

4670 Capilano Road Development Application

Public Information Meeting Summary Report

Event Date: October 12, 2017
Time: 7:00pm – 8:30pm
Location: Canyon Heights Church, 4840 Capilano Road
Attendance: 9 members of the public signed in
Comments: 0 comment sheets; 2 emails

Meeting Purpose:

- 1) To present development application materials to neighbours
- 2) To provide an opportunity for the public to ask questions about the development
- 3) To provide an opportunity for neighbours to comment on the proposal.

Notification:

In accordance with District of North Vancouver policies:

Notification Brochures

Notification packages were delivered to 81 addresses within a 100m radius from the site, meeting District requirements. Appendix A includes a copy of the notification package.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, October 4 and Friday, October 6, 2017. A copy of the ad is included in Appendix A: Notification.

Attendance:

9 members of the public signed in for the meeting. A Copy of the sign-in sheet is included in Appendix B.

The following District of North Vancouver representatives and project team members were in attendance:

District of North Vancouver:

- Darren Veres, Planner

Project Team representatives included:

- James Fox, Wedgewood Ventures
- Dixon Mak, RLAI Architects
- Darryl Tyacke, ETA Landscape Architecture
- Vanessa Goldgrub, ETA Landscape Architecture

Facilitator:

- Steven Petersson, Petersson Planning Consulting

Overview:

The meeting began with an Open House format. Meeting participants could browse display boards and engage with the project team and the District Planner directly.

After a short Open House, James Fox presented the proposal. After the presentation, a facilitated question and answer period was held. The tone was relaxed and informal, with several participants exchanging jokes with the presenter and consultants.

The participants were invited to submit written comments to the facilitator or to the municipal planner. Comment sheets are attached in Appendix C. No comment sheets were submitted after the meeting.

The key themes of the evening were parking, site planning, architectural style, and the project schedule.

Public Dialogue:

(Q = Question, A = Answer, C=Comment, and the number is to track the dialogue)

- Q1** How does this proposal compare to the townhouses south of the site?
A1 The proposed units have similar rear setbacks, but the lot is deeper. There will be a bioswale for drainage along the rear property line. The townhouses will be set back from the bioswale. Drought-tolerant plants that thrive in water will be planted there. The watercourse in that location is mostly underground. This bioswale is not intended for active use: it will be preserved for environmental reasons.
- Q2** Are the proposed units at the maximum permitted height? How do they compare to the townhouses to the south?
A2 The proposed townhouses are about 5 or 6 feet below the maximum permitted height. This makes them less high than the neighbouring townhouses.
- Q3** Have you named the project?
A3 No, not yet.
- Q4** Will there be basements below the garages?
A4 No, the water table is too high.
- Q5** How much parking is proposed?
A5 The DNV requires 2 stalls per unit plus 10% for visitor parking. Each unit will have a 2-car garage. One stall of visitor parking is proposed, and visitors will also be able to park on the units' driveways.
- Q6** Will you need to block one lane on Capilano Road during construction? This would require a Highway Use Permit
A6 Those details will be worked out as part of a Construction Traffic Management Plan. In order to reduce potential traffic impacts, we have negotiated limited use of an easement and parking lot for access, located on neighbouring property.

- Q7** What is the likely time line for this project?
A7 We hope to have Council dates in the New Year. Perhaps construction can start by the summer? We expect one year or 14 months of construction time. Since there are no basements, there will be minimal excavation required for this project.
- Q8** What do you expect the market price for these units to be?
A8 It is hard to say at this point. Construction costs are increasing rapidly right now. Maybe \$1.4M or \$1.5M?
C8 Based on prices in Edgemont Village, I think these 2,250 square foot units will sell for \$1.8M or \$1.9M.
- Q9** The City of Coquitlam requires rats to be cleared prior to demolition. Is this required in the DNV?
A9 Not to my knowledge ... but we will ensure that we meet all municipal requirements.
- Q10** How are the units oriented on site?
A10 The back units have west-facing front doors. The front units do not have decks facing Capilano Road. Setbacks from Capilano Road are approximately 15 feet.
- Q11** Are there local architectural precedents for this style?
A11 We haven't prepared a precedent board for tonight's meeting. We expect to go to Advisory Design Panel on November 9th: they will have further comments on architectural style.
C11 While it is appropriate for the architecture to differ from the townhouses to the south, it would be nice if they appeared compatible. Perhaps landscaping and trees could help with this?
A11 Note that we might need to remove the beech tree affected by the driveway at the south property line.
- C12** I think the back yard treatment looks great!
- C13** The ditch will be a bear and wildlife corridor.
A13 There will be a 5m setback from the top edge of the bioswale. This is not a true watercourse: it is ephemeral, and water drains there when it rains a lot. We may have to fence the bioswale on the west side to keep people out of the area.
- C14** You should screen the parking lot at the adjacent 7-11 to reduce noise impacts for residents.

