

From: [Tony Valente](#)
To: [Mayor and Council - DNV; DNV Input](#)
Cc: [REDACTED] northshore@bikehub.ca
Subject: Input - Protected Infrastructure at Crown and Mountain Highway - HUB North Shore
Date: Tuesday, November 08, 2016 8:57:14 PM
Attachments: [2016-11-08 HUB 1503_1519 Crown St Corner.pdf](#)

Dear District Council Members,

Please find attached this letter regarding protected infrastructure at Crown and Mountain Highway.

Best,

Tony Valente
Chair, HUB North Shore



November 8, 2016

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

1503-1519 Crown Street Six-Storey Residential Building

HUB Cycling is a charitable non-profit organization, whose staff, board, regional advisory committee and ten local volunteer committees represent over 34,000 active contacts and 2,000 members working to improve cycling in Metro Vancouver through action, education and events. We believe that more cycling means healthier, happier, more connected communities.

We support the plan for protected, raised bike lanes, street trees and wider sidewalks along Mountain Highway and Crown Street that would be built as part of this residential development. Both Mountain Highway and Crown Street are described as priority bike routes in the town centre design guidelines and will connect to other areas of North Vancouver and to the Ironworkers Memorial Bridge.

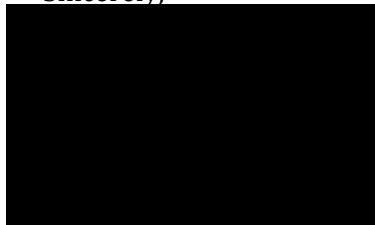
While the details for the intersection design at the corner of Mountain Highway and Crown Street are not yet finalized, we recommend a protected intersection that clearly separates pedestrians, cyclists and drivers. This will improve safety for all road users (see example in Figure 1 below). The intersection should have bike-specific signals, in addition to the existing pedestrian and vehicle signals.

Figure 1: Protected intersection illustration



If the rezoning and development is approved, we would appreciate reviewing the detailed design of the intersection.

Sincerely,



Tony Valente
Chair, HUB North Shore Committee
northshore@bikehub.ca

RECEIVED

NOV 9 - 2016

Clerks
District of North Vancouver

Dear Mayor and Council:

I think the proposed development located at 1503-1519 Crown Street will be beneficial to the district of North Vancouver.

Sincerely,



Pooja Merriga.



Dear mayor & council

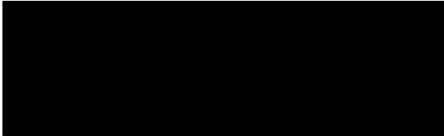
I'd Like let you know that I and my family support the proposed Development at 1503-1519 Crown Street, North Vancouver.

Sincerely,



Al: Afkhami

NOV 3, 2016



Dear Mayor and members of the council:

I Like and support the new proposal for the new building at
1503-1519 Crown Street in North Vancouver.

Thank you



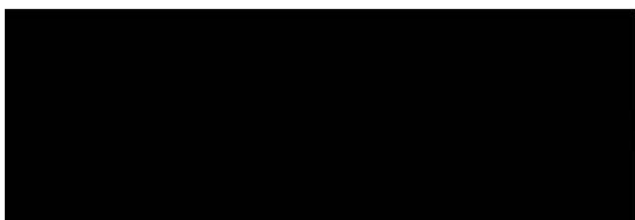
Nov, 4, 2016

Dear Mayor Walton and council:

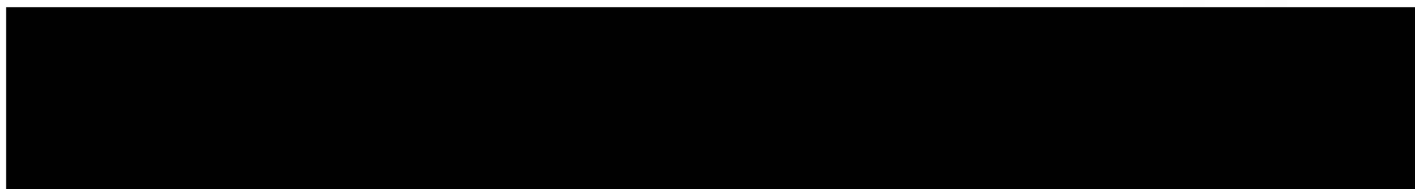
Re: 1503-1519 Crown Street

I think the above project would improve an undersupplied housing market in North Vancouver.

