process flaws in the application, not from the developer's perspective, but founded on flaws in the OCP, the Lynn Valley Implementation Plan and the Regional Context Statement as follows:

1) Parts of the application are based on the partially fundamentally flawed Lynn Valley Implementation Framework. For instance the parking stall requirements in the framework are based on a transportation studies in both the Lynn Valley Implementation Framework and the Bosa application which we all now know misrepresented actual traffic patterns, rendering the transportation study for the framework the proverbial "***poisonous tree.***" For instance, the transportation studies assumed that Lynn Valley Town Center was part of Translinks Frequent Transit network but that assumption was wrong. Even worse was that one transportation study was based on parking stall

requirements for new developments tangent to Skytrain stations. That study was simply fraudulent and should have dismissed from consideration.

The consequence of relying on a flawed foundation is that now we have a transportation and parking study from BWV based on the ***poisonous tree***, making the transportation plan for the subject project the so-called ***fruit of the poisonous tree***. We know the proposed parking stalls are inadequate from the Canyon Springs project. So why revisit the subject again? 1.4 stalls per unit is inadequate. 1.7 stalls are required. No discussion is needed.

2) What is most concerning is that the planning for Lynn Valley Town Center was based on the good work of Mr. Michael Hartford, a credentialed and competent talent, who balanced the, with the greatest of respect, very questionable involvement of another party. Mr Hartford is apparently no longer with the District. Since the District has no, not even a rudimentary manner of *management succession*, we now end up with very junior and inexperienced staff being assigned a major project with no organizational knowledge or institutional learning curve being passed on to them from the previous 4 years of discussions in Lynn Valley Town Center by the learned community. The staff are ambitious and learning as they go but one of the consequences of no succession plan is that staff presentation to Council scheduled for Monday evening is very simple inaccurate, and in many cases does not represent the site and adjacent properties.

For instance:

The staff presentation reads " *(the project) proposes an overall density of 1.82 FSR which is **significantly below** (my emphasis) the 2.5 limit in the Official Community Plan.*" (see pages 2 and 7)

That statement is inaccurate. Not only is 2.5FSR not in the OCP, but the concept of FSR of any type is not referenced even once in the OCP.

Rather the land for the proposal is labeled as medium density apartment which, as was pointed out some time ago, has different FSRs attached to it dependent on which document is referenced.

Another example are the references to a road called Mountain Gate. No such road exists nor will it exist at the conclusion of the project as the road would have to pass east/west to the south of the project across lands not owned by the applicant

The most egregious example of inaccurate information flows from this statement:

This project's major benefit (defined as a community amenity contribution) to the community is the provision of a 75 unit market rental housing building that will remain rental in perpetuity in keeping with the intent of the housing policy.

No where is the provision of market rental housing defined in the OCP a CAC. In fact, in near 25 years of reviewing CACs I have never heard of the provision of a for-profit platform being allowed to be classified as a CAC.

Missing from the Staff Presentation

Perhaps most worrisome in the staff presentation is what is not there.

1. There is no discussion of the massive tree cull on the site necessary for development

Using google earth and a site walk through, I estimate well in excess of 1000 trees will be culled including hundreds that contribute to the forest canopy, The cull may stretch to 2000 trees. I believe this will be the most significant tree in the District in modern history or since Mount Seymour Village was built.

To give a visual representation of what 1000 trees coming down will mean consider the damage done with just 100 trees coming down during the recent over-cull at Bridgeman Park which should have resulted in at least on jail term for a responsible party.

That cull will have a devastating impact on local wildlife.

And a devastating impact on people during the construction process. The forest canopy is nature's way of filtering the air of dust and dirt particules. With the canopy gone, the neighborhood will be subjected to a massive, unparalleled intrusion of dust and dirt. It will cover cars, choke HVAC systems and pollute Kirkstone Park

2. There is no discussion of affordable housing or senior's housing.

Despite the OPC giving near equal time to market housing, affordable housing and senior's housing here we see another project which is 100% targeted to market housing with no provision for seniors services. And not one word is referenced in the staff report, not one.

The above noted project has great opportunity.

1. Let us add to the transportation plan and dismiss the errors of the past instead of treating them as sacrosanct planning guidelines.

2. Let us ensure that the culling of the forest canopy is managed.

3. Let us proceed with a rational discussion of the application, free of undue influence from the District crack pots and let us mitigate the staff inexperience which the project is presently predicated by actually listening to the better informed members of the local community.

4. Let us ignore the absurd so-called Translink vote. and any references to future Translink investment on the North Shore. It is not going to happen.

5. Let us add in discussion of affordable and seniors housing.

6. Let us ensure that the shareholder maximization of the applicant moves forward with a rational plan for development, construction staging, transportation improvements, community amenities etc. that such a potentially great project can facilitate absent the hidebound opinions and closed minds of select decision makers whom have long outlived their usefulness.

and finally,

lets not see this project pass with a 4-3 vote on Council, with the 4 people voting for it not having read one sentence of a staff report, or read, in its entirety even one submission from the local community and/or spend their time at Public Hearings tap-tap-taping on separate subjects on their phones and tablets.

Regards

Hazen S. Colbert

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Shannon Dale

From: Hazen Colbert <[REDACTED]>
Sent: Monday, May 04, 2015 6:02 PM
To: Mayor and Council - DNV
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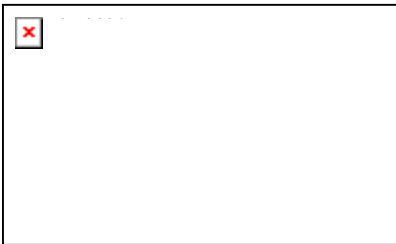
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Shannon Dale

From: Hazen Colbert [REDACTED]
Sent: Sunday, April 26, 2015 10:49 PM
To: Mayor and Council - DNV
Subject: Mountain Court Application

During the April 21, 2015 Council meeting reference was made during Public Input regarding the Polygon proposal for Mountain Court, similar in form and design with Canyon Springs, an image of Canyon Springs immediately below.

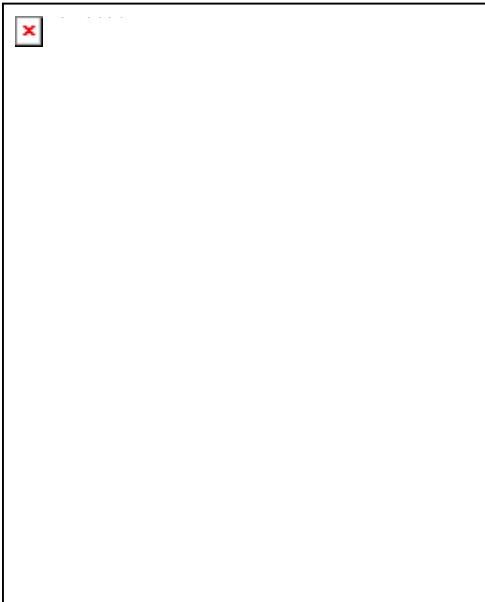
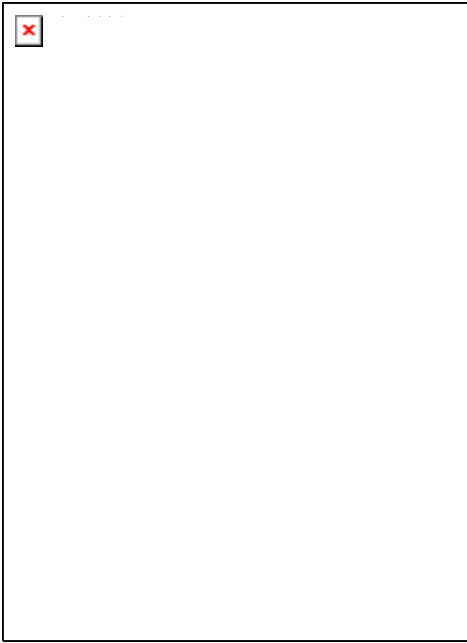


I trust I am wrong, but I recall the speaker at the Public Input phase of the meeting said that the plans for Mountain Court brought to mind Soviet Baroque style which were walls of low rise buildings.

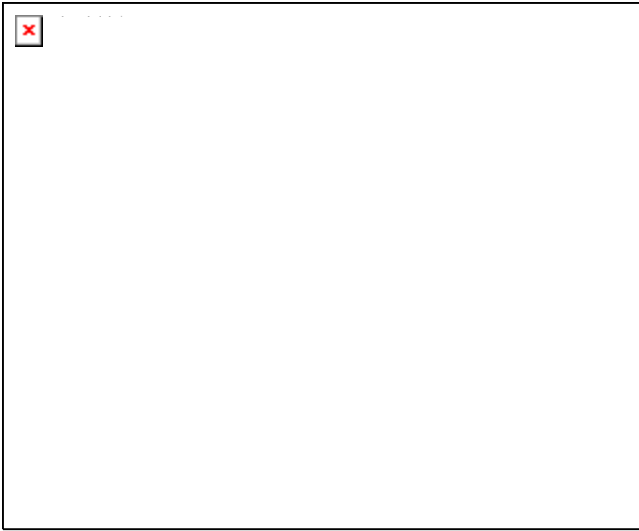
One of two members of Council said that they too, from their travels perhaps in Europe or Moscow, were concerned about the potential for walls of low rise buildings found in the Russian capital. They did not want to see wall-to-wall low rise along Mountain Highway or along 27th. I agree that the buildings in the Russian capital can be imposing.

There was some discussion of perhaps relaxing the 5-storey height limits allowing taller buildings and thus having more open space, to avoid the risk of Soviet Baroque.

The Moscow skyline is dominated by seven buildings called the seven sisters, all built in the Soviet Baroque style. Here are four of the seven sisters.

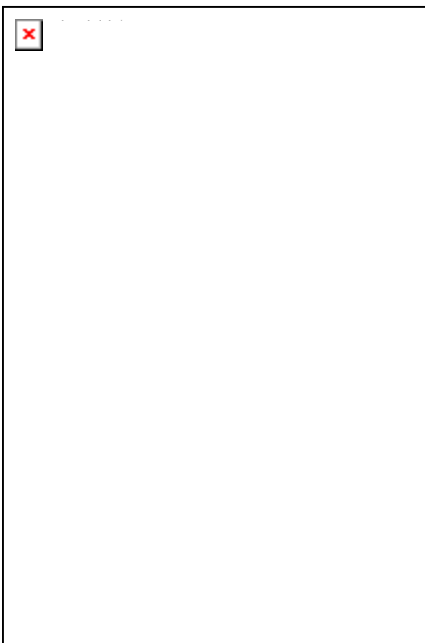


I call the one above "Steroid Art Deco". Batman hangs out there.



The one above is Moscow state University.

It is the tallest educational building in the world, and home to 5,000 academics, 14,000 staff and 50,000 students.



It seems to me that Soviet Baroque is exactly what we would get by relaxing 5-storey height limits and building higher rather than adhering to 5-storey height limits.

But who I am to argue with the Oracle of DNV OCP implementation?

In any event, perhaps photos could be used by people at the Public Input process to clarify their comments and ensure that discussion is on-point.

In closing, I note that the argument was made in the planning for Yaletown that approving more taller buildings than lower rise buildings (the type found in the West End at the time) would allow for more public space. In fact, Yaletown ended up with both tall buildings and no public space, the lack of public space so limited that residents associations are relying on litigation to force the City of Vancouver to require developers such as Concord Pacific to create the public space committed in their application approvals.

Regards

Hazen S. Colbert

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Shannon Dale

From: Hazen Colbert <h[REDACTED]>
Sent: Monday, April 20, 2015 6:37 PM
To: Mayor and Council - DNV
Subject: Mountain Court Redevelopment & Wholesale Tree Culling

In an earlier email I stated that the wholesale tree cull on the Mountain Court Polygon site approached 2,000 trees. It actually approaches 2,500 trees.

A wholesale tree cull of that magnitude will create:

- 1) an immediate destruction of habits for dozens if not hundreds of animals and birds.
- 2) a short to medium term environmental impact on residents and HVAC systems forced to ensure dust particulate during construction that normally would be absorbed by the trees. HVAC systems will be stressed and people will be forced to close windows and to dust daily.
- 3) a longer term impact caused a temperature change in the ecosystem given the absence of shading and wind buffering from the existing canopy
- 4) a change in the patterns of groundwater uptake, flow and alteration of above ground flood flow.

Technically the cull is so large it is actually a land conversion not the redevelopment of existing residential land.

I am aware that the cull will be required. However, the impact of the cull can be mitigated by a number of tools.

Until the application addresses the cull and the tools for mitigation, the bylaw should not proceed to first reading.

Regards

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Mountain Court Redevelopment

Putting *People* Back into Community Planning

June 9, 2015

A compassionate, people-centric approach to the necessary redevelopment of existing, aging municipal housing inventory

Hazen S. Colbert



Mountain Court Redevelopment

I like the Mountain Court redevelopment. I want to see it succeed.

Yet I have some misgivings about the absence of anything of substance in the application and the absence of a focus on people. A community plan needs people. The presentation to council of 363 pages appears thorough based on 100's of pages of drawings/renderings despite that there is no requirement that the final build is related to the drawings. There are near 100 pages of public realm guidelines such as the 12 types of grass available for seeding. Yet it is confusing as to why select matters of substance which impact on the existing community and on people are absent. For instance despite there being over 500 images/artist's renderings/photos in the presentation, less than 30 show real people and few of those people appear to be over the age of 50. The matters of substance relevant to people are:

1. Required commitment to affordable housing in the community
2. Required commitment to affordable **rental housing** including seniors housing
3. Community amenity contributions
4. Remediation of the culling of the forest canopy
5. Compensation for disruption to quiet peace and enjoyment of existing residents of the neighborhood and greater compensation to displaced people.

I suggest the application be amended to include people. Detail follows

Affordable Housing, Affordable Rental Housing and Commitment to Seniors

The total package regarding the Mountain Court development application is a 363 tomb. In that great tomb of purported wisdom, there is no discussion of affordable housing. The word **affordable** appears only once in a reference to the OCP, despite a series of letters to his Worship and Council long before the tomb was created raising the issue of affordability being removed from the neighborhood by the development. Retention and creation of affordable housing is universally and systemically ignored despite being core to the OCP.

The development will reduce to rubble 80 affordable homes of over 200 people. Some are seniors in need of affordable housing. Others work in the local retail service industry in Lynn Valley where they walk to work at Safeway, Tim Hortons, Esso and Save-On-Foods. Now they will be living in Burnaby, perhaps driving to work in Lynn Valley and creating more traffic, their children displaced from schools they walk to so that now they need to travel by car or bus when, in the OCP, densification was to encourage people to walk to school and work. It is ironic isn't it?

That paradox is one of the reasons why rezoning to densify population in the absence of affordable local housing and with no investment in public infrastructure has resulted in worse traffic congestion in every city in the Western world for which it is policy. The reality is that density reduces overall quality of life. The research authorities are legion. But not one word about this paradox, not a word, appears in 363 pages. In defence, the District is not alone in ignoring the paradox.