Comment Sheet and Email Summary

Comments and emails were received for a two-week response period after the meeting. No comment sheets were submitted after the meeting, and two emails submitted during the response period.

One email indicated opposition to the project, expressing a concern about projected unit prices, increased density, increased traffic, and the cumulative impacts of development on traffic further south on Capilano Road. A second email was from a resident in the neighbouring townhouse complex, asking for more information about the process and future public consultation opportunities.

Conclusion

The purpose of this public meeting was to present to neighbours the proposed development concept, and provide them with an opportunity to ask clarifying questions and comment on the proposal. The public was invited through 81 notifications sent to neighbours, two advertisements in the local newspaper, and a sign posted on the site.

The public could participate in this process in three ways:

- browsing boards during the Open House
- participating in the facilitated dialogue
- submitting written comments.

Nine participants signed in for the meeting. The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team and District planner a variety of specific questions, mostly related to parking, site planning, architectural style, and the project schedule. The community was given ample opportunity to express their views of the proposal.

Appendix A: Notification

Newspaper Advertisement: North Shore News October 4 and 6, 2017

A30 | SPORTS

nsnews.com north shore news WEDNESDAY, OCTOBER 4, 2017



OHM SEASON END CLEARANCE!
ELECTRIC BIKES UP TO 20% OFF!

Now open Mon-Fri 9-5pm
103 - 930 Hartbournside Drive,
North Vancouver
Tel: 604 770 2600
ohmcycles.com

CALL NOW TO ARRANGE A TEST RIDE!
SALES, SERVICE AND RENTALS AVAILABLE. CALL NOW!
604 770 2600

THAT'S HOW I ROLL Finn Lawlor (photo above, left) follows a putt while Amy Kim shows off her chipping ability during the 16th annual Gleneagles Junior Golf tournament held earlier this summer at Gleneagles Golf Course. The event was one of two stops on a summer series presented by Gleneagles along with the West Vancouver Community Foundation, the North Shore Public Golf Society and the North Shore News. PHOTOS MIKE WAKEFIELD

Big series against Quest this week

From page 29

good group at passing the ball, they love to play out of the back and move the ball quick. They're not going to pump it forward, so it's really press, press, press on their side of the field and cause them

some trouble. ... Hopefully we take care of business. Those are the results we have to take care of."

The fact that the Blues have only lost once all season has given them confidence heading into the home stretch, said Kindel.

"People are slowly getting more and more confident. I'm just hoping that with a win this weekend it will boost everyone. It's not how you start, it's how you finish, and I hope going into the next six games and into the playoffs, this will be it."

Public Information Meeting



Wedgewood Ventures has submitted a rezoning application for an 8-unit townhouse development for 4670 Capilano Road.

You are invited to a meeting to learn more and discuss the project.

Thursday, October 12
7pm- 8:30pm

Presentation at 7:30pm
Canyon Heights Church
4840 Capilano Road



For more information:

James Fox, Wedgewood Ventures
604-649-5658
Darren Veres, Planner, District of North Vancouver
604-990-2487

This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.