Regards



Mahdi Moases



Dear Mayor & Council

I support the proposed project located at 1503-1519 Crown Street North Vancouver, the design would enhance the look of the area.

With regards,

Jing Xi



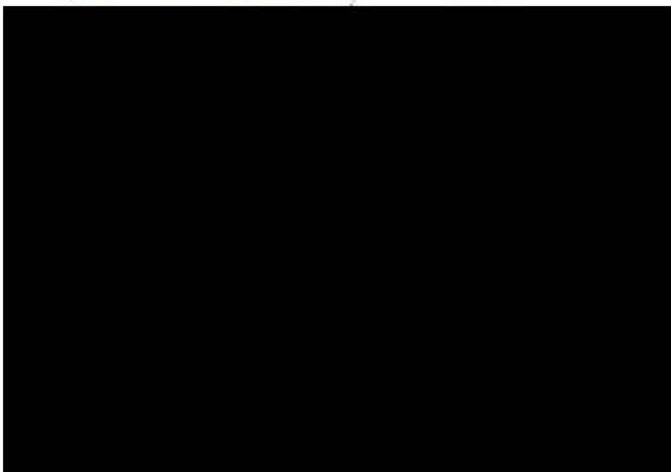
Dear Mayor & members of council

I'm in favour of the proposed development located at 1503-1519 Crown Street North Vancouver because of:

- Its proximity to public transit (Phibbs exchange bus station).
- The design would enhance the look of the area
- The shortage of new housing stock.
- Upgrades to the roads and bike lanes.
- Closeness to the second narrow bridge.
- Number of 3-bedroom units.
- Layout of the units.
- Proximity to Shopping / Hwy and New Town Centre
- Other _____
- All of above

Sincerely yours,

Jahann Famili



Dear Mayor & members of council

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- All of above

Sincerely yours,



Nov 3, 2016




Dr. Nariman Amiric

Dear Mayor Walton and council:

Re: 1503-1519 Crown Street

I think the above project would improve an undersupplied housing market in North Vancouver.

Regards


Ahmad. A. Farazande



Dear Mayor & Council

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With



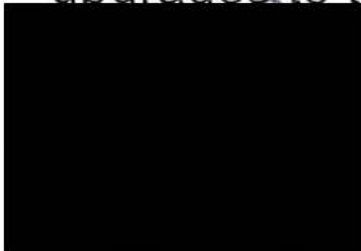
M. Homaci - Nejad



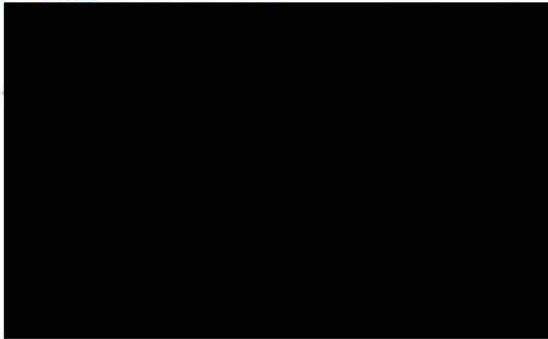
Dear Mayor and Council

I'm writing to inform you that I'm in favour of development proposal at 1503-1519 Crown Street North Vancouver.

Our city needs nicely designed developments and upgrades to the roads and bike lanes.



MOE Somani



Dear Mayor and Council:

Re: Rezoning application

I would like to take this opportunity to offer my support to the development application for 1503-1519 Crown Street, North Vancouver.

Best regards

Shahin Chelougr

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes or dates that might have been present.

Dear Mayor & Council

I support the proposed project located at 1503-1519 Crown Street North Vancouver, the design would enhance the look of the area.

With regards,

Nahid Pak

Address :



Dear Mayor and Council:

I think the proposed development located at 1503-1519 Crown Street will be beneficial to the district of North Vancouver.

Sincerely,

Mohammed Hadyame



Dear Mayor & Council

I'm in favour of the proposed development located at 1503-1519 Crown Street North Vancouver because of its proximity to Phibbs exchange bus station.

