



**Brody Development (S & B) Ltd.  
Public Information Meeting  
Karen Magnessun Recreational Centre  
February 8, 2017**

**Summary Report**

**Representatives:**

Mike Brody, Brody Development  
Brienne Brody, Brody Development  
Emel Nordin, District of North Vancouver

**Overview:**

The evening opened at 6:45pm with refreshments and an informal viewing of the presentation boards. The displays were around the room.

There were two attendees. Both attendees appeared to have come out of personal interest in the project rather than out of neighbour concern. No formal presentation was made and the two attendees were able to ask questions directly to the Representatives.

**Q & A**

Q: Why are there only three units?

A: Zoning designation for the site permits up to four units on the site. Finding the space for eight parking stalls on the site did not make for optimal use of the site. Brody Development dropped a unit to provide generous side yards and more liveable units. A single unit fronting Sunnyhurst gives the appearance of single family.

Q: Are there two parking stalls per unit?

A: Yes, there are two dedicated accessible parking stalls per unit.

Comment: The dual entry for the tandem garage is a creative way to access the garage.

Comment: The bridge at the entrance way is an appreciated feature providing a unique approach from the street.

Q: What are the sizes of the units?

A: The single unit is approximately 2900sqft. and the two townhouses are approximately 1500sqft and 1600sqft.

Q: Where is the extra square footage in the larger of the two back townhouses?

A: The extra square footage is in the living space on the entry level next to the garage. Due to width of the lot, we were able to fit one tandem garage and one double garage car on site. The layout of the unit with double car garage is optimized when there is a room on the first level.

Comment: Those are generous sized townhomes compared to what you find typically in a townhouse.

Q: What is the timeline and what stage are we at?

A: We are at stage 5 (public input) and the application is anticipated to move forward to first reading in early Spring, followed shortly afterwards with a public hearing.

Q: When will the units be put up for sale and what is the price point?

A: Upon adoption of the bylaw, construction will likely begin in the Fall of 2017 and units may be listed for sale in the Spring of 2018. The price point is yet to be determined.

Comment: I think we need more densification. It's too bad that the other neighbouring houses are not willing to sell so that the development of this block can be refreshed and old houses removed. The clientele of this neighbourhood is different from what it was 30-40 years ago.

The meeting was adjourned at 7:30pm.

**Additional Information:**

Brody Development recognizes the need to maintain a neighborly and working relationship with community. Following the Public Information Meeting, Brody Development has reached out to the two Strata's directly neighbouring the proposed development to provide them with information on the development and anticipated timelines.

Submitted by:

Brianne Brody

Brody Development

**From:** Jennifer Spencer  
**To:** [DNV Input](#)  
**Subject:** Input on 3030 Sunnyhurst Road three unit townhouse project  
**Date:** November 16, 2017 5:25:01 PM

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Hello,

I [REDACTED] from the proposed three unit townhouse project on Ross Road at Sunnyhurst. Thank you for the notice of the development proposal.

The proposed building drawing looks nice and consistent with the existing new(er) townhouses already on our block.

My only concerns are that:

- there be adequate parking spaces for residents and off-street parking for their guests – parking is increasingly a problem on Ross Road between Lynn Valley Road and Fromme. Our building has four visitor spaces. I don't think the two townhouse developments across from us have any. We are also getting a lot of spill-over parked vehicles from both the medical centre / credit union on Lynn Valley Road at Ross Road as well as from Lynn Valley Centre on our block, especially since both have upped their enforcement in their own parking lots over the last year.
- the sidewalk and vegetation in front of the proposed project on the Ross Road side look like a continuation of the existing sidewalk and vegetation on our block.
- the new residents enter their parking from Sunnyhurst, not Ross. We are already having trouble with traffic backing up Ross Road trying to get into the MacDonald's drive thru at peak times. It can be unsafe. (As an aside, we could use better street lighting on the corner of Ross and Lynn Valley Road to see pedestrians crossing Ross north to south, parallel to Lynn Valley Road).

Otherwise, the planned project looks good.

Thanks and regards,

Jennifer Spencer  
[REDACTED]  
[REDACTED]

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**From:** rene dijkstra  
**To:** [DNV Input](#)  
**Subject:** 3030 Sunnyhurst Road Rezoning  
**Date:** November 28, 2017 7:47:44 AM  
**Attachments:** [3030 Sunnyhurst road.docx](#)

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Please find attached comments/concerns related to the rezoning of 3030 Sunnyhurst Road.

best regards,

Rene Dijkstra

To: District of North Vancouver  
Council & planning commission

Concerns: Sunnyhurst 3030 rezoning application

Dear Council & staff,

Thank you for the opportunity to provide input into this rezoning and development application for the property located at 3030 Sunnyhurst road. As a resident located almost directly opposite this property we would like to offer the following comments/concerns:

#### Building

- We are pleased the developer has included 2 parking spaces for each unit in this development. Many new developments only include a single small garage that often end up being used as storage area leading to additional street parking. The larger dual garages provided in this application will limit any increased demand for street parking on Sunnyhurst road.
- We note that the design of the new building fits well within the area.
- Our main area of concern is the proposed roof top patio and the potential for noise. With the patio located at the top of the building sounds from these patios will carry a significant distance given that the minimum height of the parapet is only 2.5 ft above the deck level closest to sunnyhurst road. We ask that special attention is paid to this issue before any permit is issued and that increasing the height of the glass railing/patio wall and/or other sound reduction measures are considered.

#### Trees/Landscaping

- We note with concern that this development once again reduces the number of mature trees found on the street with the removal of at least 4 mature coniferous trees. This is in addition to the removal of at least 10 larger trees that were removed when the neighboring property on the corner of Sunnyhurst/Ross was developed last year. This results in not only a loss of habitat but also increases sound transmission in the neighborhood.
- We see a continued trend to replace native mature coniferous trees with proposals to plant smaller deciduous trees which do not provide the same greenery year-round.
- We feel that the arborist proposal to replace a removed mature cedar tree with a cedar trees in another city location is inadequate to off-set the loss of tree canopy on the site.

#### Construction/traffic plan

- The property is a narrow lot. Parking for trades people working on the site should be further considered given the limited on-street parking on Sunnyhurst road.
- We note that the traffic management plan proposed parking restrictions in front of our house during at least part of the construction period. As street parking is out only parking option this is an obvious concern. Given that Sunnyhurst road has only space for a single vehicle lane, due to parking on both sides we feel that parking restrictions on the west side of Sunnyhurst road should not be

necessary during all or most of the construction period and if required for short periods should be limited to daytime periods only.

General

- Council and district staff put considerable effort into offering opportunities to consult with residents. We would have liked to attend the Public information meeting but were unable to do so due to work commitments. I contacted Brody Development to obtain copy of the information that was presented and was informed that this was not available and that I had to visit the Brody offices during regular office hours to view the presentation boards which is obviously difficult with full time jobs. Council/staff should consider that presentation material from public information meetings should also be made available electronically for interested parties to allow more participation in the early consulting process.

Best Regards,

Rene Dijkstra



North Vancouver