CROSS CHECK Sentinel's Caitlin Hemsley jousts with Argyle's Taylor Muir during a North Shore senior girls AAA field hockey game Tuesday at Rutledge Field. Argyle came out on top, earning a tight 3-2 win. The league is still in its early days, with West Vancouver on top with a 2-0 record followed by Handsworth at 1-0. Argyle has one win and one loss on the books while Sentinel sits at 0-3. Handsworth and West Van will face off in a battle for first place today starting at 3:30 p.m. at Rutledge Field. Visit nsnews.com to see more photos of Sentinel vs. Argyle. PHOTO CINDY GOODMAN

SHOWTIMES

CINEPLEX CINEMAS ESPLANADE

200 West Esplanade, North Vancouver
The Lego Ninjago Movie (G)
 - Sat-Mon 12:30, 1, 4:15 p.m.
The Lego Ninjago Movie 3D (G)
 - Fri-Thur 6:45, 9:45 p.m.
American Made (14A)
 - Fri 7, 9:40; Sat-Sun 11:5, 4:20, 7, 9:40; Mon 11:5, 4:20, 7, 9:40, Tue-Thur 7, 9:40 p.m.
Battle of the Sexes (PG)
 - Fri, Tue-Thur 6:35, 9:20; Sat-Mon 12:50, 3:45, 6:35, 9:20 p.m.
Blade Runner 2049 (14A)
 - Sat-Mon 3:40 p.m.
Blade Runner 2049 3D (14A)
 - Fri, Tue-Thur 6:25, 7:20, 9:15; Sat-Mon 12:40, 2:50, 6:20, 7:20, 9:15 p.m.
Last Night
 - Fri, Tue-Thur 7:05, 9:30; Sat-Mon 1:20, 4:25, 7:05, 9:30 p.m.

CINEPLEX ODEON PARK & TILFORD

333 Brooksbank Ave, North Vancouver.
It (14A) - Fri 3:30, 6:30, 9:35; Sat-Mon 12:30, 3:30, 6:30, 9:35; Tue-Thur 6:30, 9:35 p.m.
Kingsman: The Golden Circle (14A) - Fri 3:25, 6:40, 9:45; Sat-Sun 12:25, 3:25, 6:40, 9:45; Mon 12:25, 3:25, 6:40, 9:40; Tue-Thur 6:40, 9:40 p.m.
Flatliners (14A) - Fri 4:30, 7:15, 10; Sat-Sun 1:45, 4:30, 7:15, 10; Mon 1:45, 4:30, 7:05, 9:45; Tue-Thur 7:05, 9:45 p.m. Thur 1 p.m.
The Mountain Between Us (PG) - Fri 4:15, 7, 9:45; Sat 11 a.m., 1:30, 4:15, 7, 9:45; Sun-Mon 1:30, 4:15, 7, 9:45; Tue-Thur 7, 9:45 p.m. Thur 1 p.m.
Victoria & Abdul (PG) - Fri 4, 6:45, 9:30; Sat 11:10 a.m., 1:30, 4, 6:45, 9:30; Sun-Mon 1:30, 4, 6:45, 9:30; Tue-Thur 6:45, 9:30 p.m. Thur 1 p.m.
My Little Pony: The Movie (G) - Fri 4:50, 7:25, 10; Sat 11:50 a.m., 2:15, 4:50, 7:25, 10; Sun 2:15, 4:50, 7:25, 10; Mon 2:05, 4:40, 7:10, 9:40; Tue-Thur 7:10, 9:40 p.m.
Metropolitan Opera: Norma - Sat 9:55 a.m.

Plot recalls European art cinema of De Sica, Godard

From page 28

way Wong is an adult: barely. But his son rides alongside his father without complaint, even when they're not going where he wants to go. "This is very much a movie about a father (where) his own dreams are the most important," Voutas says. The plot recalls Vittorio

De Sica's classic *Bicycle Thieves*. "We ended up having varied styles because the movie is about cinema," Voutas explains. Some frames echo De Sica while the handheld camera is a nod to Jean-Luc Godard. But the references deepen when Big Wong reminisces about European cinema. "I thought Italy and France were all black and white," he says. "Who knew they lived in colour?" That type of nuance is one of the elements VIFF programmer Shelly Kraicer looks for in choosing the fest's Chinese-language films.