Sincerely yours,

Shiraz Derakhshani

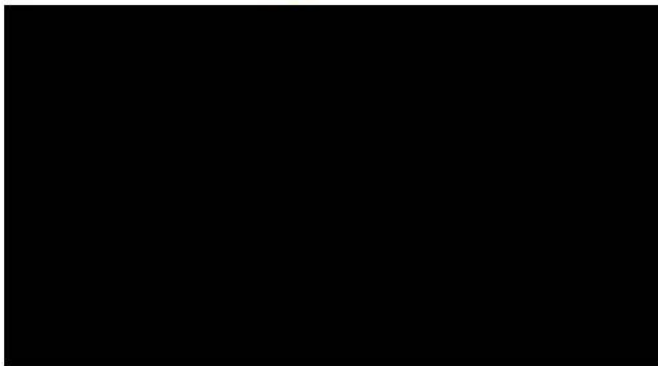


Dear Council & Mayor

I'm in favour of the proposed development located at 1503-1519 Crown Street North Vancouver because of its proximity to Phibbs exchange bus station.

Sincerely yours,

Leila Eshaghzadeh



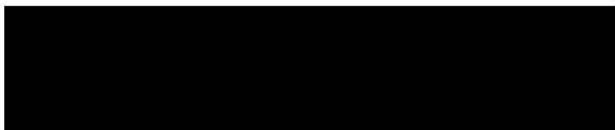
Dear Mayor and members of the council:

I Like and support the new proposal for the new building at
1503-1519 Crown Street in North Vancouver.

Thank you



Robert Loe



Dear Mayor Richard Walton and the members of the council:

Due to the shortage of new housing, I am concerned for the housing needs of North Vancouver's future generations.

I think the project located at 1503-1519 Crown Street, North Vancouver would help our community's lack of available housing stock.

Regards

Farid Mahallati

A large black rectangular redaction box covers the signature and any contact information that might have been present below the name.

District of North Vancouver

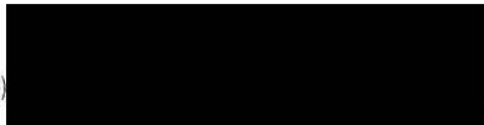
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Sincerely yours,

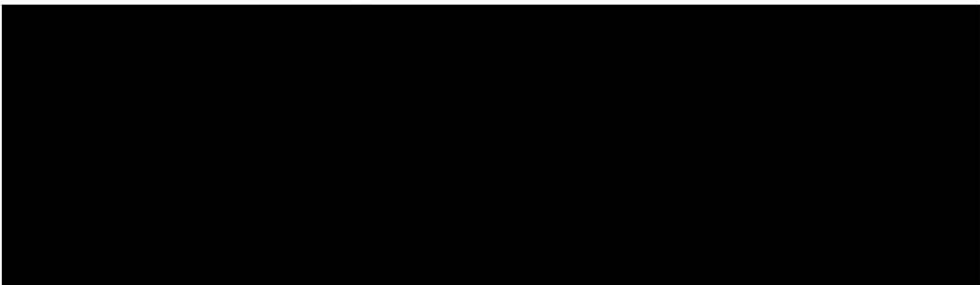
(Signature)



(Name)

Fatemeh Kolahi

9 November 2016



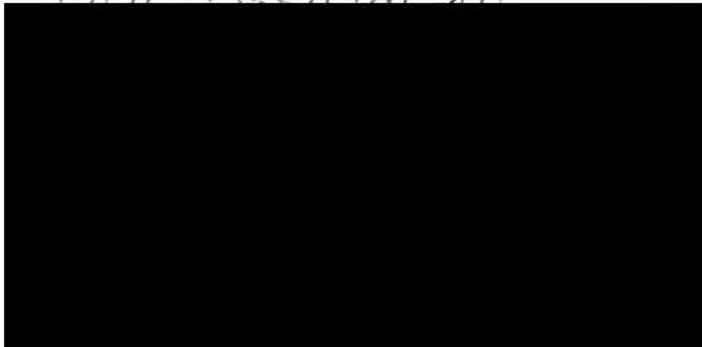
Dear Mayor and members of the council.