Let's turn for a moment and look to the Regional Context Statement submitted to the Region by the District. The Regional Context Statement was adopted by bylaw 7102 (there may be an amendment listed under a different bylaw). What does the DNV's RCS, available on the Metro Vancouver web site say about affordable housing? First let us review the covering letter from the District to Metro:

Goal 4 - Develop Complete Communities & Provide Diverse and Affordable Housing Choices

The (DNV) RCS identifies numerous policies that demonstrate consistency with the Metro 2040 strategy to provide diverse and affordable housing choices. The DNV has established policies for infill and a target of 55% single/45% multi-family units by 2030 (compared to the currently estimated 70%/30% split) in support of increased density, diversity and compact development and affordable housing options in areas well-served by transit. The RCS identifies incentives and policies to facilitate affordable housing. The RCS also identifies the need for creating Housing Action Plan(s); including a timeline for developing such a plan or plans in a future OCP update would strengthen this RCS response.

So there we have it. In one paragraph of the covering letter, the word affordable is used four times. But in the 363 page application for Mountain Court it appears only once in an excerpt from the OCP as follows:

4. Facilitate the provision of new affordable and rental housing through the redevelopment of the Town Centre

That statement is then conveniently ignored for 362 pages.

Now let's turn to the full Regional Context Statement (sorry it might be hard to read but this is lifted directly from the District's submission to Metro):

1. Collaboration with senior levels of government to achieve housing goals promoted (Policies 7.3.6, 7.4.1, 7.4.5)
2. **Rental housing** supported through Section 7.2, with specific direction to include **rental** and **affordable housing** policies in plans for transit-oriented centres (Policies 7.2.7, 7.3.2).
3. **Housing policies in sections on Lynn Valley and Lower Lynn Town Centres and in Maplewood and Lower Capilano-Marine Village Centres promote provision of affordable and rental housing**
4. Density bonus provisions and other incentives applied as appropriate to incentivize **affordable** housing (Policy 7.3.3)
5. Greater Vancouver Regional District - 213 Document: 2302491 Strategy 4.1.7 a iv Facilitate **affordable** housing through diverse municipal measures
6. District land and facilities to facilitate and help leverage **affordable** housing (Policies 7.4.3, 7.4.4)
7. Parking reductions in centres considered (Policy 5.1.8) and applied as appropriate as an incentive to **affordable** housing (Policy 7.3.3) Financial incentives such as reduced development cost charges considered (Policy 7.3.

Six times the word affordable appears. So in total, in the RCS and covering letter, the District includes the word affordable to describe housing policy 10 times. In fact, in sentence three above, the District absolutely and unequivocally commits to affordable housing in Lynn Valley inferring the inclusion of affordable rental housing. But only once in the 363 page staff report, only once, is the word affordable used and not in original form and not used to describe rental housing. Not once in 363 pages is any attempt made to explain the obvious gap between District policy and the destruction of affordable housing.

In contrast I do note there are 12 different types of lawn grass mentioned in the near 100 pages of public realm guidelines in the 363 page document.

I have a letter from the Honourable Coralee Oakes, Minister of Community, Sport and Cultural Development. That letter states the District **must** work to achieve common goals within the context of the Regional District. Indeed the District, through the RCS, commits to affordable housing. The Region has adopted an affordable housing strategy which the District claims to support in the RCS. I say by law the District of North Vancouver now must adhere to the Region's affordable housing strategy and contribute to achieving the goals in the strategy.

I say that the failure of the District to require an element of **defined** affordable housing (either owned, rented or both) into both the Lynn Valley Flexible Implementation Framework and specifically in this development application risks violation of the OCP.

For the presentation to be complete there must a commitment to affordability.

- 1. With respect to owned housing, the mix of apartments needs to be much heavier weighted to bachelor and one-bedroom units with a credit provided if the purchaser does not require a parking stall.**
- 2. The applicant should also commit to a financing program to allow potential first time buyers with no down payment or no credit history to purchase with no risk premium added to mortgage terms.**

Affordable rental units are referenced later in this document.

Destruction of Forest Canopy

The development will cull over 2,000 trees, change the local ecosystem and forever impact the homes of hundreds of other people who will lose shade trees, have to deal with changed groundwater and flood flow, be subjected to 5-10 years of construction noise & dust which will test the limits of HVAC systems and see hundreds more cars in their community. Nay but a word of the culling of the existing forest canopy is found in the application. There is nay a word about how to mitigate the impact. That culling totally violates both the spirit of the District's OCP and the Region's moratorium on such activity which is enforced through legislation.

Transportation

There is a transportation study. It relies on the authenticity of the study presented as part of the Bosa application, a study which I say is so flawed it borders on the absurd.

We know from the Canyon Springs experience that 1.4 parking stalls per home will fail to meet demand. Does the presentation make reference to that fact? No.

We from the Canyon Springs experience that the bylaw requiring the applicant, the same applicant for Mountain Court, to widen Mountain Highway by two metres, widen 27th by 3 metres and build a road south of the development was ignored with no consequences. Again, facts conveniently omitted in this staff presentation.

Despite the complete absence of even the slightest credibility in the transportation study, combined with the construction plan, it is bested by some peculiar statements later. For instance: (1) the application references road improvements, none of which can be completed co-incident to the Polygon development because the roads cross lands not under the control of the developer; (2) sidewalks on the south of East 27th will be closed and pedestrians will have to walk on the north sidewalks, those same north sidewalks I recall also being closed as part of the Bosa redevelopment and, (3) as for construction vehicles using Mountain Gate Road, has anyone gone to look at what is in place at the intersection of Mountain Gate and Whiteley Court? Try driving a tandem dump truck through that road design.

Existing residents in the neighborhood should be financially compensated for the daily road disruption in their lives that could go on for up to 10 years. There is a duty to ensure the *peaceful and quiet enjoyment* of those residents in their homes.

Community Amenity Contributions

The applicant is a for-profit organization. It will maximize cash flow, profit and return to shareholders. **That is how it should be.** There is nothing wrong with those goals from the applicant's perspective. **The issue is how to allocate and share benefits from the applicant to the community, a community that if it did not exist, would mean no opportunity for profit for the applicant.**

The staff presentation seems to infer that the applicant is generously taking a density reduction to provide additional green space. The presentation states that *the application proposes an overall density of 1.82 FSR which is significantly below the 2.5 limit in the Official Community Plan*. In fact, there is no 2.5 FSR limit in the OCP or the framework.

In any event, the 1.82 FSR is consistent with the density agreed during consultations that led to the planning framework but we should be clear to the development community that there is no capacity up to 2.5 and density below 2.5 is not a community amenity.

The District has goals, social goals like retaining and creating affordable housing. The strategy for reaching those goals requires the collection of community amenity contributions in order to build services such senior's housing, daycare, and community centers. Where will the funding for these services come from?

In the fall of 2013, the District's planning department, in a presentation by planner Karen Rendek, identified the need for \$43.3 million in development cost charges and community amenity contributions from the 5,000 new homes being built in Lynn Valley Town Center. That presentation is buried on page 77 of the 363 pages of documentation for the Public Hearing. That money would be used for such things as affordable housing. The District's senior planning officials signed off on the presentation. The presentation forms the core financial structure for the Lynn Valley Flexible Planning Framework, which I understand was adopted through a bylaw by the District. The framework is core to the District's 5-year financial plan.

We are now advised that the applicant is as poor as a Dickensian orphan, with no monetary capacity to provide community amenity contributions. With all due respect, the advice comes from the same senior District officials who approved the \$43.3 million development cost charge and CAC requirement in late 2013 after 3 years of community consultation.

The rudimentary arithmetic and financial projections do not support the statement that the applicant does not have financial capacity.

We can follow the numbers. Let's do the math.

Let's start with the savings to the applicant from waiving the District's parking stall requirement. The waiver of the parking stall bylaw from 1.9 units to 1.4 units will save the developer at least \$3 million in building costs. Refer back to why parking staff reductions might be allowed within the RCS - *Parking reductions in centres considered and applied as appropriate as an incentive to affordable housing*. Why did the word affordable disappear from the discussion of the reduction of parking stalls in the 363 page tomb?

Turn now to the cost of building two roads. These costs are categorized as development cost charges. But they are not. The two roads would have to be built by the applicant to create the physical infrastructure to operate the four buildings. When Branches was constructed Whiteley Court was rebuilt and the south side of East 27th was also rebuilt. The road construction costs for Mountain Court are not incremental to the project as a DNV requirement. Their benefit is solely to the applicant.

Now let's get an idea of the relative size of this application within the District's OCP and the Lynn Valley Flexible Planning Framework. The application represents 321 of the 5,000 units to be built in the Lynn Valley. That is about 6.5% of the total 5,000 unit build out.

Going back to that \$43.3 million and applying 6.5%, we get \$2.8 million in development cost charges and community amenity contributions necessary for the application to be considered for approval based on the District's OCP, the District's mandated Regional Context Statement (RCS) to Metro government and the District's financial documents including the 5-Year financial plan.

Go back and look at the savings from the parking stall bylaw waiver. **The development cost charges and CACs are actually less than just the savings from waiving the parking bylaw.**

Adding up all the numbers in the application including \$1.8 million in DCCs referenced by District General Manager of Planning in an email to council, how much is the applicant offering in development cost charges and CACs? The total is \$1.9 million. So the applicant, based on the firm requirements established by the District, is \$ 900,000 short.

The senior planning officials who signed off on the need for \$43.3 million now claim the shortfall in community amenity contributions from this application can be made up elsewhere. There is no discussion of making up shortfalls in the Flexible Planning Framework, but I am open to convincing. Let's see proof of that statement in the form of a legally binding commitment from other developers who agree to make up the shortfall. How many home owners will agree to pay their neighbor's property tax if the neighbor cannot pay after buying a new Mercedes CLK? If those commitments do not exist then the shortfall cannot be made up. It is that simple. And like dominos, much else risks failure – the OCP, the Regional Context Statement and the 5-year financial plan. And people's quality of life.

And how is this core issue addressed in the application. With 2 paragraphs explaining that despite there being no capacity for CACs the applicant will generously provide a water feature. I note there are over 40 pages dedicated to Public Realm Guidelines, a discussion of window trim, the height of lamp posts and the colour of patio stones, but nay a word about how to compensate for the lost near \$1 million. It is similar to the old adage that some of the last words on the Titanic were, *"We cannot launch the lifeboats as we are busy deciding on the music for the orchestra."*

The failure of the District to enforce its own CAC policy is related to the issue above regarding the failure of the District to adhere to the Region's Affordable Housing Strategy.

Creating Affordable (Rental) Housing

Is it possible to replace older affordable housing with a combination of social housing and market condominiums? Yes it is, and the irony is that one case study involves Polygon, and its Lynn Valley neighbor, Kiwanis who are creating a \$60 million development in Richmond.

<http://www.metrovancouver.org/events/community-breakfasts/Presentations/DenaKaeBeno-DavidBrownleeMay2013.pdf>

Case study Replacement of older non-profit housing for seniors with a combination of social housing and market (condominium) apartments:

- Kiwanis owned a 5 acre site downtown, with 296 older seniors housing units in several buildings, not in good shape, renting for \$350 per month
- Kiwanis sold 3 acres to Polygon.
- Polygon will be building 338 market units in 3 towers and townhouse units
- Other 2 acres kept by Kiwanis to build 2 high rise towers with 144 units – Housing agreement says rent will not be more than \$850.
- Theoretically, 1:1 replacement of the units, but because wood frame units are being replaced with concrete constructed units (with longer lifespan), was not one-to-one. (296 units to 144)
- Financing of the 144 units: 90% of cost of Tower 1 covered by sale of 3 acres. City reduced parking requirements, and is looking at fee breaks on DCCs and building permit costs, and will also contribute from Affordable Housing Reserve Fund.
- New seniors units will be for independent living, new buildings will include amenity rooms and nurse's room

Why can this type of project occur in Richmond but not on the North Shore?

Of course it can happen here. Yet right now we regrettably and with all due respect appear to be burdened with a hidebound bureaucracy who does not understand the concepts of a people-centric planning, community amenity contributions, and social housing. We need the will and an innovative team, an objective, qualified and independent team guiding these types of initiatives. We need to focus on people not patio stones and lamp posts.

We need to start collecting CACs right now and start building affordable housing next month.

This application is near \$ 1 million short in CACs based on cash contributions.

Before this project proceeds that is how much more money needs to be provided to the community, in cash. That cash will then be placed in a trust fund for affordable housing.

Why cash and not public art. Refer back to page 77. The \$43.3 million is categorized as revenue. The word revenue has an accounting meaning. Revenue comes in the form of something that can be monetized, i.e. translated into cash. As my father says to me, *“Don’t let them fool you. If it doesn’t put food on the table, and it can’t be taken to the bank to pay the mortgage, it isn’t revenue.”* If the CACs are not provided, what benefit is there to the community from this project? Public art? A fountain is now called a *water feature*? *Water feature* seems to be the new nomenclature that flows from public realm guidelines. A garden hose or a rain barrel is a *water feature*. Lynn Valley is rain forest, a short walk from Lynn Canyon and Lynn Headwaters. Of what value is the proposed *water feature* as a substitute for a CAC in cash?

Why do I Care? - Are Canadian Citizens Being Stripped of Residency Rights under the Charter –Section 6?

I have been asked why I care about the displacement of people from Mountain Court and why I care about community amenity contributions. It is pointed out that I own and live in a very comfortable home in Lynn Valley. Why do I just not keep quiet, enjoy the wealth creation being a homeowner brings and enjoy the residency barriers created by two 50-year out-of-date bridges bring to keeping my home secluded from the hordes trying to invade with their ideas of social & class diversity, affordable housing and co-ops. Why do I not endorse the Barbarians at the Gate approach to community planning?

I care because I know that in a few months or weeks, the people who call Mountain Court their home will be displaced with no local alternative for them to relocate. I know three of them.

Section 6 of the Charter gives residents of Canada the right to locate anywhere in the country. By removing all affordable housing, specifically affordable rental housing, from the District, the municipality is *de facto* in violation of the Charter. The District is establishing through an intentional, systemic process, a minimum economic wealth hurdle through which anyone not meeting the hurdle is systemically being expelled from living in the District. So is the City.

And I know that in years into the future, despite my comfort today I may be the next one displaced from my home and my community. I might be the next one issued a housing pink slip from the North Shore. Told I am not welcome in my home. I risk being told that the socio-economic vision for District of North Vancouver does not include me.

What happens if the residents of Mountain Court refuse to leave their homes? They will be removed by force by the Sheriff.

Some people are a job loss, a disability or a marriage breakdown away from financial woes. Not much to count on in the District of North Vancouver, other than their local government will show them the door saying. *“The bridge is over there and you are to use only the southbound lanes. Here is your relocation package, one month’s rent and a small moving van for a day.”* Those people will be told to make way for the grand sages of community planning who believe more in discussing the colour of patio stones, the mix of grass seed and the lumens of streetlights than finding affordable housing for their neighbors.