"Not just as a terrifying economic powerhouse — although that's something to confront — not just as a country that represses its artist dissidents, although that's obviously going on there." Instead, the movies show creative artists using all sorts of channels of express what's right and wrong with China. In *King of Peking*, the audience sees a version of China that's vanished. Much of the movie is set in a movie theatre two hours outside Beijing. It used to show propaganda movies, Voutas says.

He wanted to find a theatre in the city. "But so much has been destroyed in Beijing since the 1990s." "In a China where buildings are being destroyed and replaced by new buildings," he says, "the cinema becomes your memories." We can almost imagine a little boy yelling that in the street.

Dining Guide

BRITISH	PUB
<p>The Cheshire Cheese Restaurant & Bar \$\$</p> <p>www.cheshirecheeserestaurant.ca 2nd Floor Lonsdale Quay Market, N. Van. 604-987-3322 Excellent seafood & British dishes on the waterfront. Dinner specials & weekend brunch. Open for lunch or dinner, 7 days a week.</p>	<p>The Black Bear Neighbourhood Pub \$\$\$</p> <p>www.blackbearpub.com 1177 Lynn Valley Road, N. Van. 604-990-8880 "Your Favourite North Shore Pub" 20 years running. We do great food, not fast food. Full Take-Out menu. Reserve your party of 15-30 ppl except Fridays. We now allow children and minors for lunch Mon-Fri. 11am-2pm when accompanied by an adult. Our weekend & holiday family periods remain unchanged 11am until 4pm.</p>
CHINESE	<p>Sailor Hagar's Neighbourhood Pub \$\$\$</p> <p>www.sailorhagarspub.com 86 Semisch Avenue, N. Van. 604-984-3087 Spectacular view of Vancouver harbour & city skyline. Enjoy excellent food in a Brew Pub atmosphere. 20 draught beers and ciders, featuring local microbreweries & our own 6 craft-brews. Happy Hour daily 11am-6pm! Brunch served weekends and holidays & free pool every Sunday! Darts, pool, foosball, lotto games, 11 big screen TVs & heated patio.</p>
<p>One More Szechuan Restaurant \$</p> <p>www.onemoreszechuan.ca 1262 Marine Drive, N. Van. 604-929-3000 Bringing Asian infusion to North Vancouver. With our unique twist on Chinese food, you're sure to find a dish that you'll love. We start with only the freshest ingredients to stir fry delicious melodies of tastes and colors that are sure to delight the senses.</p>	<p>C-Lovers Fish & Chips \$\$\$</p> <p>www.c-lovers.com Marine Drive @ Pemberton, N. Van. 604-980-9993 6640 Royal Ave., Horseshoe Bay, W. Van. 604-913-0994 The best fish & chips on the North Shore!</p>
INDIAN	<p>Montgomery's Fish & Chips \$</p> <p>International Food Court, Lonsdale Quay Market, N. Van. 604-929-8416 The fastest growing Fish & Chips on the North Shore.</p>
<p>Woon Lee Inn \$</p> <p>www.woonleeinn.com 3751 Delbrook Avenue, N. Van. 604-986-3388</p>	<p>\$ Bargain Fare (\$5-8)</p> <p>\$\$ Inexpensive (\$9-12)</p> <p>\$\$\$ Moderate (\$13-15)</p> <p>\$\$\$\$ Fine Dining (\$15-25)</p>
SEAFOOD	<p>Live Music Sports Facebook</p> <p>Happy Hour Wifi Wheelchair Accessible</p>
<p>Handi Cuisine of India \$\$\$</p> <p>www.handicuisineofindia.ca 1579 Bellevue Avenue, W. Van. 604-925-5262 A North Shore News Reader's Choice 2006 Winner, offering Authentic Indian Cuisine. Open for lunch and dinner, 7 days a week. Weekend buffet, free delivery.</p>	
<p>Swad Indian Kitchen \$\$\$</p> <p>1734 Marine Drive, W. Van., BC 604-281-4411 The diverse menu with garlic influenced dishes represents the different states of India. Experience a truly unique culinary experience with traditional infused creations. With over 35 years of experience we confidently create extraordinary authentic high end delicacies and specialties that will awe your family, friends and business colleagues.</p>	
THAI	
<p>Thai PudPong Restaurant \$\$\$</p> <p>www.thaipudpong.com 1474 Marine Drive, W. Van. 604-921-1069 West Vancouver's original Thai Restaurant. Serving authentic Thai cuisine. Open Monday-Friday for lunch, 7 days a week for dinner.</p>	

To appear in this Dining Guide email arawlings@nsnews.com

Public Information Meeting



Wedgewood Ventures has submitted a rezoning application for an 8-unit townhouse development for 4670 Capilano Road.