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Thank you



NAYER GOHAYESHI



District of North Vancouver

Dear Mayor & members of council

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- Other _____
- All of above

Sincerely yours,

(Signature) _____

(Name) Mohammadali Azadeh

9 November 2016

District of North Vancouver

Dear Mayor & members of council

I'm in favour of the proposed development located at 1503-1519 Crown Street North Vancouver because of:

- Its proximity to public transit (Phibbs exchange).
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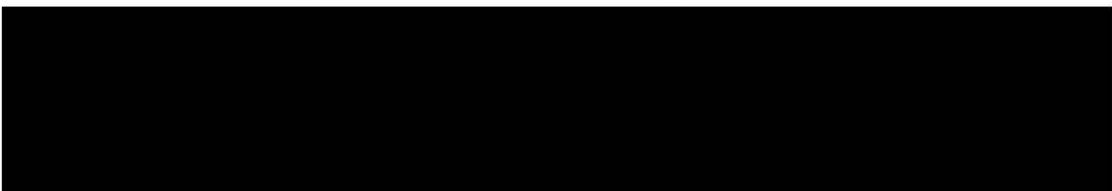
Sincerely yours,

(Signature) _____

(Name) _____

Mary Saloun Al-bayati

9th November 2016




District of North Vancouver

Dear Mayor & members of council

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- Other _____
- All of above

Sincerely yours,

(Signature) 

(Name) Hossein Mirzayhanpour

05 November 2016



District of North Vancouver

Dear Mayor & members of council

I'm in favour of the proposed development located at 1503-1519 Crown Street North Vancouver because of:

- Its proximity to public transit (Phibbs exchange).
- The design would enhance the look of the area
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- Other _____
- All of above

Sincerely yours,

(Signature) _____

(Name) MAHIN MOLAVI

4 November 2016

District of North Vancouver

Dear Mayor & members of council

I'm in favour of the proposed development located at 1503-1519 Crown Street North Vancouver because of:

- Its proximity to public transit (Phibbs exchange).
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- All of above

Sincerely yours,

(Signature) _____

(Name) Ali Sadegh Nobari

4th November 2016

District of North Vancouver

Dear Mayor & members of council

I'm in favour of the proposed development located at 1503-1519 Crown Street North Vancouver because of:

- Its proximity to public transit (Phibbs exchange).
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- Other _____
- All of above

Sincerely yours,

(Signature)

(Name)

Fatemeh Tolue

4 November 2016

Dear Mayor and Council:

Re: Rezoning application

I would like to take this opportunity to offer my support to the development application for 1503-1519 Crown Street, North Vancouver.

Best regards *Minda ZARANDOUZ*

Dear Mayor Richard Walton and the members of the council:

Due to the shortage of new housing I'm concerned for the future housing of my children and I think project located at 1503-1519 Crown Street North Vancouver would help our city lack of available housing stock.

With regards,



Shahla Shakiba



Dear Mayor and Council:

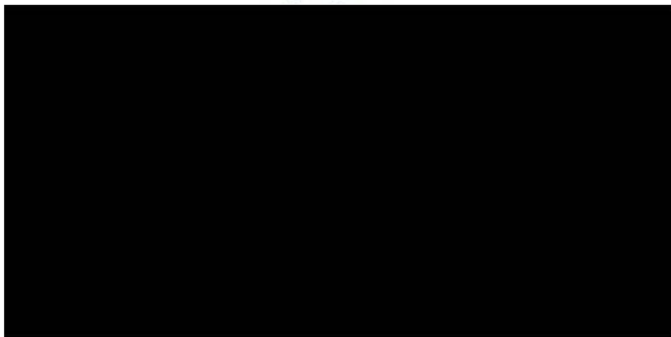
Nov. 4, 2016

I think the proposed development located at 1503-1519 Crown Street will be beneficial to the district of North Vancouver.



Sincerely,

ALI AMEDI



Dear Mayor & Council

I'm in favour of the proposed development located at 1503-1519 Crown Street North Vancouver because of its proximity to Phibbs exchange bus station.

Sincerely yours,

Manijeh HAJIAHMADI



Dear Mayor and Council:

Re: Rezoning application

I would like to take this opportunity to offer my support to the development application for 1503-1519 Crown Street, North Vancouver.

Best regards

Azadeh Roshanpour

Dear mayor & council

I'd Like let you know that I and my family support the proposed

Development at 1503-1519 Crown Street, North Vancouver.

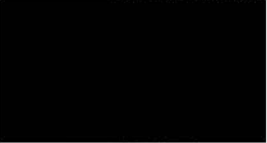
[REDACTED]
Sincerely,

PARI ABEDI

[REDACTED]
5. NOV. 2016

Dear Mayor Richard Walton and the members of the council:

Due to the shortage of new housing I'm concerned for the future housing of my children and I think project located at 1503-1519 Crown Street North Vancouver would help our city lack of available housing stock.