The reality is that *redevelopment* has become a kinder word for ***economic class cleansing***, a policy that is so un-Canadian that it screams for a formal challenge.

Is this the legacy we want to leave to our children?

Recommendations/Requirements

1. Affordable owned housing is addressed through a revision of the mix of apartment to include smaller units, and a mortgage plan offered by the developer favourable to first time buyers.
2. Affordable rental housing is addressed through the collection of near \$1 million in CACs to be used to fund affordable housing initiatives in the District.
3. Existing residents in the neighborhood compensated by a fund of about \$300,000 for the lack of quiet use of their homes and property during the construction period. The money can be used as grants for cleaning of construction dust, upgrades to HVAC systems and installation of air conditioning to replace the natural shade of trees culled.
4. Improvements to the relocation package for existing tenants including paying all moving costs, and compensation from time taken away from work and family to plan and implement the move.
5. A remediation plan is created to return the forest canopy to its existing form.

Polygon Development 251 Ltd Proposal

Mountain Court 1241-1289 East 27th Street Demolition

North Vancouver, B.C.

His Worship Richard Walton
Mayor of District of North Vancouver
355 West Queens Road
North Vancouver, BC
V7N 4N5



March 10, 2015

Dear: Mayor Richard Walton and Council Members;

We are the residents who reside in Lynn Valley, and call Mountain Court our home. Together, along with other residents in our community who share our apprehension on Polygon's proposal, we stand united in addressing our concern/s regarding the demolition of our existing place of residence: Mountain Court 1241-1289 East 27th Street.

We also need to address and stress our disapproval at the eradication of "**affordable housing**" in the District of North Vancouver. In particular, Lynn Valley especially for those families that fall into a lower income bracket.

"In Canada, housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income. The term "affordable housing" is often used interchangeably with "social housing"; however, social housing is just one category of affordable housing and usually refers to rental housing subsidized by the government. Affordable housing is a much broader term and includes housing provided by the private, public and not-for-profit sectors as well as all forms of housing tenure (ie. rental, ownership and cooperative ownership). It also includes temporary as well as permanent housing. In other words, the term "affordable housing" can refer to any part of the housing continuum from temporary emergency shelters through transition housing, supportive housing, subsidized housing, market rental housing or market homeownership." (http://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce_021.cfm)

We do not oppose redevelopment, nor growth in our communities. What we do oppose, is that families who are struggling financially, are being **discriminated** against in their ability to continue to live here. Many families, generations of families who have lived here, some for their entire lives will no longer be able to call Lynn Valley their home.

Families are being forced to move as redevelopment is not being inclusive for all income levels. Children are pulled from their home schools, disconnected from lifelong friends, extended families. Children will be pulled from stable Daycares or caregivers whom they have a rapport with and have come to trust and love. Children will be torn from their sport teams, extracurricular activities that they attend in their neighbourhood. They will no longer be a part of their community. No longer belong to their community because their community did not bother to "plan" housing for their families in the Community Planning? Unfortunately, their upheaval from the home and community

they know will not be at the decision of their parents, but rather at the fault of our elected members of government, and planning departments in the District of North Vancouver.

Parents, Grandparents who now work in this community will have to drive from areas of affordability, (Fraser Valley, Squamish, Pemberton) to continue their employment at the jobs they took in their communities. They did so trying to be environmentally responsible by being able to walk, or bike to work, or give up being a two car family. The employment they also chose in order to be nearer to home so they could be close to their children's schools to be better parents. To support the schools if needed or volunteer if called on. They stayed within their neighbourhoods to help support families in their community by being that emergency contact in case a parent working off the North Shore is unable to get to their child. Families supporting families.

Redevelopment is one thing when it supports the community as A WHOLE. The entire community, and especially the government officials who were voted into office, need to respect, and support that *all members of society, regardless of race, gender, and financial capacity* have a right to continue to live in the community they are already a part of. It is the responsibility of our local government to include basic affordable housing needs for families within our community. To restore the existing housing, or replace housing so families are not left impoverished.

The people ARE the community! So what does Official Community Plan really mean when those very people who make up the community are disregarded, left without housing? Who fits into your description of Community? What families fit into your Official Community Plan? What has been done towards an inclusive community? We have looked; we do not see it in the Lynn Valley Community Plan....YET.

The Lynn Valley Town Centre and neighbouring developments are going to take place and it will be wonderful when it is completed. BUT yet again, another multifamily housing complex is in danger of being removed **IF** council approves it! Polygon is looking at demolishing and rebuilding at Mt. Court, where an existing 75 multifamily units are. This is only **one** of the many housing units in North Vancouver being redeveloped. It is impossible for these families to find the same affordable housing to move to and keep within their neighbourhood and financial capabilities as no alternative affordable housing has been initiated as part of the "community" planning?

The Corporation of the of North Vancouver Bylaw 7406 states:

...AND WHEREAS the is currently experiencing a zero percent vacancy rate for 1 bedroom suites and 1.4 % for family rental accommodation of two bedrooms or more;

AND WHEREAS such demolitions would lead to the DISPLACEMENT OF PERSONS WHO FIND IT INCREASINGLY DIFFICULT TO FIND AFFORDABLE RENTAL ACCOMMODATION ON THE NORTH SHORE;

AND WEREAS THE COUNCIL WISHES TO TAKE IMMEDIATE STEPS TO ENSURE THAT MULT-FAMILY TENANTS HOUSING HAVE A MORE ADEQUATE TIME TO SEARCH FOR REPLACEMENT HOUSING:

Lynn Valley Local Plan Planning Report

"Policy 5.4.3 Develop more affordable housing and retain or replace, ground oriented and rental units especially for first time buyers, families with children and seniors.

Implementation:

1. Provide increased density, tax incentives or other incentives to retain existing rental dwelling units or to obtain replacement rental units.
2. Review District definition of Floor Space Ratio and use this as the means of calculating density in multi-family or commercial zones in order to encourage the construction of small units.

D. Community Development Objectives

The Lynn Valley Plan is based, in part, on the approach that new development must directly and positively contribute to the well being of the host community and fit into the neighbourhood with as little negative impact as possible. In effect new development is viewed as negotiated process whereby the community can achieve a set of desired outcomes - the public benefits, in return for accommodating some change in the future.

OBJECTIVE 5.5 TO ENSURE ALL NEW DEVELOPMENT WILL PROVIDE POSITIVE BENEFITS TO THE COMMUNITY

Policy 5.5.1 Measure all new multi-family, commercial or institutional development in Central Lynn Valley against the following Community Development Objectives:

- retain the greatest amount of the existing rental housing stock possible as the highest priority;
- replace, to the greatest extent practical, rental units lost;
- add to the community's supply of rental or assisted care seniors housing;
- provide spaces or funds (depending on whether or not a property is over 1

What this tells us, is that the District and Council are aware of the **housing crisis**, and yet has done and is doing nothing to make concessions for those community members?

Co-op housing on the North Shore has extensive wait lists, especially for units with over 2 bedrooms to accommodate families. There is NO BC housing in the District of North Vancouver. Cost of renting a new rental unit in Lynn Valley (or anywhere on the North Shore) is out of the question for those with a limited income. There is nowhere for our families to move to within the neighbourhood we now reside in.

Our point is not to stop all development, but rather to question the comments and vision of our government here in the District of North Vancouver stating that *redevelopment* is for the good of all community members! How is that so when there is NO alternative housing even being proposed for our families? How is that even to be considered when we will be left without housing?

The Mt Court buildings are older and are in need of refurbishing. It is common knowledge that the land is worth more to developers and the District than the buildings. Unfortunately, we, the tenants see it differently; we see that this is where we keep our families safe, happy and housed and that IS more important to us than the outward appearance of a place. We know it is the families that count. The ability to afford housing for our families and to live here in our communities is more important than the almighty dollar that will end up in someone else's pocket while we end up having to move from our homes and neighbourhood and possibly our jobs!

As our government, we thought we should remind you what is really important to the families in the community you have the final say over. The families you say you are including in your planning of a thriving community.

Unfortunately, the occupants, the families, the single mothers/fathers, the children who attend local schools, are now also being disregarded in the planning of the community. They too have become an eyesore, as no concessions for their wellbeing have even been considered by our Mayor, Councilors nor the OCP and or any other Government officials or DNV planning committees. The omission of not including affordable housing for lower income families in itself, suggests this point.

In researching and trying to become informed of what the District is doing to support lower income families, this statement was the consensus of what many people on the North Shore seem to feel.

"Living on the North Shore is a privilege, not a right. Move to Maple Ridge if you can't afford North Vancouver."

To be honest, it is disturbing. People may not come out and say it as this person did, but again, the avoidance of addressing the issue of multifamily affordable housing is acknowledgement of this statement without verbalizing it directly.

The District and Government have a responsibility to **all** community members.... regardless of race, gender, and *financial capacity*.

What is the option for housing given for members of our community in regards to the Lynn Valley City plan? Is there not a way to refurbish our existing housing with Provincial and or Federal Government funding from the Canada-BC Agreement for Investment in Affordable Housing?

We are requesting that our homes not be demolished. We are requesting an alternative. Refurbish what exists, even with the help of our tenants. Or, build appropriate, affordable housing that will give first opportunity to those of us being displace within our community *before* the demolition of our homes.

We will and are willing as a community to think outside of the box to help support the families in our community....even those who are struggling financially. We need the support of our government. And to be fair, this should be something we are supporting the government in...not initiating and begging for. Families First? Housing Matters B.C.? Where does this come into our community planning? What has the District of North Vancouver done and more importantly doing to prove that statement?

We too are the citizens who *also* reside in this amazing community and we also want, *need*, our basic rights met within the District of North Vancouver.

We would like an alternative to the demolition of our homes where we reside, raise our children and are a part of this community. We have ideas and options, but lack the ability or control....that is the Government's job to work with us in order to accommodate the needs of all families.

The Tenants of Mt Court and other concerned Community residents

Cc

premier@gov.bc.ca

jane.thornthwaite.mla@leg.bc.ca

MNGD.minister@gov.bc.ca

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

ADDRESS

HOW LONG HAVE YOU LIVED HERE

COMMENTS

Signatures

RECEIVED

MAY 1 - 2015

RECEPTION
DISTRICT OF NORTH VANCOUVER

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Anita Calawen
Kassandra Calawen

ADDRESS

27th St. East
North Vanc

HOW LONG HAVE YOU LIVED HERE

2.5 YEARS

COMMENTS

NO AREA FOR FAMILIES TO MOVE TO
OR AFFORDABLE HOUSING IN LYNN VALLEY.

Signatures

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Terence E. Dial
[REDACTED] E 27th st
Been living here for appr 20 years
I am against selling this property
So my family is also against this
property being sold for rezoning

ADDRESS

[REDACTED] E. 27th st
North Vancouver, B.C.
V7S 1S4

HOW LONG HAVE YOU LIVED HERE

COMMENTS

Signatures

[REDACTED] _____
[REDACTED] _____

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

AL EZAK

ADDRESS

EAST 27 STREET

N. VAN.

HOW LONG HAVE YOU LIVED HERE

28 YEARS.

COMMENTS

Signatures

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

TOM

LEILA

CAROL

ADDRESS

E 27th

HOW LONG HAVE YOU LIVED HERE

2 Years

COMMENTS

This is the only affordable, kid-friendly and pet friendly place that we could find in North Vancouver. If it is demolished, a lot of people/families will face tremendous difficulties re-locating.

Signatures

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Chang Ho Lee, Jung Yoon Yoo, Jari Lee
[REDACTED] 1241 E. 27th St.
North Vancouver BC V7J 1S4 [REDACTED]

ADDRESS

[REDACTED] E 27th

HOW LONG HAVE YOU LIVED HERE

COMMENTS

Signatures

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

CORINN TACKISCH

NEIL CRONIN

ADDRESS

27th St. East
North Van, V7J 1S4

HOW LONG HAVE YOU LIVED HERE

SINCE SEPT 2014

COMMENTS

THE LOCATION OF OUR LIVING QUARTERS ARE IMMENSELY IMPORTANT TO US AND OUR COMMUTE TO WORK AND OTHER PLACES OF INTEREST. IT THE BEST WE'VE EVER HAD, IT WOULD BE UNFORTUNATE TO MOVE AWAY FROM THIS HOUSE. ITS AN AREA THAT HAS BEEN DISTINGUISHED AS AFFORDABLE HOUSING FOR FAMILIES WHO HAVE BUILT THEIR LIVE AROUND LYNN VALLEY. WE ARE CALLING ON CITY HALL TO ENSURE LONG TERM HOUSING AND AFFORDABLE RENT SO THAT OUR FAMILIES ARENT FORCED TO BECOME HOMELESS.

Signatures

CORINN
TACKISCH

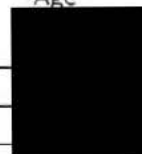
NEIL
CRONIN

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Roxanne DuBois
Conner Chisholm
Liam Chisholm



ADDRESS



EAST 27th St

HOW LONG HAVE YOU LIVED HERE

11 months

COMMENTS

Multiple horizontal lines for writing comments.

Signatures



Horizontal lines for writing signatures.

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

SHAHINA DHANANI

SARAH DHANANI

SHAHID DHANANI

ADDRESS

[REDACTED] 27th St East
North Vancouver BC
V7J 1S4

HOW LONG HAVE YOU LIVED HERE

11 years

COMMENTS

Signatures

[REDACTED]

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

SHERI GUERNSEY
SHARLYN GUERNSEY

ADDRESS

EAST 27th STREET
NORTH VANCOUVER

HOW LONG HAVE YOU LIVED HERE

1 1/2 YEARS

COMMENTS

I HAVE A SAFE NEIGHBORHOOD FINALLY TO ALLOW MY DAUGHTER TO PLAY, ENJOY FRIENDS, BE CLOSE TO HER SCHOOL. I GREW UP IN NORTH VANCOUVER & I ENJOY ALL IT HAS TO OFFER, FROM THE TRAILS, TO THE SKI HILLS, LOCAL SNOWS, & ATTRACTIONS. IF THE CURRENT TRENDS CONTINUE OF TEARING DOWN AFFORDABLE HOUSING, & FACE CHANGING AREAS WHICH WILL MEAN INCREASED RENT COSTS, STRESS OF CHANGING SCHOOLS & LEAVING FRIENDS, NOT TO MENTION THE STRESS ON ME. AS A SINGLE MOM, THERE AREN'T MANY OPTIONS & I ALREADY STRUGGLE TO ALLOW US TO ENJOY EVERYTHING WE CAN AT THE PLACE I'VE CALLED HOME FOR MOST OF MY 42 YEARS, BUT KNOW NORTH

VANCOUVER, PARTICULARLY

LYON VALLEY, IS WORTH IT.

PLEASE THINK TWICE BEFORE
DRIVING EVERYONE BELOW A CERTAIN
INCOME OUT OF THE AREA WE LOVE


Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Kristi Byer
Kara Hurst

ADDRESS


 E 27th Street.