You are invited to a meeting to learn more and discuss the project.

Thursday, October 12
 7pm - 8:30pm

Presentation at 7:30pm

Canyon Heights Church
 4840 Capilano Road



For more information:

James Fox, Wedgewood Ventures
 604-649-5658
 Darren Veres, Planner, District of North Vancouver
 604-990-2487

This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.

Notification Flyer

YOU ARE INVITED

PUBLIC INFORMATION MEETING

4670 Capilano Road Rezoning Application

WHEN	Thursday, October 12, 2017
WHERE	Canyon Heights Church, 4840 Capilano Road
TIME	7pm - 8:30pm Presentation at 7:30pm

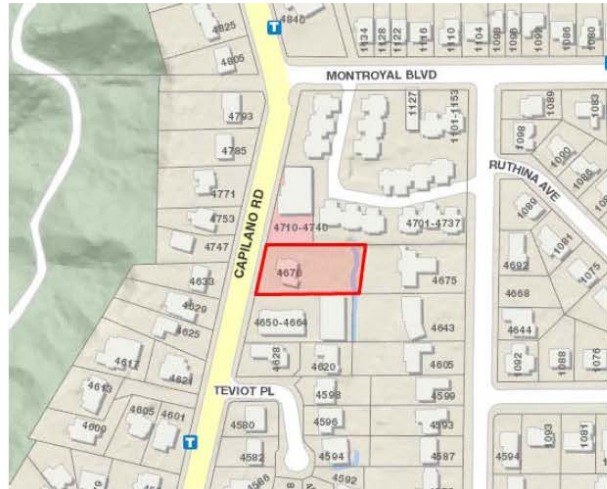


THE INVITATION

Wedgewood Ventures is hosting a Public Information Meeting to present an 8-unit townhouse proposal for 4670 Capilano Road.

Come to the meeting to learn more.

Tell us what you think to inform the project!

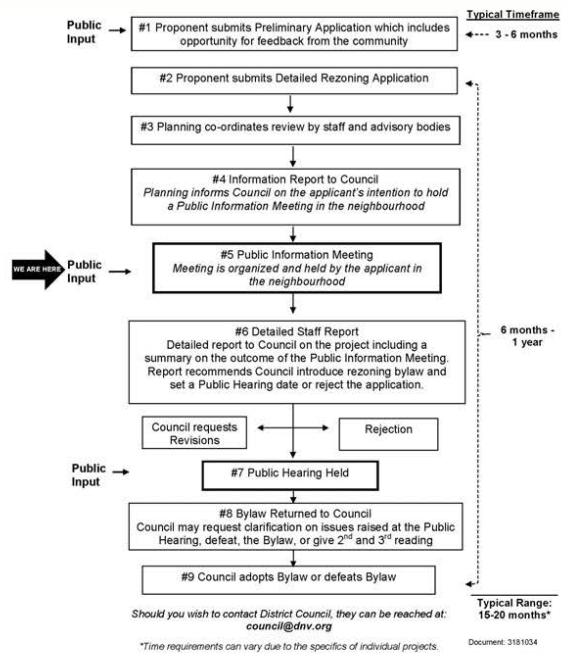


THE PROPOSAL THE PROCESS

The proposed three-storey development consists of eight 3-bedroom townhouses. The townhouses are proposed to have a main and upper floor over a basement. The proposed units range in size from 2,194 - 2,287 sq ft.

Each townhouse has its own parking garage at grade. Each unit will have two parking stalls, for a total of 16. Each unit has a driveway which can be used for visitor parking.