With regards,

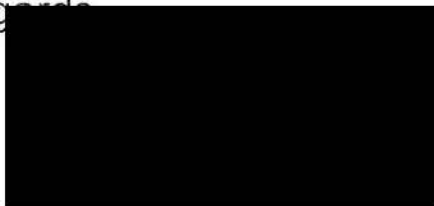
Farzaneh. Bakhshoodeh



Dear Mayor & Council

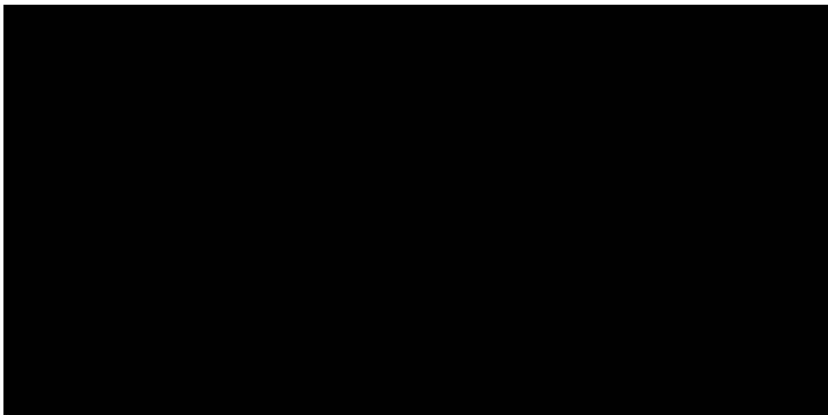
I support the proposed project located at 1503-1519 Crown Street North Vancouver, the design would enhance the look of the area.

With regards,



Shirin Raouf Pay

Nov. 7, 2016



Dear Mayor & Council

I'm in favour of the proposed development located at 1503-1519 Crown Street North Vancouver because of its proximity to Phibbs exchange bus station.

[REDACTED]
Sincerely yours,

Hossin Faladvand

[REDACTED]

Dear Mayor and Council:

I think the proposed development located at 1503-1519 Crown Street will be beneficial to the district of North Vancouver.

Sincerely,

[Redacted signature block]

*Sima Ahourqi
Nov. 07 2016*

District of North Vancouver

RECEIVED

NOV 10 2016

Clerks
District of North Vancouver

Dear Mayor & members of council

I'm in favour of the proposed development located at 1503-1519 Crown Street North Vancouver because of:

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- Other _____
- All of above

Sincerely yours,

(Signature)

(Name)

BIJAN Jamshidi

10 November 2016

District of North Vancouver

Dear Mayor & members of council

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Sincerely yours,

(Signature)

(Name) Afsaneh Phosravani

10 November 2016

District of North Vancouver

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Sincerely yours,

(Signature)

(Name) Ashyhan Pari

10 November 2016

District of North Vancouver

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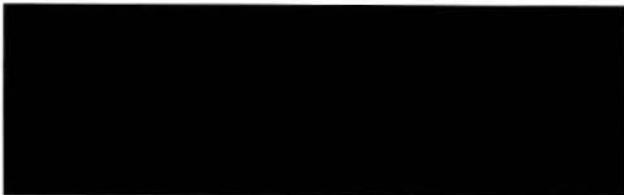
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Sincerely yours,

(Signature) _____

(Name) HASSAN MOAYERI

8 November 2016



District of North Vancouver

Dear Mayor & members of council

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Sincerely yours,

(Signature) _____

(Name) _____

Mano Dava

9 November 2016

Dear Mayor Richard Walton and the members of the council:

Due to the shortage of new housing I'm concerned for the future housing of my children and I think project located at 1503-1519 Crown Street North Vancouver would help our city lack of available housing stock.


With regards,


Taranah Salan.



Dear Mayor & Council

I support the proposed project located at 1503-1519 Crown Street North Vancouver, the design would enhance the look of the area.