HOW LONG HAVE YOU LIVED HERE

3 months

COMMENTS

Signatures

 Kristi Byer
Kara Hurst

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Zenaido Mamalo

ADDRESS

27th St North Vancouver V7S 1

HOW LONG HAVE YOU LIVED HERE

15 years

COMMENTS

Signatures

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Sumedh Donnelly
Kelly Donnelly
Logan Donnelly

ADDRESS

[REDACTED]

HOW LONG HAVE YOU LIVED HERE

COMMENTS

Signatures

[REDACTED]

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Asa Ophir
Raysa Ophir
Leah Ophir
Adam Ophir

ADDRESS

27th E St. North Vancouver BC. V7S1S5

HOW LONG HAVE YOU LIVED HERE

6 years

COMMENTS

We live here because we love the Environment in general.
we are even happy to make the sacrifices we make
to afford the high cost of live at our community.
the Government talks about working for the people but
so far in Lynn Valley we have yet to see that.
Maybe this project will be the exception.
There is an opportunity to change this oversight of
our leader's. -

Signatures

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Anne Gilbert.



ADDRESS

Unit



27th St E -

HOW LONG HAVE YOU LIVED HERE

Oct 2006

COMMENTS

Sig



Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Bernard Makaronis
Katherine Morris

ADDRESS

27th Street East

HOW LONG HAVE YOU LIVED HERE

2 years

COMMENTS

more affordable housing!

Signatures

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

2
LEONA DURKIN

ADDRESS

[REDACTED] E 27TH STREET
NORTH VANCOUVER BC
V7S 1S4

HOW LONG HAVE YOU LIVED HERE

17 YEARS

COMMENTS


Signatures

[REDACTED]


Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Shin	Inagaki	
Shizuko	Inagaki	
Satomi	Inagaki	
Hanzo	Inagaki	

ADDRESS

 East 25th St.

HOW LONG HAVE YOU LIVED HERE

1 year and 1 month

COMMENTS


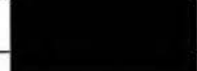
I want to live and work in North Vancouver for the rest my life but it's getting tough for my family ~~there~~.

I also don't want too much development in Lynn Valley area.

Please keep building condo/Apartments in Lansdale Area

Lynn Valley should be quiet neighbour hood for families.

Signatures

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Lora Waugh
Peter Waugh



ADDRESS



East 27th St.

HOW LONG HAVE YOU LIVED HERE

15 years

COMMENTS

Multiple horizontal lines for writing comments.

Signature



Horizontal lines for additional information or contact details.

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

NAME OF ALL FAMILY MEMBERS	Age
FABIO NOVITSKY	
GABRIELA NOVITSKY	
ALICE NOVITSKY	

ADDRESS

27TH ST. E UNIT NORTH VANCOUVER BC V7T1S5

HOW LONG HAVE YOU LIVED HERE

3 MONTHS

COMMENTS

Signatures

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Sandra Platt
Mark McLeod.

ADDRESS

[REDACTED] East 27th Street
North Vancouver

HOW LONG HAVE YOU LIVED HERE

5 years.

COMMENTS

the attached letter speaks for itself.

Signature

[REDACTED]

[REDACTED]


Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

ANDREW ATKINSON
SEPHEMIE ATKINSON

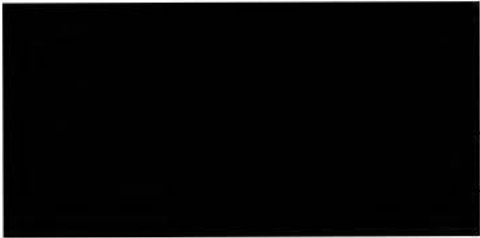
ADDRESS

 E 27th Street

HOW LONG HAVE YOU LIVED HERE

10 yrs

COMMENTS



Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Ashlee Brillert
Mirjan Gyknuri

ADDRESS

East 27th

HOW LONG HAVE YOU LIVED HERE

>1 month.

COMMENTS



Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Rebecca Christfield

ADDRESS

East 27th ST

HOW LONG HAVE YOU LIVED HERE

2 yrs

COMMENTS

Would like to see affordable housing in
North Vancouver stay in North Vancouver.

Signature

Please print clearly

NAME OF ALL FAMILY MEMBERS

Kyu Taek Chung
Keum Hee Lee
Hee Won Chung

Age

ADDRESS

[REDACTED] East 27st North Vancouver
V7J1G5

HOW LONG HAVE YOU LIVED HERE

5 years

COMMENTS

We lived here 5 years
We love this place and families
we don't want development

Signatures

[REDACTED]

[REDACTED]

[REDACTED]

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

YVETTE MARCIA
JAMES BELLINGER

ADDRESS

[REDACTED] East 27th St
North Van

HOW LONG HAVE YOU LIVED HERE

1 year +

COMMENTS

S

[REDACTED]
[REDACTED]

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Steffen, Esmeralda, Alejandro ;
Nelson de Chaurrias

ADDRESS

[REDACTED] 827th St North Vancouver

HOW LONG HAVE YOU LIVED HERE

10 yrs

COMMENTS

The whole Lyn Valley concept is been bulldoze
from family leaving to mayor crowded area

Signatures

[REDACTED] [REDACTED]

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

U. Hakan Eres
Seyinc Eres
Melis Eres



ADDRESS

[Redacted] East 27th St.
North Vancouver BC V7J1S5
Mountain Court Apartments

HOW LONG HAVE YOU LIVED HERE

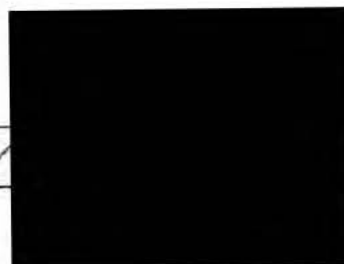
10 years

COMMENTS

Mountain Court is one of the very rare affordable rental places. We are going to end up moving to another neighbourhood and paying at least 50% more rent. We are against this development, also we believe that it will create an enormous amount of extra traffic in Lynn Valley, which will destroy the fabric of this family friendly part of North Vancouver.

Signatures

U. H. Eres
Seyinc Eres



Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Jill Lorimer

ADDRESS

E 27th Street.

HOW LONG HAVE YOU LIVED HERE

January 2015

COMMENTS

Nice community

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Wesley Pifer, Amanda Pifer, Mike Pifer, Chris Pifer,
Jon Painter, Ben Painter

ADDRESS

East 27th ST. NORTH VANCOUVER

HOW LONG HAVE YOU LIVED HERE

7 1/2 years

COMMENTS

WE DON'T WANT TO LEAVE A PLACE THAT MY FAMILY KNOWS AS HOME. WE WANT TO FEEL A PART OF OUR COMMUNITY INSTEAD OF OUTCASTS DUE TO HOW THE MANAGEMENT GROUP HAS HANDLED THE PROPERTY. HOW ARE WE TO TEACH OUR CHILDREN DIVERSITY AND A SENSE OF COMMUNITY WHEN OUR ELECTED OFFICIALS DON'T PROTECT OR SUPPORT EVERYONE IN THAT COMMUNITY. PLEASE VOTE NO TO DEMOLITION AND ALLOW MY CHILDREN ENJOY THE SAME GREAT PLACE I HAVE GROWN UP AND MY WIFE HAS GROWN UP IN, AND ENJOYED FOR 30 YEARS

Signatures


Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Young Sook	Kim
Jin Young	Kim

ADDRESS

 East 27th St. North Vancouver

HOW LONG HAVE YOU LIVED HERE

3 years

COMMENTS

Signature

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Linda Barnett
Rory Lambert
Landon Bird

ADDRESS

HOW LONG HAVE YOU LIVED HERE

4 months

COMMENTS



Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Silas Divina, Seth Divina, Reynald Divina, Resnie Divina

ADDRESS

East 21th Street

HOW LONG HAVE YOU LIVED HERE

About 6 months

COMMENTS

The rooms are well designed and very spacious. The neighborhood is very clean and is a very great sight for us. We strongly believe that the demolition should not occur, so that the people of the area will not have to suffer the inconvenience of moving and the financial problems that go with it.

Signatures

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

ROBERT STOBBS
CHRISTINA STOBBS



ADDRESS



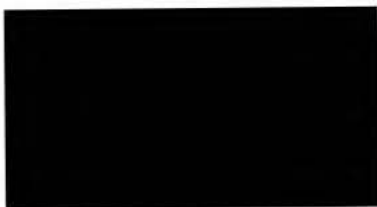
EAST 27TH STREET NORTH VANCOUVER.

HOW LONG HAVE YOU LIVED HERE

2.5 YEARS

COMMENTS

SADLY AFFORDABLE HOUSING IS BECOMING
MORE + MORE SCARCE HERE IN NORTH VANCOUVER



Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

Angel Elliot + Drake McJim

ADDRESS

27th Street east

HOW LONG HAVE YOU LIVED HERE

6 months

COMMENTS

Were both young college students that need a cheap and nice place to ~~live~~. This place is perfect and affordable for us. Give

And our Cat, Pumplun

Signatures

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

Via email: council@dnv.org

June 11, 2015

Dear Mayor Walton and District Council,

My name is Rachel Roskell, I have been a North Shore resident my entire life. I live, work, study and play on the North Shore.

In September I will begin my studies at Capilano University. The idea of homeownership seems almost unattainable to most of my friends. Fortunately, in my case and with the help of my parents, I was able to purchase an apartment at Canyon Springs. I purchased a two bedroom and will eventually be looking for a roommate to offset my mortgage payments. This will also help provide an affordable rental opportunity for another young person who wants to live in Lynn Valley.

The neighbourhood is very appealing to me with its proximity to amenities and transit. Recent additions like Brown's Social House and YYoga are helping to make Lynn Valley Centre a great place to live.

Please approve Polygon's proposal for Mountain Court. It is communities like these that appeal to the younger generation and will enable us to remain in the neighbourhoods that we grew up in and love.

We don't want to leave but so many are forced-out due to lack of appealing rental opportunities and homes for purchase that are within reach (albeit with help) for young people just starting out.

Thank you for taking the time to read this letter.

My best regards,

Rachel Roskell

Shannon Dale

From: Robert Gelling [REDACTED]
Sent: Wednesday, May 13, 2015 9:48 AM
To: Mayor and Council - DNV
Subject: To Much Building In Lynn Valley

Follow Up Flag: Follow up
Flag Status: Completed

There is just to much building going on in Lynn Valley right now.

The Polygon project at 27th Street and Mountain Highway is up and running. MORE CARS. The site at 3201 Mountain Highway is in the process of building. MORE CARS. Walters Place on Dracott Road is starting soon. MORE CARS.

Polygon wants to buy Mountain Court putting people out of their homes. HIGHER PRICES.

Now J.T.A. Development wants to buy 3 rental buildings. Buildings that have decent rents, Some people living in these buildings work right here in Lynn Valley. If these buildings are bought and developed, there will be higher prices that people can,t afford causing them to leave Lynn Valley.

Have you tried to get out of Lynn Valley lately? The other day there was an accident on the 2nd Narrows Bridge and traffic was backed all the way up the Cut as well as Keith Road and other streets.

It's time to stop the insanity and have a good look at Lynn Valley.

Thank you

R.J. GELLING

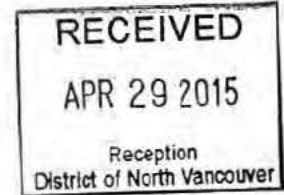


Kiwanis Senior Homes

2555 Whiteley Court
North Vancouver, BC V7J 3G9
604-984-9166 Fax 604-984-9181
email: info@kiwanisseniorhomes.org

www.kiwanisseniorhomes.org

Kiwanis Senior Citizens Homes Ltd.
Kiwanis Care Homes Ltd.
KSHL Management Ltd.
KSHL Housing Society



April 27, 2015

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

To Whom It May Concern:

Re: Proposed Mountain Court – 1241 – 1289 East 27th Street, District of North Vancouver

This letter is in support for the proposed redevelopment at 1241 – 1289 East 27th Street, North Vancouver. The Board of Directors supports this type of facility for the following reasons:

- Community need and demand
- Individuals can continue to stay in Lynn Valley
- Individuals like to have a choice where they can live
- Mountain Court will be an asset to the area
- Location convenient and appropriate
- Within the Official Community Plan
- Close to transportation

There are so many reasons to favorable support the proposed Mountain Court development! We believe our community will benefit. Please consider supporting this development and thank you for your consideration.

Yours truly,

Trudy Hubbard
President

C.c. Polygon Development 251 Ltd. c/o Rebecca Wright rwright@polyhomes.com

Mt Court Committee

Unit A 1275 East 27th Street
North Vancouver B.C.
V7J-2S5

604-710-4573

Mtcourt2015@gmail.com

May 29, 2015

Councilor Roger Bassam

I voted to re-elect you back on Council largely based on your Elections 2014 speech. It was your commitment and vision to our community that solidified my vote. Your strength in character and that you were reasonable. I am sure many others felt the same way, and that is the reason you were elected and not another candidate.

The two most critical issues facing our community, that you spoke about and shared your concerns and promises, were on housing and traffic. The following were the determining factors in most people's vote, and definitely mine.

You had the community's best interest in mind with the policy that you introduced regarding every Multi Family project and ensuring rentals in order to try to resolve the rental crisis. It is a much needed policy and we thank you. You also acknowledged the horrific traffic difficulties we all face now on the North Shore, especially trying to get over a bridge.

More so, you expressed what we as a community have been trying to tell Council for many years and confirmed, at least in your promises made, that we have been heard. As a councilor, you hold our future and *our* ability to continue to live and work in the district in your hands....literally, depending on if you raise it or not when voting at council meetings.

The following pre-election statements made the difference for many community members to vote for you, vs another candidate.

"... add to our rental housing stock **over time**, something desperately needed in North Vancouver District."

And

"...traffic nightmare on Second Narrows (Ironworkers Memorial) bridge has been the bane of our community for years."

I respect that being on counsel is a difficult position at times. That said I know many now have some serious concerns at the moment regarding what you said pre-election and what is actually taking place now. Respectfully, I would like to share these concerns based on some of your more recent comments and actions that contradict promises made.

"Here we are, shooting ourselves in the foot. There's no correlation between the development in the District of North Vancouver and the traffic problems that we have been experiencing."

Firstly, more development absolutely effects our "traffic nightmare." More development, more people, more cars, more traffic! $1+1+2+6= 10$ not 1. Respectfully, to suggest otherwise to the public insults our intelligence.

North Shore residents are absolutely fed up with the mass development and gridlock traffic which is not just on the cut trying to get over the bridge...every main artery is gridlock when traffic is bad! This also is problematic even on the side roads and is very unsafe for quiet residential streets as people are going "alternate routes" to try to get passed the gridlock.

Thus why now so many areas want speed bumps put in place. I have seen so many near accidents involving small children walking home from school...on what should be safe streets, by desperate and frustrated commuters taking chances of avoiding traffic congestion. Infrastructure absolutely needs to be a priority **before any more development is approved**. There are already too many huge developments being constructed at present, and even more that are up for being approved at council meetings in the near future. The hands of *some* council members just keep going up, approving everything right now instead of taking some time to do so as suggested in the OCP.

