



NORTH VANCOUVER DISTRICT

PUBLIC HEARINGS

occurring consecutively in the order noted below

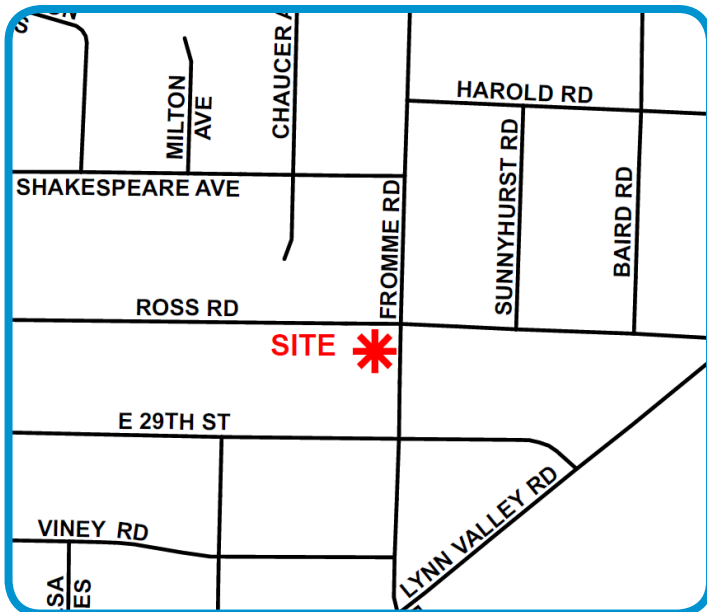
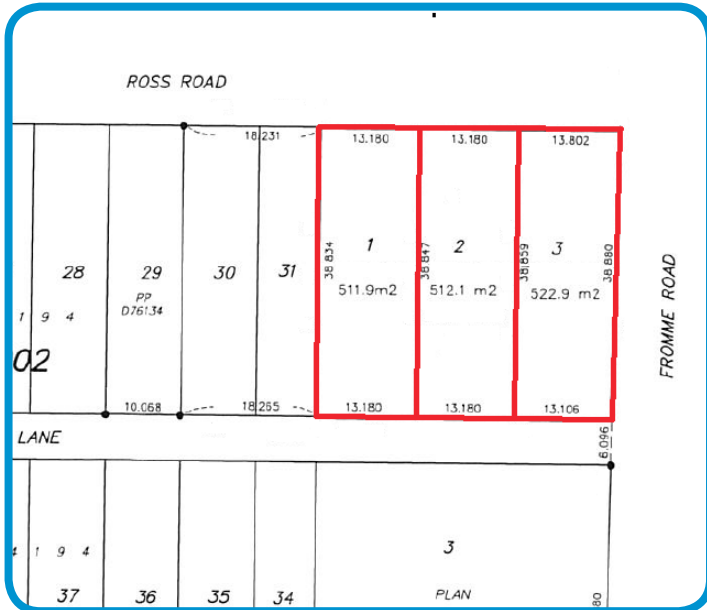
Tuesday, July 21, 2015 at 7 pm

District Hall, 355 West Queens Road

2975 and 2991 Fromme Road

Three lot subdivision

What: A Public Hearing for a proposed amendment to the Zoning Bylaw to enable a three lot subdivision at 2975 and 2991 Fromme Road.



What changes: Bylaw 8135 proposes to amend the District's Zoning Bylaw by adding new special minimum lot sizes to the Subdivision Regulations to allow for the creation of three residential lots.

Contact: Erik Wilhelm, Community Planner, wilhelme@dnv.org or 604-990-2360.