With regards

Amir M. Zohourian

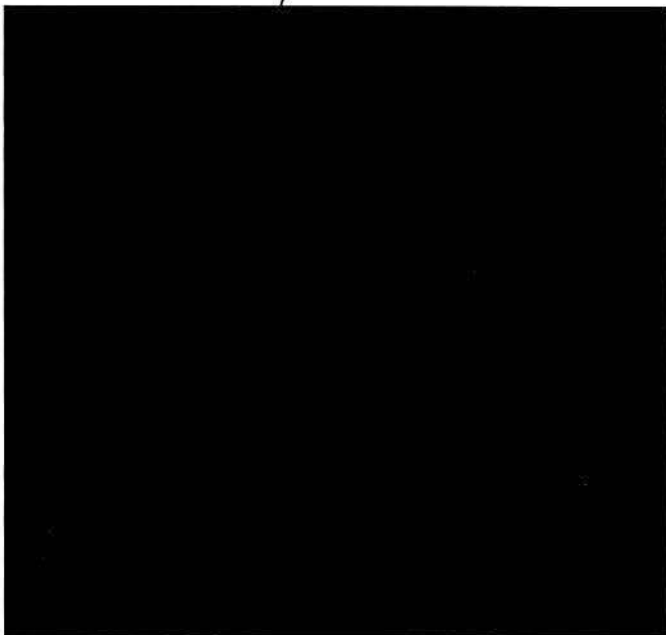
Dear Mayor and Council

I'm writing to inform you that I'm in favour of development proposal at 1503-1519 Crown Street North Vancouver.

Our city needs nicely designed developments and upgrades to the roads and bike lanes.

Regards

David Yav



District of North Vancouver

RECEIVED

NOV 14 2016

Clerks
District of North Vancouver

Dear Mayor & members of council

As resident of the district of North Vancouver, (current or planned)
I'm in favour of the proposed development located at **1503-1519**
Crown Street North Vancouver because of:

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Sincerely yours,

(Signature) _____

(Name) Georgeta Staicu

Sylvan Village

10 November 2016

District of North Vancouver

RECEIVED

NOV 14 2016

Clerks
District of North Vancouver

Dear Mayor & members of council

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- All of above

Sincerely yours,

(Signature) _____

(Name) _____

A Pedram Hossein

10 November 2016

Seylynn Village

District of North Vancouver


RECEIVED
NOV 14 2016
Clerks
District of North Vancouver

Dear Mayor & members of council

As resident of the district of North Vancouver, (current or planned)
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Sincerely yours,

(Signature) 

(Name) Sassan Nikseresh

Seylynn Village

10 November 2016

District of North Vancouver

RECEIVED

NOV 14 2016

Clerks
District of North Vancouver

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Sincerely yours,

(Signature)

(Name) ARASH REZA

10 November 2016

Seylynn Village

District of North Vancouver

RECEIVED

NOV 14 2016

Clerks
District of North Vancouver

Dear Mayor & members of council

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Sincerely yours,

(Signature) _____

(Name) _____

Kelsey Green

10 November 2016

Seylynn Village

District of North Vancouver

RECEIVED

NOV 14 2016

Clerks
District of North Vancouver

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Sincerely yours,

(Signature) _____


(Name) Seeth Albright

8 November 2016

seylynn village

RECEIVED

NOV 14 2016

Clerks
District of North Vancouver

District of North Vancouver

Dear Mayor & members of council

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Sincerely yours,

(Signature) _____

(Name) _____

MICHAEL MACLEOD

7 November 2016

Seyllyn Village

RECEIVED

NOV 14 2016

Clerks
District of North Vancouver

District of North Vancouver

Dear Mayor & members of council

As resident of the district of North Vancouver, (current or planned)
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Sincerely yours,

(Signature) _____

(Name) GLEN GREEN.

10 November 2016

Seylynn Village

RECEIVED

NOV 14 2016

Clerks
District of North Vancouver

District of North Vancouver

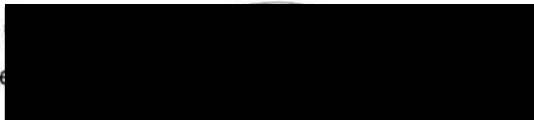
Dear Mayor & members of council

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I'm in favour of the proposed development located at 1503-1519
Crown Street North Vancouver because of:

- Its proximity to public transit (Phibbs exchange).
- The design would enhance the look of the area
- The shortage of new housing stock.
- Upgrades to the roads and bike lanes.
- Closeness to the second narrow bridge.
- Number of 3-bedroom units.
- Layout of the units.
- Proximity to Shopping / Hwy and New Town Centre
- Other _____
- All of above

Sincerely yours,

(Signature)



(Name)