At times, watching the meetings, I have to question if it is more about what is *really needed* at this time or a way to take a stand opposing other council members who are in opposition to specific items. It is pretty obvious to the public watching the meetings that there is some opposition amongst council. Not saying that is good nor bad, just think it should not be so overt.

Traffic is a nightmare already....and has been for too long. Please take the time to do growth properly....in segments. As growth should happen. As it was laid out in the OCP's. We are excited about the changes...just too much too fast in the short term and having huge consequences that could be avoided.

You said, "Pressing pause on this application – which has been in the district pipeline for two years and was one vote away from a public hearing – is somewhat nonsensical. We're refusing the public the right to get to the public hearing."

The public has taken much time already, YEARS AND YEARS giving input in the OCP's. We have been very forthright in our vision and objections. If Council and the district do not know

how opposed community members are regarding the continued mass development, traffic nightmare gridlock, lack of affordable housing, displacement of residents, lack of appropriate rentals the wrong people are sitting in the seats for they are NOT representing the community's best interest, opinions, views, nor input. We have already done and are doing our part, some council members are not listening.

Council is not refusing the public the right to get to the public hearing...you are discounting and ignoring what we have already said and refusing to act appropriately on our behalf. Council's decisions are not based on what they want or feel is best, they are to represent the voice and input of the community, as promised. All these issues have been the bane of North Vancouver District for longer than you have been on counsel. This may be one of the reasons that long time district counselors become frustrated, for they feel the residents are not being heard and have listened and dealt with the same issues for years. Long time residents that have also been dealing with these issues appreciate the councilors who have continued to speak up, even when their concerns for the public's wellbeing are disregarded by councilors and district officials. It is also the reason new councillors like yourself were elected, in hopes that your representation and strength supports a lack of leadership that has been evident.

In time, as the community expressed to the district in the OCP, we are happy to see changes **but**, changes that would involve proper planning for all *members of our community, not just the elite as it has sometimes been voiced*. A plan that would progress over a 20-25 year period, as per the OCP. A plan that follows the Housing Policy which has been written into the OCP's. Policy and plans are in place for a reason. As with the policy you introduced, they represent the needs and wants of

the community as a whole. You introduced a great policy that will help and hopefully will be followed in the future, and hope that those we have in place now also will be followed such as 6196, 7406, 7407 and of course the OCP...they clearly state what needs to be done. Council and the district need to figure out how it gets done!

That OCP consistently, and clearly addressed lack of "affordable housing" something you have acknowledged that is desperately needed in the North Vancouver District. I also understand the term "affordable housing" is something you would rather call non market housing. Fair enough. But that is the term used in the OCP and why I have used it.

You said;

"The goal of the change is to maintain a healthy stock of rental housing options in the district, since few purpose-built rental buildings have been constructed since the 1970's, and existing ones are threatened by redevelopment with new condos.

"I think this policy addition...is going to go a long way to ensuring a viable rental stock in the future, I'm looking forward to the results of this in 20 years when my kids are looking for an apartment."

Obviously aware of the crisis in the district regarding rentals at present, and initiating policies that help to achieve the OCP goals to maintain a healthy stock of rental housing options, I am concerned that you feel that one policy alone is enough to solve the predicament we NOW face and have faced for many, many years because it has NOT been addressed by council, the Mayor or the district officials. In your own words, "***since few***

purpose-built rental buildings have been constructed since the 1970's."

How can council justify continuing to add to the housing/rental crisis this district faces by not finding solutions that help to solve these issues for all residents, rather than band-aid what has clearly been neglected by our government. This is in need of attention now for our children and grandchildren, and hopefully won't be an issue in 20 years when your kids need the same.

There was strong opposition regarding many areas of development in Lynn Valley, and also many who were positive about it. It is not about "not wanting change" it is about the lack of faith the community has had with the district regarding that change. We look forward to it all. We love the vision of the Lynn Valley Town Centre. We are asking for the ability to be a part of it and enjoy it along with our neighbours who are not being displaced.

May it be noted, that the community members who approved and supported Bosa and other developers to date, only did so based on promises of affordable housing, infrastructure improvements, proper planning that was not disruptive to our community. Recanting those promises or being unclear of what the public views "affordable housing" as, changes everything!

In Canada, housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income.

The community agreed upon development based on:

Housing Action Plans and Neighbourhood Infill Plans

"Providing more diverse and affordable housing choices for people of different ages, incomes and family sizes is a key objective of the OCP to help maintain a healthy, diverse and vibrant community. The development of Housing Action Plans (HAPs) and Neighbourhood Infill Plans (NIPs) are identified in the OCP as steps towards implementing the community's housing objectives. As a first priority, HAPs **will develop strategies to address housing diversity and affordability in each of our four key Town and Village Centres,** as these are the locations for the majority of future growth in the District. As a second priority, HAPS and NIPs will identify housing opportunities and strategies outside of the network of centres, as appropriate. This may include an assessment of needs and opportunities in areas adjacent to centres or corridors, small lot infill areas, and backyard cottages. **In addition to HAPs and NIPs, the District will continue to work with community partners and governmental agencies to explore opportunities for social, supportive and emergency housing."**

This does clearly identify providing housing for all income levels which does support "affordable" "non market" housing. Which to date has not been done at all in the Lynn Valley area.

Whether you agree with what the residents of the district of North Vancouver community want or not is irrelevant. You are to proclaim at council, those needs and decisions already made by the people who you represent. Not your opinion, beliefs, nor judgment on matters that decide how we, the residents of North Vancouver should live or where we should live. Your job is to provide adequate housing, services, and establish administrative policy, to adopt bylaws governing matters delegated to local government through the Local Government Act and other Provincial statutes for the PROTECTION OF THE PUBLIC.

It was **never, ever** agreed in all the community planning for the OCP that the District would eradicate the affordable housing that already does exist for its residents, displace over

75 families from current affordable living, (not to mention the other affordable housing removed in the district already) displace them from our community and push them off the North Shore, away from schools, employment, families and support net works, with a shrug of the shoulders and a "that's life" attitude. And to do that to our residents only to rebuild market housing and market rentals for people who don't even live in the district to move into! Mr. Bassam that was not part of our collaboration in agreeing to the Town Centre. We trusted that process....We trusted you and our government. Please be worthy of that trust now....

To hear at council meetings from our government officials, that people who can't afford half a million or more for housing for their families should not live here... "That's life." Kind of, left us speechless. The very first role of Council is:

- a. to represent the public and to consider the well-being and interests of the municipality

If you can convince the 75 families (200+ people) who will be ousted from their homes and the rest of our community who never agreed to displace families, *that you are representing them and considering their well-being....*by all means raise your hand and approve Polygons development of Mt Court. And before you do vote, I challenge you, to not do so head down or looking away from the people you represent...look them in their eyes, take a moment and then give your vote.

As I said, you seem reasonable, but this one proposal is not a reasonable one. Not only trees will be cut down...many lives will be altered. We are asking for the ability to have affordable/non market housing to move to...there is nowhere in Lynn Valley for all of us to move. We are asking

council to wait on this redevelopment. This is absolutely a fair and reasonable request by the people who live in this district and support you.

Sincerely,

Yvette Mercier

Chair of Mountain Court Committee

Cc Mayor Walton

stuartd@dnv.org

Mt Court Committee

Unit A 1275 East 27th Street
North Vancouver B.C.
V7J-2S5

604-710-4573

mtcourt2015@gmail.com

May 29, 2015

Councilor Mathew Bond

I voted to elect you to represent the people of the District of North Vancouver on Council. Listening to your 2014 pre-election speech, I was impressed with your perspective of what was needed in our community and confident in your abilities to support that view. I am sure many others felt the same way, and that is the reason you are on council and not another.

These are the comments that solidified my, and probably many others vote for you.

- "...parents dream is becoming more and more difficult for my generation to fulfill. We need a new dream. A dream that both honours and respects the legacy of families, community and the high quality of life that you as North Vancouver residents have worked hard to establish." A dream that enhances that legacy and allows us to provide that same opportunity to our children."
- "...it takes dedication and effort from each one of you contributing you won unique voice, talent and strength to build the best community for us all to live in."
- "...solve our transportation challenges a perspective to make the best long term decisions for our community."
- "...a perspective that is open, transparent and accountable to you, the citizens of North Vancouver."

Your perspective was on par with that of the community you would be representing. You had the community's best interest in mind, especially long term residents, families and children.

More so, you expressed what we as a community have been trying to tell Council for many years and confirmed someone now was listening and that we have been heard. How you vote at council meetings determines many of our futures and our ability to continue to live in the district. Our legacy. Our dream. **What we have worked hard to establish for our families.** The ability to provide that same opportunity for our children. You hold our future, legacy and dreams in what you do. We gave you that responsibility in voting you in. It is a huge responsibility and is not to be swayed by other councilors, developers bringing money into the district, nor outside opinions. The only opinion that you are responsible for supporting in your decisions is that of our community. That is your role as a Councillor. You asked for help from the community to bring that perspective to council....we listened and did our part to have you represent us....now, we ask the same from you. That you represent our needs and wellbeing.

I respect and support many decision you have made in the best interest of this community. That said there are issues, critical issues now up for discussion and decisions to be made for our lives. Our families lives. Our children.

Infrastructure absolutely needs to be a priority **before any more development is approved.** There is already too many developments being constructed presently, and more that have been approved and more approved almost every month. Traffic is gridlock most days, at all times of the day. Please, allow us to catch our breath and catch up our infrastructure to

the pace of mass development that has already, neglectfully been put through.

The public took much time already giving input in the Lynn Valley OCP. **If Council and the district do not know how opposed community members are regarding the continued mass development, traffic nightmare gridlock, lack of affordable housing, the displacement of residents, the wrong people are sitting in the seats and are not representing the community's best interest as was promised.**

By approving any more developments in the district you are discounting and ignoring what we have already said and refusing to act appropriately on our behalf. Council's decisions are not based on what "they" want or feel is best, they are to represent the voice of the community, as promised. You addressed our needs in getting our votes please address our needs now that you have the position to alter our lives.

These issues have been the focus of the residents of North Vancouver District for longer than you have been on council. This may be one of the reasons that long time district councilors become frustrated, for they feel the residents are not being heard and have listened and dealt with the same issues for years. Long time residents that have also been dealing with these issues appreciate the councilors who have continued to speak up, even when their concerns for the public's wellbeing are disregarded by councilors and district officials. Learn from them...there is a reason they are still on council and have been for so long. Even if shunned by others, they stand up for the wellbeing of residents in this community.

In time, as the community expressed to the district in the OCP, we are happy to see changes **but**, changes that would involve

proper planning for all *members of our community, not just the elite as some councilors suggest*. A plan that would progress over a 20-25 year period, as per the OCP. A plan that follows the Housing Policy which has been written into the OCP's. Especially Policies/Bylaws **6196** 7406, 7407. Policy and plans are in place for a reason. They represent the needs and wants of the community as a whole. Those are your guidelines and important information on how you need to vote in order to represent your residents. Nothing else should drive your decision. You should know the Bylaws/Policies that pertain to the issue and know the OCP verbatim or at least refer to it in order to make an appropriate decision.

The residents of North Vancouver District are who you are to represent and their needs make your decision. Period.

That OCP plan consistently, and clearly addressed lack of "affordable housing" something all council members acknowledged that was desperately needed in the North Vancouver District pre-election promises. There was strong opposition regarding excessive development in Lynn Valley, and many who were positive about it. May it be noted, that the community members who approved and supported Bosa and other developments to date, only did so based on promises of affordable housing, infrastructure improvements, proper timely planning that was not disruptive to our community.

We look forward to it all. We love the vision of the Lynn Valley Town Centre. We are asking for the ability to be a part of it and enjoy it along with our neighbours who are not being displaced.

Recanting those promises or being unsure of what “affordable housing” *actually is*, changes everything!

In Canada, housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income.

The community agreed upon development based on:

Housing Action Plans and Neighbourhood Infill Plans

“Providing more diverse and affordable housing choices for people of different ages, incomes and family sizes is a key objective of the OCP to help maintain a healthy, diverse and vibrant community. The development of Housing Action Plans (HAPs) and Neighbourhood Infill Plans (NIPs) are identified in the OCP as steps towards implementing the community’s housing objectives. As a first priority, HAPs will develop strategies to address housing diversity and affordability in each of our four key Town and Village Centres, as these are the locations for the majority of future growth in the District. As a second priority, HAPS and NIPs will identify housing opportunities and strategies outside of the network of centres, as appropriate. This may include an assessment of needs and opportunities in areas adjacent to centres or corridors, small lot infill areas, and backyard cottages. In addition to HAPs and NIPs, the District will continue to work with community partners and governmental agencies to explore opportunities for social, supportive and emergency housing.”

This does clearly identify providing housing for all income levels which does support “affordable” “non market” housing. Which to date has not been done at all in the Lynn Valley area. This is the promise made to us in the district.

Whether you agree with what the residents of the district of North Vancouver community want or not is irrelevant. You are to proclaim, at council, those needs and decisions already made by the people who you represent. Not your opinion, beliefs, nor judgment on matters that decide how we, the

residents of North Vancouver should live or where we should live. Your job is to provide adequate housing, services, and establish administrative policy, to adopt bylaws governing matters delegated to local government through the Local Government Act and other Provincial statutes for the PROTECTION OF THE PUBLIC.

We do not want to see 75 families evicted from their homes at Mt Court with no **alternative affordable housing in place**. These people live, work, and attend school and activities here in Lynn Valley. To displace families by voting yes to approve more development, is neglectful and absolutely not what we as a community agreed upon. Ever.

How does a yes vote by you approving Polygons proposal to displace 75 families in our community support honour and respect? How does a yes vote strengthen the legacy of families, community and the high quality of life that we have established? How does a yes vote enhance our life and provide the same opportunity to our children? Or was all that a ruse to just get elected? Please stand by your word to those who voted you in. I know that sounds harsh, but it is the reality we are dealing with.

Please, consider what we the public need and want and your promises regarding your position on these critical matters. We are opposed to anymore mass development, for now, until you take care of the important matters you addressed pre-election. Which are the crisis of affordable housing, low rental vacancy rates and Infrastructure improvements. Allow us at least the opportunity to have housing to move to.

It was **never, ever** agreed in all the community planning for the OCP that the District would eradicate the affordable housing that already does exist for its residents, displace over

75 families from affordable living, displace them from our community and push them off the North Shore, away from schools, employment, families and support net works, only to rebuild market housing and market rentals for people who don't live in the district to move into! That was not part of our collaboration in agreeing to the Town Centre. We trusted that process.... We trusted you and our government. Please be worthy of that trust now....

To hear at council meetings from our government officials, that people who can't afford half a million or more for housing for their families should not live here... "That's life." Kind of, left us speechless. The very first role of Council is:

- a. to represent the public and to consider the well-being and interests of the municipality

If you can convince the 75 families (200+ people) who will be ousted from their homes and the rest of our community who never agreed to displace families, *that you are representing them and considering their well-being....* by all means raise your hand and approve Polygons development of Mt Court. And before you do vote, I challenge you, to not do so head down or looking away from the people you represent...look them in their eyes, take a moment and then give your vote.