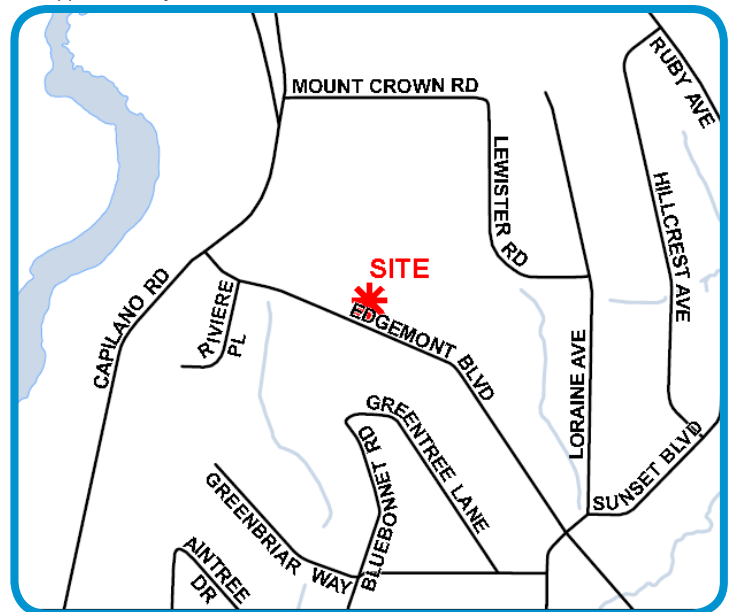
3730 - 3736 Edgemont Boulevard

Seven unit townhouse project

What: A Public Hearing for a proposed amendment to the Zoning Bylaw to enable the development of a 7 unit townhouse project.



* Provided by applicant for illustrative purposes only. The actual development, if approved, may differ.



What changes: Bylaw 8126 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 85 (CD85) and rezone the subject lands from Multi-Family Residential Zone 1 (RM1) to CD85 to permit the development of a seven unit townhouse project.

Contact: Natasha Letchford, Community Planner, letchfordn@dnv.org or 604-990-2378.

When can I speak? **Tuesday, July 21, 2015 at 7 pm.** You can speak in person by signing up at the Hearings or you can provide a written submission to the Municipal Clerk at input@dnv.org, or by mail before the conclusion of the relevant Hearing.

Need more info? Relevant background material and the bylaws are available at the Municipal Clerk's Office or at dnv.org/public_hearing. Office hours are Monday to Friday 8 am to 4:30 pm.



facebook.com/NVanDistrict

dnv.org/public_hearing



@NVanDistrict

April 13, 2015
File: 08.3060.20/007.15

Dear Owner or Occupant:

Re: Detailed Development Application at 2975 and 2991 Fromme Road

This letter is to inform you of a detailed development application received by the Community Planning Department for the properties located at 2975 and 2991 Fromme Road (*see enclosed site map*). Notice of the application has been forwarded to neighbours within 75 metres of the site and the Lynn Valley Community Association for information and comment.

The Application:

The application intends to subdivide two (2) existing lots to create a total of three (3) single-family lots as shown on the enclosed 'proposed lot layout illustration'. The potential future homes will front towards Ross Road and will be accessed via the existing rear lane. The development aims to continue the lot pattern west of the site along Ross Road (*see site map*). The majority of lots west of the development exhibit lot widths of approximately 10 metres (33 ft.); the development proposal will provide lots widths of approximately 13 metres (43 ft.).

History:

The developer (Noort Homes) originally had proposed creation of four lots. District Council denied the initial application on October 6th, 2014 and indicated that the development application should be revised to only a three lot subdivision.

The Process:

The development site is currently zoned RS3 (Single-Family Residential Zone 7200). The proposed subdivision will require Council consideration of a rezoning to facilitate the proposed development. At the discretion of Council, a Public Hearing will be held at a later date for this development application whereby residents may express their opinions directly to Council.

Your Comments:

The purpose of this notification is to identify key issues or concerns. Please note that this notification process is not intended to give neighbours a veto over each other but rather provide an opportunity for constructive feedback. As neighbourhood comments form an integral part of the overall assessment process, please forward any comments on the proposal to Erik Wilhelm, Community Planner by **Thursday, May 7, 2015** via mail or email at ewilhelm@dnv.org.