Bart Frost

9 November 2016

Seylynn Village

District of North Vancouver

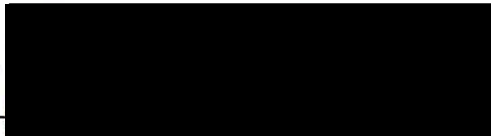
RECEIVED
NOV 14 2016
Clerks
District of North Vancouver

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Sincerely yours,

(Signature) 

(Name) Nicole Clark

7 November 2016

Seylynn Village

RECEIVED

NOV 14 2016

Clerks
District of North Vancouver

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(Signature) _____

(Name) JACK ADAMS

8 November 2016

Seylynn Village

District of North Vancouver

RECEIVED

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(Name)

B. MARZANI

9 November 2016

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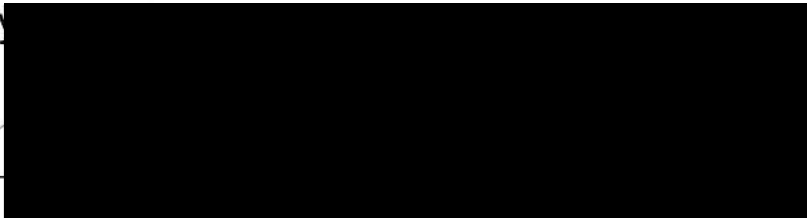
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Sincerely

(Signature)



(Name) VIDA SEBEN

8 November 2016

Seylna Village

RECEIVED

NOV 14 2016

Clerks
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(Signature)

(Name)



Seylynn Village

Seylynn Village

et November 2016

RECEIVED

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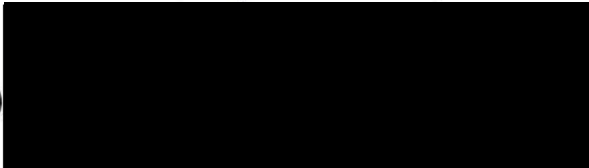
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Sincerely yours,

(Signature)



(Name)

Emily Adams

____ November 2016

Seylynn Village

From: [Tamsin Guppy](#)
To: [Shannon Martino](#)
Subject: FW: 1503-1519 Crown street
Date: Tuesday, November 15, 2016 9:39:14 AM

From: Heather Fowler [REDACTED]
Sent: Saturday, November 12, 2016 9:28 AM
To: Tamsin Guppy
Subject: 1503-1519 Crown street

I adamantly object to this building being developed because of the following reasons:

- I live in the neighbourhood and it is already congested enough
- You are not including the needs of your community in your plans. Especially, OCP 7.1 and 7.2, these needs have been identified by your entity in your OCP/affordable housing strategy yet you still refuse to include them/us. For you to not follow your own guidelines is criminal. They are:
 - The need for more rental or co-op stock in this and ALL new buildings, to include all types: senior, disabled, low income, affordable and market rate. All should be pet friendly.
 - **You have not allowed for any rentals whatsoever**
 - The need to widen Mountain Hwy prior to any of these developments being started
 - The need for more parking, especially for renters, thou shall not discriminate.
 - There are NINE!! Other developments in this area right now – within blocks of each other. WE DO NOT NEED ANOTHER!!
 - We are fed up with way too much, way too fast as in 3000+ people and counting you expect into this area soon.
 - This area is already one of the most dangerous and traffics areas in North Van. We need a comprehensive traffic plan to alleviate the traffic issues in that area and in North Van general, moving forward and prior to any construction
 - We need a revision of the OCP to include our traffic and housing issues as the forefront of focus over the next several years or until things can move smoothly again.
 - And a comprehensive tenant relocation package available to anyone who is lives in and is affected by all development that goes into effect immediately. PLEASE NOTE: your existing policy only allows you to accommodate less than 5% of ALL people affected by your development. Shame how you decide whose life is worth more than another = discrimination – Again!
 - Any building going up that displaces people , the displaced people should be given the first right to live in the new building, regardless of building type (as in solely purpose built) without any difference to their existing rent prior to demolition at a 1-1 ratio including same square footage that they were forced into giving up.
 - Work with the community to come up with a comprehensive relocation package. Your package is based on a survey that only accounted for 689 out of 84,412 NV residents.
- Further you need to get better at letting the community know about your/their community plans, we are left in the dark until it is too late – you need to distribute information about every development to every resident in both the city and the district!! It affects us all and by virtue of you only sending packages out to people in a “50 meter radius” continues, no

GUARANTEES! your ability to keep us ignorant so we don't have a chance to properly oppose the growth and you can continue to approve the density.