We are asking for the ability to have affordable (fair) housing to move to...there is nowhere in Lynn Valley for all of us to move. This is absolutely a fair and reasonable request by the people who live in this district and support you.

Please, help the community bring *that* perspective to council and oppose Polygons proposal for demolishing Mt Court.

Sincerely,

Yvette Mercier

Chair of Mountain Court Committee

Cc Mayor Walton

stuart@dnv.org

Mt Court Committee

Unit A 1275 East 27th Street
North Vancouver B.C.
V7J-2S5

604-710-4673

Mtcourt2015@gmail.co

III

May 29, 2015

Councilor Jim Hanson

I voted to elect you on Council largely based on your Elections 2014 speech. It was your commitment and vision to our community, especially seniors that solidified my vote. I am sure many others felt the same way, and that is the reason you were elected and not another candidate.

You also spoke about knowing what it means to confront a problem and overcome it. I had faith in you that you would be able to confront our districts problems and overcome them. Problems that have been an issue for too long. Issues that are reaching or even passed the crisis stage due to not being confronted. I had faith in your conviction to challenge the issues and not bow to persuasion of others opinions. I felt you had a strong sense of right and wrong and would stand by your convictions.

Today, I am writing you as I am confronting a district problem and am looking for your support to help overcome it. This is not only for me, but I represent 75 families (200 plus) living at Mt Court who's homes will be **demolished and they will be displaced without any options available for them at this time**. There is **no affordable housing in Lynn Valley for these families to move to**. I feel saddened and frustrated that this issue is one that I am trying to support the residents here with, when it should be the district and government officials like you that is protecting them from being displaced from their homes and possibly from the North Shore. That is your role...not mine. They have seen how the district treated Whitley Court residents with no regard for alternative housing

or deferral of the proposal. They do not have faith in our district. Call me naïve, but I grew up with my father who had been Mayor and **I was taught that the government will listen.** I am trying to ensure them that our government here in the District does have their well being in their thoughts when making decisions. Please, don't let me or them down.

But, just in case, I need to try to ensure that if nothing else, I have represented the community in Lynn Valley properly and honestly...and in their best interest.

The affordable housing crisis is a huge concern, not only for seniors, but for families whose income is lower to moderate. Buying a home is not an option. Renting a unit in a new development is also not an option. Being pushed off the North Shore, where they have lived and raised their families is disturbing. Many work on the North Shore and leaving will either add to the massive traffic congestion we all ready struggle with in order for them to keep their employment, or they will have to find new employment. Their children attend daycares and or schools here. The District is discriminating lower income families and their right to housing by not appropriately providing affordable housing within our community as per the OCP objectives. Worse, the district has already removed affordable housing here in Lynn Valley and is once again contemplating yet another demolition of affordable housing that does exist in our community. Neglectfully, a demolition is up for council to decide upon when NO alternative housing has yet been implemented as was promised in the OCP to our community. Families will have no available housing options in Lynn Valley and will not only be displaced from their homes, but from their community. I am sorry if that seems harsh, but in actuality, it is the fact at present. I see why they have little faith.

We as a community have been trying to tell Council for many years that affordable housing is in a crisis. Rental vacancy rates are extremely low. Market rents are already extremely high due to mass development already put forth by council and because of the housing shortage. As a councilor, you hold our future in your decisions. Our family's future. Our children's future. Our seniors future. Even our employment. We gave you that responsibility in voting you in. We had faith that you would stand by your convictions promised before you were elected. Where does that leave us now?

The public took much time already giving their input in the OCP. A plan that guides council and the district in what we expect from you. A guide that addresses difficult issues and needs people who are not afraid to confront these issues head on. A plan that explicitly shares **our vision** for **our community**. Years and years. If Council and the district do not know how opposed community members are regarding the continued mass development, traffic nightmare gridlock, lack of affordable housing, *displacement of residents*, the wrong people are sitting in the seats and are not representing the community's best interest.

By not delaying further mass developments council are discounting and ignoring what we have already said and refusing to act appropriately on our behalf. Council's decisions are not based on what they want or feel is best, they are to represent the voice of the community, as promised. That was done by council members wanting our votes, and now those promises need to be kept to those who voted for you. Or was that just a ruse? I know that sounds harsh, but it is the reality of this situation.

In time, as the community expressed to the district in the OCP, we are happy to see changes but, changes that would involve proper planning **for all members of our community**. A plan that would take place over a 20-25 year period, not as it is being allowed now by some council members.

That OCP plan consistently and clearly addressed lack of “affordable housing” something that has been acknowledged that is desperately needed in the North Vancouver District. There was strong opposition regarding excessive development in Lynn Valley, and many who were positive about it. May it be noted, that the community members who approved and supported Bosa and other developments to date, only did so based on promises of affordable housing, infrastructure improvements, proper planning that was not disruptive to our community. Taking those promises away, changes everything.

In Canada, housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income.

The community agreed upon development based on:

Housing Action Plans and Neighbourhood Infill Plans

“Providing more diverse and affordable housing choices for people of different ages, incomes and family sizes is a key objective of the OCP to help maintain a healthy, diverse and vibrant community. The development of Housing Action Plans (HAPs) and Neighbourhood Infill Plans (NIPs) are identified in the OCP as steps towards implementing the community’s housing objectives. As a first priority, HAPs **will develop strategies to address housing diversity and affordability in each of our four key Town and Village Centres**, as these are the locations for the majority of future growth in the District. As a second priority, HAPS and NIPs will identify housing opportunities and

strategies outside of the network of centres, as appropriate. This may include an assessment of needs and opportunities in areas adjacent to centres or corridors, small lot infill areas, and backyard cottages. **In addition to HAPs and NIPs, the District will continue to work with community partners and governmental agencies to explore opportunities for social, supportive and emergency housing."**

This does clearly identify providing housing for all income levels which does support "affordable" "non market" housing. Which to date has not been done at all in the Lynn Valley area. This was your promise to the residents of this community.

We look forward to it all. We love the vision of the Lynn Valley Town Centre. We are asking for the ability to be a part of it and enjoy it along with our neighbours who are not being displaced.

It was **never, ever** agreed in all the community planning for the OCP that the District would **eradicate the affordable housing that already does exist for its residents, displace over 75 families from affordable living, displace families from our community and push them off the North Shore**, away from schools, employment, families and support net works, only to rebuild market housing and market rentals for people who don't live in the district to move into and profit from! That was not part of our collaboration in agreeing to the Town Centre. We trusted that process.... We trusted you and our government. Please be worthy of that trust now....

Infrastructure absolutely needs to be a priority **before any more development is approved**. There are already too many developments already being constructed right now, and more that are approved at almost every meeting. Traffic is only going to get worse, please, do not add to it at this time.

You are a father, son and husband who asked for our vote as it would be a real honour for you to serve your hometown...please....serve us well. You shared that you knew what needs to be preserved in our community in order to protect our way of life. **Do not displace families.** If it were your family, your children, grandchildren, your parents facing this crisis....how would you vote? Please, protect our way of life. Protect our families. This is an extremely challenging goal; we desperately need your help. We need alternatives.

Please, put our needs as a community as a priority for long term goals. At least for now, until you take care of the important matters that were addressed pre-election and in the OCP.

Follow the districts own Housing Policies 6196, 7406, 7407 and the OCP's ...they clearly states what need to be done. They are your policies, bylaws and plans.

Please, oppose Polygons proposal for demolishing Mt Court at this time. Please provide us with at the very least, alternative housing to be able to move to in Lynn Valley.

Sincerely,

Yvette Mercier

Chair of Mountain Court Committee

Cc Mayor Walton

stuart@dnv.org

Mt Court Committee

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May 29, 2015

Councilor Robin Hicks

I voted to re-elect you back on Council largely based on your Elections 2014 speech. It was your commitment and vision as a father and grandfather with children living close by that struck a chord with me. The importance of family in your life is the way I feel too. Also, that you live here in Lynn Valley and have a vested interest into our community.

Two of the most critical issues facing our community, in which you spoke about and shared your concerns and promises, were on affordable housing and traffic. The following statements from you solidified my vote. I am sure other community members felt the same and that is why you were re-elected.

- "...their future and all families is of the utmost importance to me."
- "...my primary reason for running is to help shape the social, cultural, and physical environment of the district."
- "...housing, traffic, transit, these are the highest on my list of priorities."
- "...the OCP is both flexible and subject to modification."

More so, you expressed what we as a community have been trying to tell Council for many years and confirmed we have been heard. As a councilor, how you vote will determine for many people and their families the ability to continue to live in the area we have called home. We gave you that responsibility in voting you in, and the majority of us who did vote you in, do

not fall into your, openly expressed (June 1/15 Council meeting) financial spectrum of the right to live on the North Shore.

“...people are going to be excluded from these areas, it’s a fact of life.”

Young families are trying desperately to do as best they can in living in an area that is safe, active, and vibrant with great schools for their children. The more developments, the higher the costs, the less able people already living here can continue, especially **IF you approve demolition of affordable housing that does exist!** By voting yes to demolition, you are responsible for that exclusion, and it is not necessary. WE DO LIVE AND WORK HERE. WE DO NOT NEED TO BE EXCLUDED. Why would you do that to us? Your role is to ensure your residents well being in this community.

Enrollment in schools is dropping and this is a direct result of the cost of living in the district. Schools have closed. Families are moving to the Valley and Squamish areas in order to make ends meet. More demolition of affordable housing will only displace and exclude more and more families. And that does not need to happen. As school funding is generated by enrollment, our schools will get less, and the high level of education we once had will ultimately drop. Our grandchildren will suffer greatly. I personally would like to ensure this does not happen for my grandchildren. I hope you feel the same way for your grandchildren. More importantly, that you make sure this does not happen. It is one thing to say something, and a very different thing to follow through. Right is right, and wrong is wrong, no matter how many people say differently.

I respect and support many decision you have made in the best interest of this community. That said, if families, housing and traffic are of the utmost importance to you, how is demolition of existing affordable housing at this time supporting that stance? Especially when 75 families will be displaced with nowhere to go in the Lynn Valley area they call home? How will more development now effect the already horrendous traffic problems we are currently facing from mass development already approved by council? How would you vote if it was your family? What would you do to protect them? How would you explain excluding them from their community?

Infrastructure absolutely needs to be a priority **before any more development is approved**. There are already too many developments already being constructed right now, and more that have been approved. Traffic is only going to get worse, do not add to it. Let us just slow down and be pragmatic.

The public took much time already giving input in the OCP. If Council and the district do not know how opposed community members are regarding the continued mass development, traffic nightmare gridlock, lack of affordable housing, displacing residents, the wrong people are sitting in the seats and are not representing the community's best interest. And that is their role.

Approving any more demolitions and proposals at this time in this district is discounting and ignoring what we the community has tried to have a voice in. This is our community. Council's decisions are not based on what they want or feel is best, they are to represent the voice of the community, as promised. That is what you did to get our votes, please represent those needs now.

In time, as the community expressed to the district in the OCP, we would be happy to see changes **but**, changes that would involve proper planning for all members of our community. The OCP was a plan that would take place over a 20-25 year period, not as it is being allowed now.

That plan also consistently, and clearly addressed lack of “affordable housing” something you acknowledged that was desperately needed. There was strong opposition regarding excessive development in Lynn Valley, and many who were positive about it. May it be noted, that the community members who approved and supported Bosa and other developments to date only did so based on promises of affordable housing, infrastructure improvements, proper planning and that these things were not disruptive to our community.

We look forward to it all. We love the vision of the Lynn Valley Town Centre. We are asking for the ability to be a part of it and enjoy it along with our neighbours who are not being displaced.

Recanting those promises or being unsure of what “affordable housing” *actually is*, changes everything!

In Canada, housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income.

The community agreed upon development based on:

Housing Action Plans and Neighbourhood Infill Plans

“Providing more diverse and affordable housing choices for people of different ages, incomes and family sizes is a key objective of the OCP to help maintain a healthy, diverse and

vibrant community. The development of Housing Action Plans (HAPs) and Neighbourhood Infill Plans (NIPs) **are identified in the OCP as steps towards implementing the community's housing objectives.** As a first priority, HAPs **will develop strategies to address housing diversity and affordability in each of our four key Town and Village Centres,** as these are the locations for the majority of future growth in the District. As a second priority, HAPS and NIPs will identify housing opportunities and strategies outside of the network of centres, as appropriate. This may include an assessment of needs and opportunities in areas adjacent to centres or corridors, small lot infill areas, and backyard cottages. **In addition to HAPs and NIPs, the District will continue to work with community partners and governmental agencies to explore opportunities for social, supportive and emergency housing."**

This does clearly identify providing housing for all income levels which does support "affordable" "non market" housing. Which to date has not been done at all in the Lynn Valley area. This is the promise made to us in the district. If you can't or won't provide it, absolutely DO NOT take it away and exclude us.

Whether you agree with what the residents of the district of North Vancouver community want or not is irrelevant. You are to proclaim at council, those needs and decisions already made by the people who you represent as laid out in the OCP. Not your opinion, beliefs, nor judgment on matters that decide how we, the residents of North Vancouver should live or where we should live. Your job is to provide adequate housing, services, and establish administrative policy, to adopt bylaws governing matters delegated to local government through the Local Government Act and other Provincial statutes for the **PROTECTION OF THE PUBLIC.**

How does a yes vote by you approving Polygons proposal to displace 75 families in our community support your statement that families are the utmost importance to you? How does a yes vote strengthen or shape the families in this community and the high quality of life that we have established? How does a yes vote enhance our life and provide the same

opportunity to our children? Housing was highest on your list of priorities. Or was all that a ruse to just get elected? I know that sounds harsh, but it is the reality of this situation if you vote yes to demolish Mt Court and displace our families.

Follow the districts own Housing Policies and bylaws especially 6196, 7406, 7407 and the OCP...they clearly state how to protect the well being of residents living in the District.

Please, consider what we the public need and want and your promises regarding your position on these critical matters. We are opposed to anymore mass development, **for now**, until you take care of the important matters you addressed pre-election. You received our vote based on those promises, please stand by them.

To hear at council meetings from our government officials, that people who can't afford half a million or more for housing for their families should not live here... "That's life." Kind of, left us speechless. The very first role of Council is:

- a. to represent the public and to consider the well-being and interests of the municipality

If you can convince the 75 families (200+ people) who will be ousted from their homes and the rest of our community who never agreed to displace families, *that you are representing them and considering their well-being....*by all means raise your hand and approve Polygons development of Mt Court. And before you do vote, I challenge you, to not do so head down or looking away from the people you represent...look them in their eyes, take a moment and then give your vote.