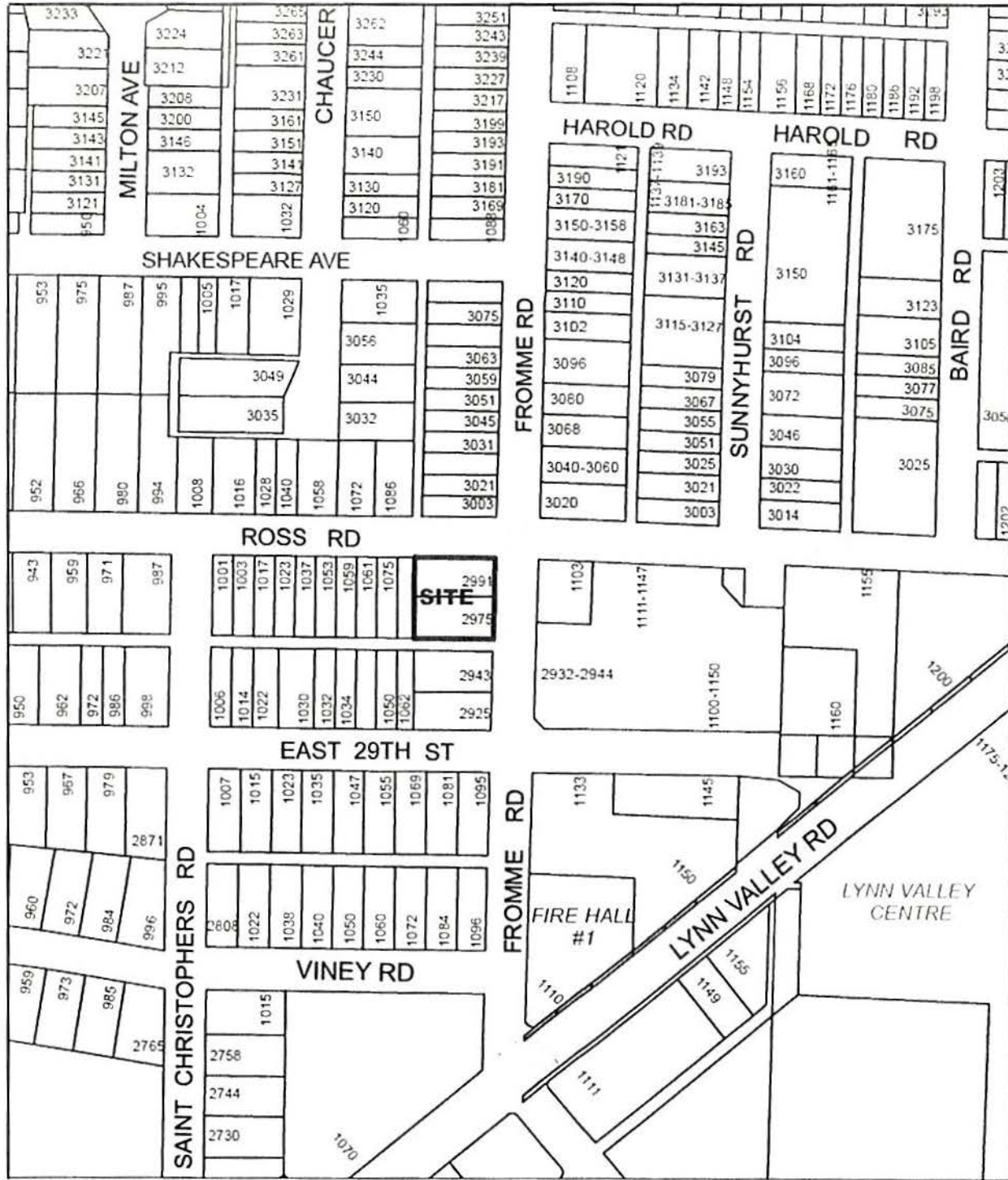
If you have any other questions or require clarification on the proposal, please contact Erik Wilhelm, Community Planner directly at ewilhelm@dnv.org or 604-990-2360.