The Official Community Plan designates this site for attached residential use. In accordance with the Official Community Plan, Wedgewood Ventures proposes to rezone the site from a single-family zone to a Comprehensive Development Zone that is written specifically for this project.



FURTHER INFORMATION

We would love to hear from you! For questions or comments please call:

604.649-5658 James Fox, Wedgewood Ventures

604.990.2487 Darren Veres, Planner, District of North Vancouver



Notification Area Map



S:\PLANNING\Development Planning Maps\CPMaps\4670CapilanoRoad\4670CapilanoRoad_Site.mxd

Notification Sign



Appendix C: Public Comments: Written Submissions

Darren Veres

From: [REDACTED]
Sent: October 27, 2017 6:30 PM
To: Darren Veres
Cc: Lisa Muri; Richard Walton, Mayor; Mathew Bond; Robin Hicks; James Hanson; Roger Bassam; Doug MacKay-Dunn
Subject: 4670 Capilano Rd
Follow Up Flag: Follow up
Flag Status: Flagged

I attended one meeting related to this development and was interested in the behaviour of all the parties present. It is clear that it is a forgone conclusion the development will happen so my comments a likely not useful unfortunately. I did wonder why the developers reps were suggesting such a low price? After thinking about it it must have been to assuage someone that this was going to be affordable, it will never be the price they initially suggested. I wondered why no one commented on further densification, the lack of reasonable transit and the loss of greenspace? I now realize that most of the non-development related parties were likely retirees. I assume they care little about the congestion difficulties as they don't have to get to work, or kids to school and that their driving behavior could be outside peak times. Perhaps their support arises from the thought of selling their places to developers at significant profit as they have used up the neighbourhood? Certainly any info I have learned suggests that retirees do not want multistory residences due to mobility issues and the like? And really if you sell your old house for \$1.8 million how can you afford a townhouse that will be at least that much?

It is not so for those of us who value trees and greenspace, need to us our cars out of necessity (rather than want) and moved to and live on the North Shore so as not to live in areas that are denuded of nature.

I know the District does not appropriately consider all these developments by way of their cumulative effect which remains astonishing; I actually heard you make remarks to that effect during a meeting about another project. The developments I am taking about is all the developments from Grouse Mountain to Capilano and Marine, including Edgemont Village.

To say I do not support this project, and what is going on writ large should be noted.

Thanks,

[REDACTED]

Darren Veres

From: [REDACTED]
Sent: October 25, 2017 9:48 AM
To: Darren Veres
Subject: Proposed Development at 4670 Capilano Rd

Hi Darren,

I was not able to attend the October 12th open house regarding the proposed development at 4670 Capilano Rd, but am curious if it is too late to comment on the project? If not, do I send my comments directly to you? Also, are there any additional notes of comments that resulted from the open house that you can share with me?

I understand that the property (adjacent to our townhouse complex) is currently designated RES3, but what is it proposed to be designated in the future? I don't quite understand the zoning codes, so an explanation would be helpful.

Will there be other opportunities for public consultation the future?

Thanks,

[REDACTED]

Info Package Date:

Dept.
Manager

GM/
Director

CAO

**The District of North Vancouver
INFORMATION REPORT TO COUNCIL**

September 29, 2017
File: 08.3060.20/041.17

AUTHOR: Darren Veres, Development Planner

SUBJECT: Public Information Meeting: 4670 Capilano Road

REASON FOR REPORT:

The purpose of this report is to inform Council of an upcoming Public Information Meeting.