It was **never, ever** agreed in all the community planning for the OCP that the District would eradicate the affordable housing that already does exist for its residents, displace over 75 families from current affordable living, (not to mention the other affordable housing removed in the district already) displace them from our community and push them off the North Shore, away from schools, employment, families and support net works, with a shrug of the shoulders and a “that’s life” attitude. And to do that to our residents only to rebuild market housing and market rentals for people who don’t even live in the district to move into! Mr. Hicks, that was not part of our collaboration in agreeing to the Town Centre. We trusted that process....We trusted you and our government. Please be worthy of that trust now....

We are asking for the ability to have affordable (fair) housing to move to...there is nowhere in Lynn Valley for all of us to move. This is absolutely a fair and reasonable request by the people who live in this district and support you.

Sincerely,

Yvette Mercier

Chair of Mountain Court Committee

Cc Mayor Walton

stuart@dnv.org

Mt Court Committee

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May 29, 2015

Councilor Doug Mackay-Dunn

I voted to re-elect you to represent the people of the District of North Vancouver on Council. Listening to your 2014 pre-election speech, I was impressed with your perspective of what was needed in our community and confident in your abilities to support that view, based on your history on council. I am sure many others felt the same way thus why you were voted in.

These are the comments that solidified my, and probably many others vote for you.

- "People come first and I am your servant."
- "...helping people, listening to the community, taking responsibility, taking action."
- "...based on your public input not developers."
- "...restrain growth, provide housing diversity, provide best services and programs for all of us."
- "...I keep all of my promises, my record is my testament."

Your perspective was on par with that of the community you would be representing. You had the community's best interest in mind, especially long term residents, families and children.

More so, you expressed what we as a community have been trying to tell Council for many years and confirmed someone now was listening and that we have been heard. How you vote at council meetings, determines many of our futures and our ability to continue to live in the district. What we have worked

hard to establish for our families. The ability to provide that same opportunity for our children. You asked for help from the community to bring that perspective to council....we listened and did our part to have you represent us....now, we ask the same from you.

I respect and support many decision you have made in the best interest of this community and thank you for your efforts. That said there are critical issues now up for discussion and decisions to be made for our lives. Our families lives. Our children.

Infrastructure absolutely needs to be a priority **before any more development is approved**. There are already too many developments being constructed at the present time, and more that are being approved. Traffic is gridlock most days, at all times of the day. Please, allow us to catch our breath and catch up our infrastructure to the pace of mass development that has already, neglectfully been put through.

The public took much time already giving input in the Lynn Valley OCP. If Council and the district do not know how opposed community members are regarding the continued mass development, traffic nightmare gridlock, lack of affordable housing, displacement of residents, the wrong people are sitting in the seats and are not representing the community's best interest nor their wellbeing.

Council's decisions are not based on what "they" want or feel is best, they are to represent the voice of the community, as promised. We have always appreciated your best interest in this community, and we thank you and hope you will continue to do so.

In time, as the community expressed to the district in the OCP, we are happy to see changes but, changes that would involve proper planning for all members of our community. A plan that would take place over a 20-25 year period not as it is being allowed now. A plan that absolutely included all members of our community. Displacing families, children, seniors and the disabled was not part of that plan. A plan that follows the District Housing Policies 6196, 7406, 7407 and the OCP'.

That OCP plan consistently, and clearly addressed lack of "affordable housing" something all council members acknowledged that was desperately needed in the North Vancouver District pre-election promises. There was strong opposition regarding excessive development in Lynn Valley, and also many who were positive about it. May it be noted, that the community members who approved and supported Bosa and other developments to date, only did so based on promises of affordable housing, infrastructure improvements, proper timely planning that was not disruptive to our community nor the residents living here. Taking those away, changes everything. We do not want to see 75 families evicted from their homes at Mt Court with no alternative affordable housing in place.

In Canada, housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income.

The community agreed upon development based on:

Housing Action Plans and Neighbourhood Infill Plans

"Providing more diverse and affordable housing choices for people of different ages, incomes and family sizes is a key

objective of the OCP to help maintain a healthy, diverse and vibrant community. The development of Housing Action Plans (HAPs) and Neighbourhood Infill Plans (NIPs) are identified in the OCP as steps towards implementing the community's housing objectives. As a first priority, HAPs **will develop strategies to address housing diversity and affordability in each of our four key Town and Village Centres**, as these are the locations for the majority of future growth in the District. As a second priority, HAPS and NIPs will identify housing opportunities and strategies outside of the network of centres, as appropriate. This may include an assessment of needs and opportunities in areas adjacent to centres or corridors, small lot infill areas, and backyard cottages. **In addition to HAPs and NIPs, the District will continue to work with community partners and governmental agencies to explore opportunities for social, supportive and emergency housing."**

This does clearly identify providing housing for all income levels which does support "affordable" "non market" housing. Which to date has not been done at all in the Lynn Valley area. This was your promise to our residents of this community.

We look forward to it all. We love the vision of the Lynn Valley Town Centre. We are asking for the ability to be a part of it and enjoy it along with our neighbours who are not being displaced.

Please, consider what we the public need and want and your promises regarding your position on these critical matters. We are opposed to anymore mass development, for now, until the important matters are addressed, and resolved.

It was **never, ever** agreed in all the community planning for the OCP that the District would eradicate the affordable housing that already does exist for its residents, displace over 75 families from affordable living, displace them from our community and push them off the North Shore, away from schools, employment, families and support net works, only to

rebuild market housing and market rentals for people who don't live in the district to move into! That was not part of our collaboration in agreeing to the Town Centre. We trusted that process.... We trusted you and our government. Please be worthy of that trust now....

Please, help the community bring that perspective to council and oppose Polygons proposal for demolishing Mt Court at this time until we have at least the option of alternative housing within our community.

Sincerely,

Yvette Mercier

Chair of Mountain Court Committee

Cc Mayor Walton

stuart@dnv.org

Mt Court Committee

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May 29, 2015

Honorable Mayor Walton

I want to thank you for all the good you do for the district and its residents. My father was Mayor of Vernon and I was raised with the belief that the Government is the protector of its people, as my father used to tell me, in trying to explain his role, that being Mayor is like being the father to many. He passed away in 1986.

I need to share some concerns. I wish that I had none and I could just praise the work you and council do. I would if I felt strongly about that, unfortunately, at this time, I do not.

I have been a resident here in the District since 1970 when we moved to Vancouver. I have owned homes, flipped homes, rented and lived in the both the Bowron Court and Apex Lions. Life sometimes throws us curve balls....but I always had an *opportunity* to ensure I had housing for myself and more importantly, for my children. I have raised my children in the best place in the world. I enrolled them into the best schools in Canada and also have been employed for 25 years in the NVSD. This has been my home. It is my children's home and where they work. My children would not want to live anywhere else...and why should they?

For years now, since as long as I can remember, even before you took office, there have been issues the District has needed to address. Serious issues. Fundamental needs of the residents here on the North Shore. Basic needs a father would ensure his children had. I have watched as this issue has been

addressed, almost had solutions to, then for whatever reason...fallen through the cracks.

Housing is a basic need of all. It is not a "privilege" nor is the ability to live in a certain area a "privilege." Unfortunately, this seems to be the consensus of the majority of our Government officials today in the District of North Vancouver. And this discriminatory view is solely based on *income*. Do I not have a right to live in the District? Does my son, who has a degenerative spinal disease, not qualify to allow his boys the opportunity to live here, go to school here because it is also where he grew up and works? I sold my home to be closer to my son and his family here at Mt Court. I did so to ensure I was available to help him in times of need. To daycare my grandchildren on Pro D days or when the teachers were on strike because Daycare costs are so exorbitant on a full time basis. I moved into a building that is run down, and has been neglected by the owner and Management Company because the land is worth more than the people.

Here is what I have learnt from being humbled. People, who have little, give their heart and souls to the community. Take a look at the horrendous fire that recently happened in the Seymour Co Op. A Mt Court family moved there because they did not have faith that the district would protect their housing. A few days after they moved in, the fire broke out...they lost everything! But our community and the Co-Op community rallied and have provided the husband, wife, and two small girls with the necessities needed for them. Everyone who was *displaced* was cared for by the residents of the District of North Vancouver. It was overwhelming for the families. As it was so quick; their move to the Co-op and then the fire...their apartment at Mt Court was not yet rented out and they were able to move back into their two bedroom

home. They were lucky in that sense, as many still are struggling to find temporary accommodations in the district, as rentals for families are sparse and those that are available are very expensive.

I tell you this because these are just two stories of the families that live here. Truthfully, I can live anywhere. But it is the community of Mt Court that has made me fight this battle. I have gone door to door talking to residents to see how they feel about this demolition and displacement. I have read the OCP and talked with many, hundreds of Lynn Valley community members. I have engaged conversation with so many to seek what residents really want for this area.

What I see Mayor, is fear, sadness, hopelessness, and anger. Most residents have shared that there has never been a situation where “demolition” is to take place where residents are not displaced! I have been told that this is a waste of time that no matter what we say, we will be displaced from our affordable living housing and most of us from the Lynn Valley area. Those I have spoken to feel you and council will not listen to our desperate pleas as the decision has already been made in your minds and the rest is just protocol. I cannot, and will not believe that our government in our amazing community would not listen to its residents, not follow the community’s wants and needs for its residents in the OCP, not follow your own policies and bylaws. That development will be pushed through without a plan in place or alternative and available housing for residents to move to. That the developers and the district prevail despite the urgent and basic needs being met for the residents in this community.

Please hear us, this is not about not wanting change. We absolutely are in agreement, but change that does not

displace families and require them to move away from their community. There is absolutely minimal rental vacancy in the immediate area, and to be fair, the North Shore as a whole. Please at the very least, give us the opportunity to have housing to move into.

If all of the district councilors just took a moment and remembered this part of their role;

- a) *To represent the public and to consider the wellbeing and interests of the municipality*

I believe that they may be able to see our desperation for what it is and not NIMBY. Allow us the same alternatives as the rest of the community, a place to live. That is all we are asking. We are asking to not take away what we already have until there is available housing in our community. We are not looking for handouts. We work very hard in this district. We help this community by coaching, teaching, mentoring, helping other residents, volunteering, day caring and friendships.

To displace our families that live here only to make room for people who do not is not what we expected when we agreed to the Town Centre Plan and the OCP. At the very least, if development is to take place, please provide the housing alternatives as part of the OCP plan **before** the development is approved! What is the rush? Are we not important enough residents to stop or defer this one development?

I do not have the solutions, wherewithal or time to support the residents as they should be supported within this community, *their community*. But you and council do. You have the ability, resources and time to seek solutions and

implement them. That is my understanding of your responsibilities as our Public Officials. Maybe I am wrong. I hope not. But I have my Dad's voice in my head, and at the end of the day, at the conclusion of all of this...I will be able to rest my head and sleep. And when I awake, I will know I did my very best for those who needed and deserved the *same rights as all members of this community. I considered their wellbeing. My father would be proud.*

As Mayor, I ask of you to review the documentation (as I have) dating back to the early 2000's regarding "affordable" housing issues in this district. I ask of you to take a stand and renew the public's opinion of this Government regarding the needs of all within our municipality. Many have so little faith that they just can't be bothered to even try to have a voice. They have seen that it has not helped previously. I feel they have not properly shared the desperation they have.

This is not just about the tenants either, I have delved much further than just them...*this is about the community of Lynn Valley.* This IS THE REASON WE LIVE HERE. THE PEOPLE. Much is to be said for the mountains, trails, and all other wonderful things here, but the fact remains, that the people are what make a difference, and the entire community did not want to displace families because of income...**in fact they ensured they were part of this community in the OCP.** That is *why* they agreed to this growth. Do the district, council and you stand behind your promises laid out in the OCP, or was that all a ruse? I in no way mean to be disrespectful, but it is a valid question based on promises and agreements vs actions.

In time, as the community expressed to the district in the OCP, we are happy to see changes **but**, changes that would involve proper planning for all *members of our community, not just*

the elite, as was unfortunately indicated at the June 1st council meeting. A plan that would progress over a 20-25 year period, as per the OCP. A plan that follows the Housing Bylaw/Policy which has been written into the OCP's. Especially Bylaw 6196. Policy and plans are in place for a reason. They are your Bylaws and Policies. They represent the needs and wants of the community as a whole. We like to hope that all our time and efforts were not in vain.

The OCP consistently and clearly addressed lack of "affordable housing" something you and all councillors have acknowledged is needed in the North Vancouver District. Everyone is aware of the crisis in rental vacancies.

There was strong opposition regarding many areas of development in Lynn Valley, and also many who were positive about it. It is not just about "not wanting change" it is about the lack of faith the community has had with the district regarding **that** change. Trusting that the OCP *will be followed* and that the *residents do have a say* regarding their community plan. That developers do not have more power than the people, no matter how much the district is profiting from the development. How is the community actually benefitting from this proposal at this time?

We look forward to it all. We love the vision of the Lynn Valley Town Centre. We are asking for the ability to be a part of it and enjoy it along with our neighbours who are not being displaced.

May it be noted, that the community members who voted for and supported Bosa and other developers to date, only did so based on promises of affordable housing, infrastructure improvements, proper planning that was not disruptive to our community. Recanting those promises or not having an open

mind regarding implementing “affordable housing” *as promised*, changes everything!

In Canada, housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income.

The community agreed upon development based on:

Housing Action Plans and Neighbourhood Infill Plans

“Providing more diverse and affordable housing choices for people of different ages, incomes and family sizes is a key objective of the OCP to help maintain a healthy, diverse and vibrant community. The development of Housing Action Plans (HAPs) and Neighbourhood Infill Plans (NIPs) are identified in the OCP as steps towards implementing the community’s housing objectives. As a first priority, HAPs **will develop strategies to address housing diversity and affordability in each of our four key Town and Village Centres**, as these are the locations for the majority of future growth in the District. As a second priority, HAPS and NIPs will identify housing opportunities and strategies outside of the network of centres, as appropriate. This may include an assessment of needs and opportunities in areas adjacent to centres or corridors, small lot infill areas, and backyard cottages. **In addition to HAPs and NIPs, the District will continue to work with community partners and governmental agencies to explore opportunities for social, supportive and emergency housing.”**

This does clearly identify providing housing for all income levels which does support “affordable” “non market” housing. Which to date has not been done at all in the Lynn Valley area. This was your promise to our residents as part of the OCP.