The prudent thing to do would be to see how the existing and still being built trio of towers affects the area once they're done and then move forward with more construction. As we have had enough development, are reeling from the effects of it, our quality of life – which you should hold utmost – has totally eroded and we do not need any more construction until our government can take care of the housing and traffic crises that YOU have created and are getting very wealthy from.

You have shown your community how much you can build in the past 5 years, all for market value sales= total profit. There is no excuse that you can't build for your community now and could have all along. Out of 3000+ units in this area, you only allowed for less than 10% of those as rentals and less than ONE percent affordable – This does not reflect your demographics. You should be planning for the existing population, that is the community.

Your own survey states that everyone who owns in North Van drives a car, so by pure virtue of continuing to build for SALE only housing stock, you are creating your own traffic jams as proven in your own survey. WE ARE NOT GOING TO GIVE UP OUR CARS ANYTIME SOON!!! There is absolutely nothing in the OCP to address the traffic or the development of roads/bridges to accommodate the thousands of people you are building for. My car is intrinsic to my ability to work. I can guarantee you that anyone who buys a million dollar house/apt. owns a car and will not be biking, walking or bussing daily to work. Your OCP is not rooted in reality. Wake up because you have created a disaster. You are not even keeping up with the needs of the people taking transit which you keep forcing us to use. You need to walk your walk and take care of your existing constituents before you continue to build your fairyland. From what we have seen so far your are not "community" planners.

Truthfully yours,
Heather Fowler

From: [Tamsin Guppy](#)
To: [Shannon Martino](#)
Subject: FW: Public hearing 1503 1519 Crown St.
Date: Tuesday, November 15, 2016 9:40:54 AM

From: Carol Milne [REDACTED]
Sent: Monday, November 14, 2016 9:54 AM
To: Tamsin Guppy
Subject: Public hearing 1503 1519 Crown St.

Hi Tamsin,

I can't make the public hearing but would like to put my opinion in for this proposal. I do not think it's wise to change any zoning bylaws especially just to put up more condos. We are full in this district. We need our industrial zones.. We have enough condos, horrible transportation and constant massive transport issues because the District has allowed unbridled condos to go up without really taking alot of thought about it. The Distict does not always have to say yes to every condo proposal. I think it's disgusting that the Park and Tilford mall is now going to be condos as well. I dont understand what is going on in everyones brains. Please have a clear head and stop the madness..

Carol Milne
[REDACTED]

From: [Tamsin Guppy](#)
To: [Shannon Martino](#)
Subject: RE: North Vancouver District Developments
Date: Tuesday, November 15, 2016 9:38:43 AM

From: Doris behrenz [REDACTED]
Sent: Monday, November 14, 2016 10:54 AM
To: Tamsin Guppy
Subject: North Vancouver District Developments

Dear Ms Guppy. I have just read in the North Shore News about the new 6 storey development on Crown Street. The subject of all the new developments in North Vancouver has become quite the topic of conversation among my friends. We wonder, given the very low vacancy rate in Vancouver, where all these people, who buy the newly developed condos are coming from since the vacancy rate does not seem to waver. It seems that this explosion of development in North Vancouver (both city and district) has greatly contributed to the traffic situation here. This city council is changing the face of North Vancouver, which we regard as a great pity. The sky is getting less and less as each of these "towers" arise to obliterate it - not to mention the decimation of trees. I need not, I am sure, get into the infrastructure debacle as everyone is aware of the dreadful traffic situation here. The new interchange at Mountain Highway may well be obsolete before it is done!

Is it not time for council to sit back and deliberate on this too rapid growth and the destruction of the natural beauty of North Vancouver District. I live in [REDACTED] and feel that one day soon I will be forced to hide out here as access to the other parts of North and West Vancouver and the bridges becomes worse and worse. PLEASE, take another moratorium (I believe the last one lasted two weeks before construction companies got back in business!). I am led to believe - and perhaps this is rumor - that Darwin Construction now owns several hundred acres of land to be developed where the old Crab Shack used to be. Can you inform me what the plans are for this area and what new developments have been given the green light in the next year.

Yours sadly and respectfully, Doris Behrenz