Yours truly,



Erik Wilhelm
Planner

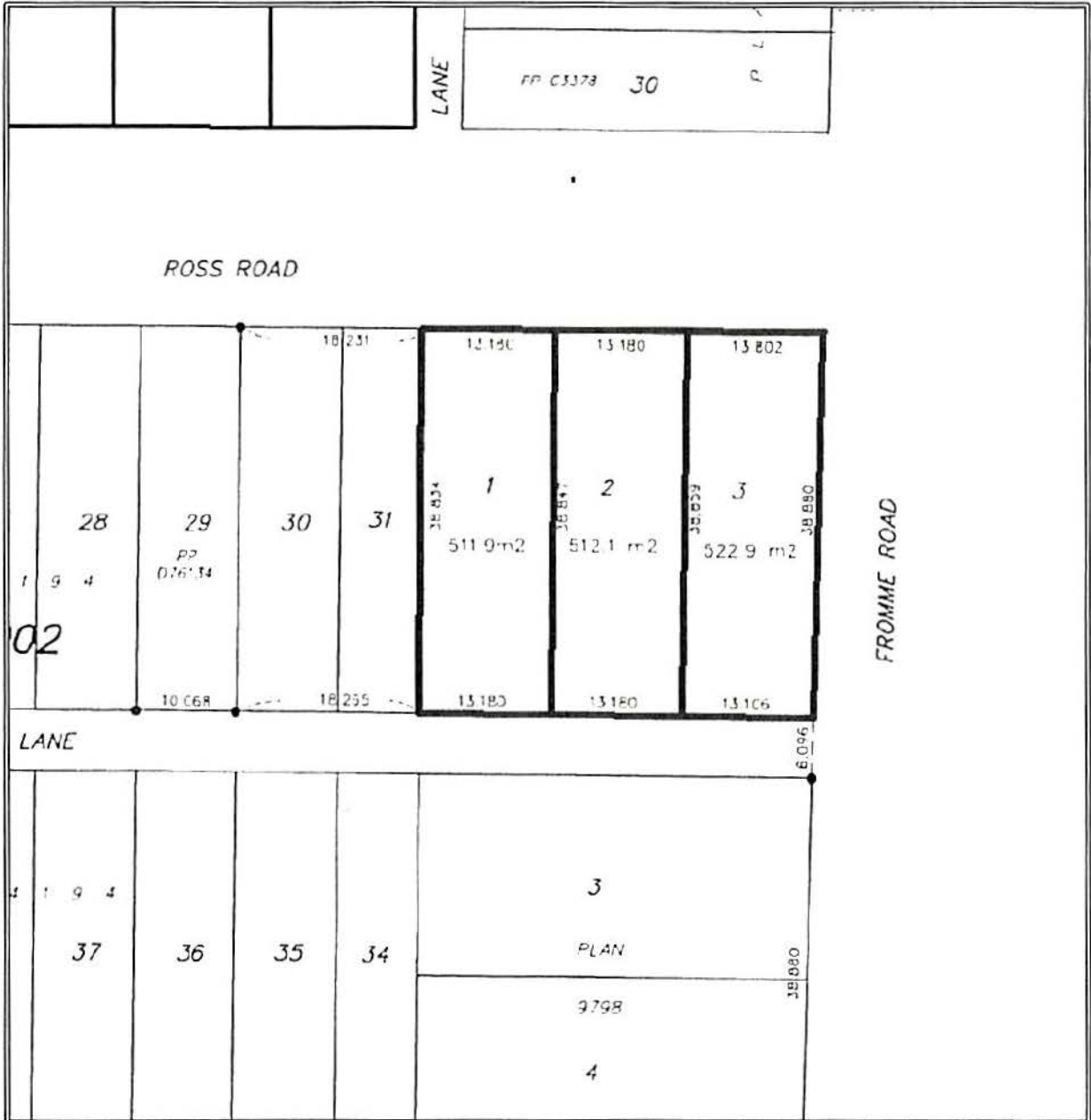
cc: Lynn Valley Community Association
Attachments: (1) Site Map; (2) Proposed Lot Layout



**2975 & 2991 Fromme Road
SITE MAP**



Proposed Lot Layout Illustration



2975 Fromme Road

The Alfred Fernand Burrows House

Lynn Valley, District of North Vancouver



The shingle cladding above the belt-line is covering over the original 3" exposure beveled smooth-faced fir siding. This two-storey pioneer home with original details intact, including original double-hung wood windows, is an excellent example of an archetypal shingle-style bungalow in the vernacular style which were built in large numbers during Lynn Valleys pre-World War I boom era.

The house at 2975 Fromme Road was built sometime in 1909 for gardener Alfred F. Burrows. Alfred Fernand Burrows was born in Holloway, London, England on June 30, 1878 and first came to Canada in 1896. At some point he returned to England where he married Louise Frances Watson in early

1908 in Bromley Kent, England. Louise was born in Sidcup, Surrey, England on February 22, 1884, the daughter of Charles Watson. In the same year of their marriage, Alfred returned to Canada with his bride Louise and settled in Lynn Valley in what is now the District of North Vancouver. There are no water service application or building permit application records for this house so exact data is not known but it would seem that this house was built sometime in 1909. The first time Alfred F. Burrows can be found in the city directory records is in the directory for 1910. Alfred is listed without any reference to his line of work. Fromme Road is not mentioned. Instead he is listed with a Lynn Valley Post Office Address.

According to the District of North Vancouver website, Lynn Valley at the time was popularly known as Shaketown because of its many cedar shake-clad houses and buildings, and because it produced so many cedar shakes and 56 inch long shingle bolts used to roof and clad the homes of Vancouver and other towns in the region.



It would seem that Alfred Burrows' Shaketown house at 2975 Fromme Road was built around the same time that the so-called "Burrows House" a

few lots over at 2925 Fromme Road was built. The house at 2975 and 2925 Fromme Street are virtually twins.