Developers which offer 1-1 rental replacement are not the same. Market rental apartments are smaller, and almost twice the price. This is not a viable solution to our rental crisis in the district. We all know that. **Affordable housing is what we have now.** The District Housing policy, which I believe to be redundant now as it is in the OCP states:

POLICY

The Housing Policy for the District of North Vancouver is to:

- 1. Seek and retain existing rental housing;**
- 2. Prohibit conversions of multi-family rental housing to stratification or shared interest schemes except when a vacancy rate of 4% or more has been recorded for thirteen consecutive months (three consecutive CMHC reporting periods); Our vacancy rate is well below**
- 3. Actively assist in the development of proposals for housing projects which contribute to a balanced supply of housing;**
- 4. Plan new neighbourhoods to provide housing for all income groups;**
- 5. Adopt the use of land leases to provide affordable housing and to retain District land as a renewable asset;**
- 6. Incorporate a range of densities in each new neighbourhood;**
- 7. Review alternative zoning approaches which will encourage a balanced housing stock;**
- 8. Exercise its efforts directly and in conjunction with others to encourage senior levels of government to act in full partnership with the municipalities, private sector and non-profit sector to improve, expand, initiate and provide legislative support for initiatives which will serve the common interest in a balanced housing stock;**
- 9. Define, on an annual basis, the levels of new housing necessary to ensure a balance of type, tenure, and affordability within the District's overall housing stock, and implement strategies as resources allow to facilitate these levels of production;**
- 10. Seek to increase public understanding of the effects of carefully planned density increases;**
- 11. Use land use decisions to maintain a balanced housing stock and seek long term protection of municipal lands as a renewable resource;**

12. Investigate ways to encourage affordable housing in commercial zones and in large public or private commercial and institutional developments;

13. Identify and consider innovative small lot duplexing and fourplexing opportunities and that this be considered as part of the OCP Review Process;

14. Seek provincial legislation to permit municipalities to regulate building demolition and review such regulations annually;

15. Establish a Land Fund to be used on a revolving basis to acquire, hold and allocate land for housing projects which will contribute to a balanced housing stock;

16. Establish a Land Fund to acquire, hold and allocate land for affordable housing throughout the District;
and

17. Investigate appropriate sources of funds for the Land Fund and make recommendations to Council in this regard.

REASON FOR POLICY

To ensure a balanced housing stock meeting the needs of all segments of society.

AUTHORITY TO ACT

Retained by Council

This is your policy/bylaw and I am uncertain why it would not be followed? What determines that one policy/bylaw is followed and another is not? Especially when there is such a risk to so many residents and their wellbeing within this community. Not providing affordable housing is one thing, but taking away affordable housing is inexcusable.

It was **never, ever** agreed in all the community planning for the OCP that the District would eradicate the affordable housing that already does exist for its residents, displace over 75 families from affordable living, displace them from our community and push them off the North Shore, away from

schools, employment, families and support net works, only to rebuild market housing and market rentals for people who don't live in the district to move into! That was not part of our collaboration in agreeing to the Town Centre. We trusted that process.... We trusted you and our councillors. Please be worthy of that trust now....

If the building is not up to the community plan standards, by all means get rid of it...but not the people. They are our community too. Respectfully plan for their displacement.

I ask you to follow the districts own Housing Policy and the OCP and to direct councilors accordingly to the needs of the community...those documents clearly state what needs to be done. I have faith that yourself, Council and the district will find a way to figure out how it gets done! Many options and previous Task Forces have given alternatives to displacing families. The long term goal of doing the right thing, for the wellbeing of all residents will make more of a difference in the future than displacing residents in the short term.

To hear at council meetings from our government officials, that people who can't afford half a million or more for housing for their families should not live here... "That's life." Definitely left us hopeless and questioning some of our district councillor's views on resident's wellbeing.

I feel it is your role to help councillors come to a decision based on the community's needs and feedback. Again, I could be wrong. I hope not.

If nothing we say can change your view, and you can support your councillors to convince the 75 families (200+ people) who will be ousted from their homes and the community who

never agreed to displace families, *that all of you are representing them and considering their well-being, that the OCP is being implemented in good faith....*by all means raise your hand and approve Polygons development of Mt Court. And before you do vote, I challenge you, to not do so head down or looking away from the people you represent...but to look them in their eyes, take a moment and then give your vote.

We are asking for the ability to have affordable (fair) housing to move to...there is nowhere in Lynn Valley for all of us to move at present.

This is absolutely a fair and reasonable request by the people who live in this district and support you.

Sincerely,
Yvette Mercier
Chair Mt Court Committee

Cc District Councillors

stuart@dnv.org

Polygon Development 251 Ltd Proposal

Mountain Court 1241-1289 East 27th Street Demolition

North Vancouver, B.C.

His Worship Richard Walton
Mayor of District of North Vancouver
355 West Queens Road
North Vancouver, BC
V7N 4N5

March 10, 2015

Dear: Mayor Richard Walton and Council Members;

We are the residents who reside in Lynn Valley, and call Mountain Court our home. Together, along with other residents in our community who share our apprehension on Polygon's proposal, we stand united in addressing our concern/s regarding the demolition of our existing place of residence: Mountain Court 1241-1289 East 27th Street.

We also need to address and stress our disapproval at the eradication of "**affordable housing**" in the District of North Vancouver. In particular, Lynn Valley especially for those families that fall into a lower income bracket.

"In Canada, housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income. The term "affordable housing" is often used interchangeably with "social housing"; however, social housing is just one category of affordable housing and usually refers to rental housing subsidized by the government. Affordable housing is a much broader term and includes housing provided by the private, public and not-for-profit sectors as well as all forms of housing tenure (ie. rental, ownership and cooperative ownership). It also includes temporary as well as permanent housing. In other words, the term "affordable housing" can refer to any part of the housing continuum from temporary emergency shelters through transition housing, supportive housing, subsidized housing, market rental housing or market homeownership." (http://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce_021.cfm)

We do not oppose redevelopment, nor growth in our communities. What we do oppose, is that families who are struggling financially, are being **discriminated** against in their ability to continue to live here. Many families, generations of families who have lived here, some for their entire lives will no longer be able to call Lynn Valley their home.

Families are being forced to move as redevelopment is not being inclusive for all income levels. Children are pulled from their home schools, disconnected from lifelong friends, extended families. Children will be pulled from stable Daycares or caregivers whom they have a rapport with and have come to trust and love. Children will be torn from their sport teams, extracurricular activities that they attend in their neighbourhood. They will no longer be a part of their community. No longer belong to their community because their community did not bother to "plan" housing for their families in the Community Planning? Unfortunately, their upheaval from the home and community

they know will not be at the decision of their parents, but rather at the fault of our elected members of government, and planning departments in the District of North Vancouver.

Parents, Grandparents who now work in this community will have to drive from areas of affordability, (Frazer Valley, Squamish, Pemberton) to continue their employment at the jobs they took in their communities. They did so trying to be environmentally responsible by being able to walk, or bike to work, or give up being a two car family. The employment they also chose in order to be nearer to home so they could be close to their children's schools to be better parents. To support the schools if needed or volunteer if called on. They stayed within their neighbourhoods to help support families in their community by being that emergency contact in case a parent working off the North Shore is unable to get to their child. Families supporting families.

Redevelopment is one thing when it supports the community as A WHOLE. The entire community, and especially the government officials who were voted into office, need to respect, and support that *all members of society, regardless of race, gender, and financial capacity* have a right to continue to live in the community they are already a part of. It is the responsibility of our local government to include basic affordable housing needs for families within our community. To restore the existing housing, or replace housing so families are not left impoverished.

The people ARE the community! So what does Official Community Plan really mean when those very people who make up the community are disregarded, left without housing? Who fits into your description of Community? What families fit into your Official Community Plan? What has been done towards an inclusive community? We have looked; we do not see it in the Lynn Valley Community Plan....YET.

The Lynn Valley Town Centre and neighbouring developments are going to take place and it will be wonderful when it is completed. BUT yet again, another multifamily housing complex is in danger of being removed **IF** council approves it! Polygon is looking at demolishing and rebuilding at Mt. Court, where an existing 75 multifamily units are. This is only **one** of the many housing units in North Vancouver being redeveloped. It is impossible for these families to find the same affordable housing to move to and keep within their neighbourhood and financial capabilities as no alternative affordable housing has been initiated as part of the "community" planning?

The Corporation of the of North Vancouver Bylaw 7406 states:

...AND WHEREAS the is currently experiencing a zero percent vacancy rate for 1 bedroom suites and 1.4 % for family rental accommodation of two bedrooms or more;

AND WHEREAS such demolitions would lead to the DISPLACEMENT OF PERSONS WHO FIND IT INCREASINGLY DIFFICULT TO FIND AFFORDABLE RENTAL ACCOMMODATION ON THE NORTH SHORE;

AND WEREAS THE COUNCIL WISHES TO TAKE IMMEDIATE STEPS TO ENSURE THAT MULT-FAMILY TENANTS HOUSING HAVE A MORE ADEQUATE TIME TO SEARCH FOR REPLACEMENT HOUSING:

Lynn Valley Local Plan Planning Report

“Policy 5.4.3 Develop more affordable housing and retain or replace, ground oriented and rental units especially for first time buyers, families with children and seniors.

Implementation:

1. Provide increased density, tax incentives or other incentives to retain existing rental dwelling units or to obtain replacement rental units.
2. Review District definition of Floor Space Ratio and use this as the means of calculating density in multi-family or commercial zones in order to encourage the construction of small units.

D. Community Development Objectives

The Lynn Valley Plan is based, in part, on the approach that new development must directly and positively contribute to the well being of the host community and fit into the neighbourhood with as little negative impact as possible. In effect new development is viewed as negotiated process whereby the community can achieve a set of desired outcomes - the public benefits, in return for accommodating some change in the future.

OBJECTIVE 5.5 TO ENSURE ALL NEW DEVELOPMENT WILL PROVIDE POSITIVE BENEFITS TO THE COMMUNITY

Policy 5.5.1 Measure all new multi-family, commercial or institutional development in Central Lynn Valley against the following Community Development Objectives:

- retain the greatest amount of the existing rental housing stock possible as the highest priority;
- replace, to the greatest extent practical, rental units lost;
- add to the community's supply of rental or assisted care seniors housing;
- provide spaces or funds (depending on whether or not a property is over 1

What this tells us, is that the District and Council are aware of the **housing crisis**, and yet has done and is doing nothing to make concessions for those community members?

Co-op housing on the North Shore has extensive wait lists, especially for units with over 2 bedrooms to accommodate families. There is NO BC housing in the District of North Vancouver. Cost of renting a new rental unit in Lynn Valley (or anywhere on the North Shore) is out of the question for those with a limited income. There is nowhere for our families to move to within the neighbourhood we now reside in.

Our point is not to stop all development, but rather to question the comments and vision of our government here in the District of North Vancouver stating that *redevelopment* is for the good of all community members! How is that so when there is NO alternative housing even being proposed for our families? How is that even to be considered when we will be left without housing?

The Mt Court buildings are older and are in need of refurbishing. It is common knowledge that the land is worth more to developers and the District than the buildings. Unfortunately, we, the tenants see it differently; we see that this is where we keep our families safe, happy and housed and that IS more important to us than the outward appearance of a place. We know it is the families that count. The ability to afford housing for our families and to live here in our communities is more important than the almighty dollar that will end up in someone else's pocket while we end up having to move from our homes and neighbourhood and possibly our jobs!

As our government, we thought we should remind you what is really important to the families in the community you have the final say over. The families you say you are including in your planning of a thriving community.

Unfortunately, the occupants, the families, the single mothers/fathers, the children who attend local schools, are now also being disregarded in the planning of the community. They too have become an eyesore, as no concessions for their wellbeing have even been considered by our Mayor, Councilors nor the OCP and or any other Government officials or DNV planning committees. The omission of not including affordable housing for lower income families in itself, suggests this point.

In researching and trying to become informed of what the District is doing to support lower income families, this statement was the consensus of what many people on the North Shore seem to feel.

"Living on the North Shore is a privilege, not a right. Move to Maple Ridge if you can't afford North Vancouver."

To be honest, it is disturbing. People may not come out and say it as this person did, but again, the avoidance of addressing the issue of multifamily affordable housing is acknowledgement of this statement without verbalizing it directly.

The District and Government have a responsibility to **all** community members.... regardless of race, gender, and *financial capacity*.

What is the option for housing given for members of our community in regards to the Lynn Valley City plan? Is there not a way to refurbish our existing housing with Provincial and or Federal Government funding from the Canada-BC Agreement for Investment in Affordable Housing?

We are requesting that our homes not be demolished. We are requesting an alternative. Refurbish what exists, even with the help of our tenants. Or, build appropriate, affordable housing that will give first opportunity to those of us being displace within our community *before* the demolition of our homes.

We will and are willing as a community to think outside of the box to help support the families in our community....even those who are struggling financially. We need the support of our government. And to be fair, this should be something we are supporting the government in...not initiating and begging for. Families First? Housing Matters B.C.? Where does this come into our community planning? What has the District of North Vancouver done and more importantly doing to prove that statement?

We too are the citizens who *also* reside in this amazing community and we also want, *need*, our basic rights met within the District of North Vancouver.

We would like an alternative to the demolition of our homes where we reside, raise our children and are a part of this community. We have ideas and options, but lack the ability or control....that is the Government's job to work with us in order to accommodate the needs of all families.

The Tenants of Mt Court and other concerned Community residents

Cc

premier@gov.bc.ca

jane.thornthwaite.mla@leg.bc.ca

MNGD.minister@gov.bc.ca

Please print clearly

NAME OF ALL FAMILY MEMBERS

Age

ADDRESS

HOW LONG HAVE YOU LIVED HERE

COMMENTS

Signatures

To Elected Officials,

I am writing in regards to Polygon's proposal submitted for the redevelopment of Mountain Court.

With the mass development taking place all at once here in North Vancouver, and the crisis of the lack of affordable housing, I was shocked that council put forth rezoning at this time.

The District, *at all levels and departments*, are well aware of the affordable housing/rental crisis faced by the residents in this community. To progress with the elimination of another affordable living complex is immoral and absolutely goes against the basic rights of Canadian citizens and families!

To address the issue, it is my understanding that an affordable housing fund is developing, and the policy team is working on a housing policy to explore solutions to this critical issue. But yet there is no solution to support families in being able to live in affordable housing but the District continues to allow the destruction of multifamily housing units/complexes without regard for the effect that has on these families.

Until there is a solution AND affordable housing offered first off to the families who are evicted from their homes because of development, absolutely NO more development should be put forth. There is nowhere for our families to move to and to stay in our community.

Polygon has stated in writing they have not even purchased the property yet, but they can get council's approval at first reading? Worse, some Councillors desperately tried to address the housing issues, the mass stacking of development, yet this seemed to be a non issues? The OCP focus was affordable housing and we still have no recourse.

B.C. Housing is not in Lynn Valley. Co-Ops are not affordable to many. HUGE waiting lists (years) are the reality for both of those options. Some management have restrictions on the amount of people who can live in a 3 bedroom. Some do not allow children or pets. Where do we go?

Polygon has stated that they will "be giving notice to tenants July 30, 2015 at the earliest for a September 30th move out date."

Seventy five (75) families are to be evicted and in search of affordable rental housing in Lynn Valley. They could move to another area, and some will have to, but what of the families that have roots here, work here and have their children in local schools and daycare here?

Redevelopment is one thing, leaving community members without options for housing is neglect.

Please, for the families that are already struggling financially trying to bring up their children in a safe neighbourhood, have them attend good schools, work, play, volunteer in this community, please, we ask you to come up with alternatives and solutions **before** we find ourselves homeless. Please offer these members of the community the same alternatives as others...the ability to be able to afford basic needs in housing in order to have a safe home in the community they love and have called home.

Thank you for your time and attention to this issue.

Regards,

Yvette Mercier and the Mountain Court Committee