

From: [Rupert Weiser](#)
To: [DNV Input](#)
Subject: Public Hearing 962 Montroyal blvd
Date: Saturday, May 04, 2013 12:29:00 PM

We are opposed to the development because it is used as rental property and not being maintained. We are sending a picture in a separate email to show this

Thank You
Herbert and Elly Weiser
4818 Shirley Ave
North Vancouver BC
V7R 3W4
604 986-5127

From: [Rupert Weiser](#)
To: [DNV Input](#)
Subject: 962 Montroyal blvd rezoning
Date: Saturday, May 04, 2013 12:40:11 PM
Attachments: [ATT00001.txt](#)

Below is a picture of the property in question. We are opposed to the development because the property is used for rentals and is not being maintained. We have lived next door to this house since it was built in the early 60's. The housing Corp that owns the property in question is the worst neighbor we have had



From: [DNV Input](#)
To: [DNV Input](#)
Subject: FW: substance abuse treatment proposal
Date: Monday, May 06, 2013 8:54:27 AM

For the PH binder.

From: JoAn Maurer [mailto:jomaurer@shaw.ca]
Sent: Wednesday, May 01, 2013 6:36 PM
To: DNV Input
Subject: substance abuse treatment proposal

Wed. May 1, 2013

To: Steven Petersson, Development Planner

From: JoAn Maurer, community participant in OCP planning
3580 Fairmont Rd
North Vancouver , BC V7R 2W9
604 986 8825

I just read about this proposal today in an email from Corrie Kost. I am in favour of the proposal for a women's substance abuse centre on Lloyd Avenue. I agree that the North Shore needs such a centre and I believe this is a neighbourhood that will be conducive to their successful treatment.

I am a volunteer in a ten person treatment centre in Vancouver. I know the women residents there, who also are around 40 or younger, are very motivated to continue their abstinence and contribute to positively to society and their families.

I cannot come to speak tonight because I have a commitment to attend a board meeting another community non profit society on the north shore.

From: jilliantravels@yahoo.com
To: [Steven Petersson](#)
Subject: Fw: 962 Montroyal Subdivision
Date: Tuesday, May 07, 2013 7:36:38 AM
Attachments: [Re 962 Montroyal Subdivision-Rezoning.PDF](#)

Sent wirelessly from my BlackBerry device on the Bell network.
Envoyé sans fil par mon terminal mobile BlackBerry sur le réseau de Bell.

From: "Cooke, Jillian (North Vancouver)" <Jillian.Cooke@canexus.ca>
Date: Tue, 7 May 2013 14:33:12 +0000
To: jilliantravels@yahoo.com<jilliantravels@yahoo.com>
Subject: 962 Montroyal Subdivision

Mr. Petersson

Please find enclosed our input regarding proposed subdivision of 962 Montroyal Boulevard. Original to follow by mail. We sincerely hope the District will protect our neighbourhood from continued alteration by taking a stand against more subdivision. The existing of similar or predicate sized-lots is not justification for more – in fact the opposite. These “foot of the mountains” neighbourhoods are unique and special and deserve to remain as such. Once lost, never to be regained. Thank you for your consideration.

Regards

Jillian Cooke, P.Eng

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5 May 2013

District of North Vancouver
Planning Department c/o Steven Petersson, Development Planner
355 West Queens Road
North Vancouver, BC V7N 4N5

To Whom it May Concern
Re: Proposed Subdivision of 962 Montroyal Boulevard (Rezoning Bylaw 1289)

We are property owners in proximity to 962 Montroyal, and are writing to express our opposition to an apparent application for a proposed subdivision of that address and rezoning per Bylaw 1289 by addition to Section 310 Special Minimum Lot Sizes.

As you may be aware, this neighbourhood is lucky enough to have several non-subdivided lots on its streets, and is entirely residential in character. There are a number of elementary schools within walking distance, including Canyon Heights, and Handsworth Secondary is only minutes away. Many are attracted to the very characteristics that give this neighbourhood great pride: traditional low-density single family homes, mature landscaping, protected greenbelts, and room for children and pets to play.

The specific area near 962 Montroyal is in proximity to the intersection of three busy streets – Highland, Shirley, and Montroyal. There is already considerable vehicle traffic through that area with the existing density. As several of the houses along Montroyal do not have sufficient parking for the vehicles of the existing homeowners, there are quite a few cars parked along that road as it is. This occasionally creates a traffic hazard due to congestion with turning vehicles and/or restricted line of sight. In our view it could certainly become increasingly so with the addition of the multiple vehicles associated to these proposed homes that would inevitably park along Montroyal.

Given the pre-existing conditions in this area, the addition of anywhere between two and four new families and associated vehicles to that area is simply not safe. Further, such densification inevitably leads to increased hard surface footprint, restricted land drainage, removal of mature trees and flora, and reduction in family recreation space. This conversion of established homesites into “townhouse-esque” properties (such has the recent construction just east) is irreparably eroding the very nature of this neighbourhood and the reason why most of us have specifically chosen this traditional, greenspace-focused community as our home.

We have a great concern that by continuing to allow individual owners to apply for subdivision merely on the strength of the apparent consent of some neighbouring homes, the District is abdicating its role in meaningful urban planning. We are concerned that this sort of ‘spot zoning’ allows the character of the neighbourhood to be shaped one zoning application at a time, and will result in our community being changed beyond recognition without any meaningful input from the community as a whole. If the District truly believes that this neighbourhood would benefit from some sort of densification, then it is something that should be proposed on a neighbourhood wide basis, rather than simply allowing it to happen by default as individual owners or developers buy up the larger properties.

We hope that you will take our concerns into account and decline this pending application.

In addition, we ask that you keep us and the neighbourhood informed of and heard during this site-specific process and if/when any larger scale urban planning for the zone as a whole takes place.

Thank you very much for your attention to this matter.





Signed

Owners of properties near 962 Montroyal Boulevard

The undersigned, all owners of properties neighbouring 962 Montroyal Boulevard, have placed their signature below in support of the letter opposing the proposed subdivision application of 962 Montroyal Boulevard (Rezoning Bylaw 1289)

Name and Address

Signature

- | | |
|---|--|
| 1. Lisa James 962 Canyon Blvd, N Van |  |
| 2. Michelle Davey 933 Clements Ave, N Van |  |
| 3. Michaela Donnelly 933 Clements Ave N Van |  |
| 4. JILLIAN COOKE 962 Canyon Blvd NV |  |