According to the Historic Lynn Valley page on the District of North Vancouver website, the Burrows House at 2925 Fromme Road was built in 1910 for a Francis Gilbert Alfred Burrows. This second Burrows house, described as a two-storey frame house with a full basement, front and rear porch and two upstairs bedrooms, had cedar shingle sides and the original roof was shingled in cedar.

Directory records however indicate that the first resident of this second Burrows house was actually Albert D. Burrows. There are no directory records, nor any 1911 census records, nor any BC Archives Vital Events records for a Francis Gilbert Alfred Burrows. Albert D. Burrows is listed invariably as a woodsman or as a labourer for the District of North Vancouver.



The District of North Vancouver website's Historic Lynn Valley page goes on to say that the Burrows who lived at 2925 Fromme Street was assistant to Charles M. Monroe, woods superintendent for Lynn Valley Lumber Company and that he worked with his brother to set up and maintain the

eleven miles of shingle bolt flume in the Lynn Valley System. It also goes on to say that the Burrows who lived at 2925 Fromme Road survived this dangerous job only to become one of the many Canadians who died in World War I. Albert D. Burrows, Alfred Fernand Burrows brother, in fact died at Vimy Ridge on August 15, 1917. His widow, May K. Burrows continued to live at 2925 Fromme Road up until 1978.

Alfred Fernand Burrows also signed up to fight overseas. His attestation papers indicate he signed up on October 7, 1915. Private Alfred F. Burrows seemed to have been wounded, but survived the Great War. Troop ship and immigration records indicate he left England from Liverpool and landed in Halifax on May 21, 1917. He had been fighting with the 29th Battalion.

For most of the years that Alfred F. Burrows lived at 2975 Fromme Road he is listed as a gardener. From 1936 onwards, he is listed as a florist working at 451 Main Street in North Vancouver. Alfred Fernand Burrow died in Vancouver on May 28, 1939 at the age of 62.

1. NO. 464485	2. RANK OR RATING Private	3. SURNAME BURROWS	4. CHRISTIAN NAME Alfred F.
5. UNIT OR SHIP 29th Batta.	6. DATE OF CASUALTY 27th May, 1939.	7. H.Q. FILE NO. 649-B-16429	8. RELIGION Church of England.
9. CIRCUMSTANCES OF CASUALTY Died at Vancouver, B.C. Cause - Coronary thrombosis, etc. Death was due to service, authority GPC.d.4-7-39.		10. NAME RELATIVES AND ADDRESS OF NEXT OF KIN Mrs. Louisa F. Burrows, (Widow), 2975 Fromme St., Lynn Valley, North Vancouver, B.C.	
NOTE—Cases 10, 11 and 12 are not to be completed until grave is permanently located.			
11. CEMETERY Cremated.	12. LOCATION OF CEMETERY	13. GRAVE LOCATION Cove Plot Row	14. REGISTERED NO. OF GRAVE
15. PHOTOGRAPH OF GRAVE TAKEN	16. EXPENSE NO.	17. PHOTOGRAPH OF GRAVE AND CEMETERY SUPPLIED TO	
18. FURTHER PARTICULARS ON REVERSE SIDE OF SHEET.			

According to his military death records, Alfred Fernand Burrows death was the result of World War I injuries but they do not go into specifics. They only say that he died due to coronary thrombosis. "Death was due to service". His remains were cremated at Ocean View Cemetery. His widow, Louise Frances Watson Burrows remained at 2975 Fromme Road until her death at the house on January 12 in 1965. Her remains were cremated at Ocean View.

During her latter years, Louise shared the house with her nephew Stephen F. Watson who after her death continued to live in the house until 1978 when the house was sold to a retiree named Florence M. Clarke. Florence M. Clarke lived in the house until 1988. Stefen F. Watson is listed back at the house again in 1989, but from 1990 up until the last directory was published in 2001 real estate appraiser John Henrey and his wife Holly lived in the house.

There is in fact a third house associated with the Burrows family very close to 2975 Fromme Road, that is 3031 Road built in 1926 by builder Norman Y. Cross. Albert D. and May Kay Burrows' son, Dairyland and later Fraser Valley Milk Producers salesman Francis A. A. Burrows and his wife Alma lived in that house from 1941 to 1987. This house thought was built in a totally different style from the two original Burrows' houses at 2925 and 2975 Fromme Road but it is interesting to think that two generations of an extended Burrows family lived on these two blocks of Fromme Road for such an extensive period of time.