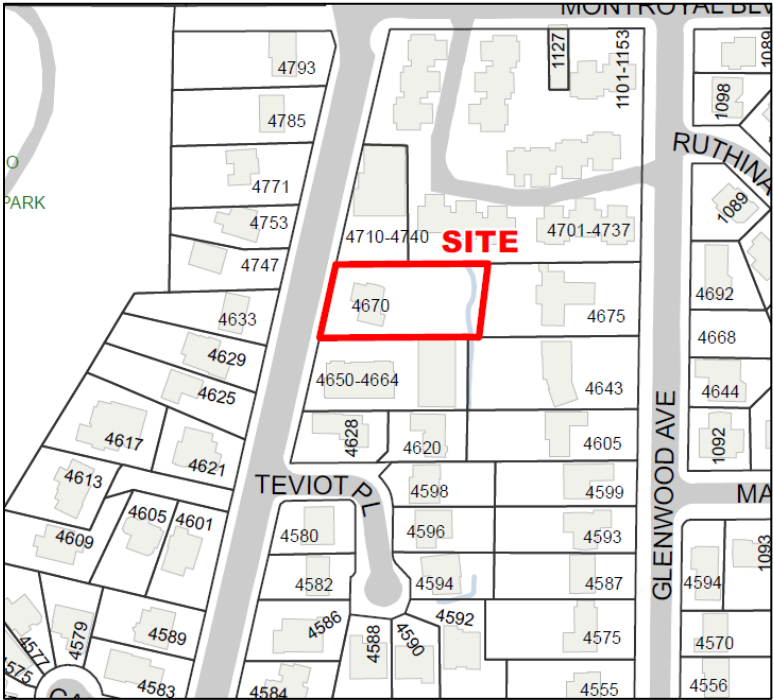
SUMMARY:

Wedgewood Ventures is hosting a Public Information Meeting for a detailed application for a redevelopment project at 4670 Capilano Road.

The staff report to Council on the detailed application will include a summary of the input received at this Public Information Meeting.

**PUBLIC INFORMATION MEETING
DETAILS:**

Date: Thursday, October 12, 2017
Time: 7:00pm - 8:30pm
Location: Canyon Heights Church, 4840 Capilano Road



Respectfully submitted,



Darren Veres
Development Planner

Attachment A: Notification Flyer

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

From: Hayley Seaton
To: [DNV Input](#)
Subject: Public hearing - town houses on Capilano road.
Date: May 23, 2018 7:05:32 PM

Hello.

I will not be able to attend the public hearing on May 29th about the rezoning of 4670 Capilano road. So, I chose to express my opinion over email. As a student of Handsworth Secondary School, I hope my opinion is heard and is considered in the decision making process.

Almost everyone, including me, visit Henry's, Hardy's, Capilano Sushi and Bubble Tea House everyday. It is the only store accessible from Handsworth. Considering that the cafeteria doesn't have many options, we usually purchase lunch in that area. Especially if it is a hot day, we will get Bubble Tea or Ice Cream. As well as when people wait for the bus, it is very convenient to have shops there.

Finally, considering the amount of traffic that there already is in the upper Capilano road area, (because of the dam, school, houses, grouse etc.) it would only make sense that it would create a traffic problem. Capilano alone right now, is a very busy bus road. And as someone who lives in the area, there is so much construction already, like the bridge at the top of Montroyal, it seems unnecessary to create more chaos.

Thank you for taking my words into consideration. I hope this will help to stop the rezoning.

-Local

From: dmrice
To: [DNV Input](#)
Subject: Comment re Complex Bldg. Proposal
Date: May 26, 2018 2:47:42 PM

To Whom It May Concern,

I am a resident in the Montroyal Village Complex and wanted you to know that I am vehemently opposed to more townhouses in our supposedly “quiet” neighbourhood.

These are my reasons why:

1. Already too much traffic and the new four way stop at Montroyal and Capilano has been the site of many accidents since that traffic-flow change.
2. Nature is a key factor as to why we live in this neighbourhood and so many beautiful trees are being destroyed and removed. The latest two in front of a house on Montroyal less than a block away has been done by a developer who is merely going to live in the house for one year and then flip it, of course for money. He doesn't reside permanently in this neighbourhood hence doesn't care about the two gorgeous 100+ year old trees he has removed. There are some such trees on the Glenwood property line of our townhouse complex and two of them are completely on our complex property. The root system will encroach onto the building site of these new proposed town houses. Also our two trees provide some privacy to our residents and with the passing of this proposal there will be a treeless walkway whereby the new residents will be gawking directly into our Glenwood residents' properties. There are proposed balconies for the new complex as well that will greatly inhibit our residents' privacy. The drawing I saw is a stark drawing illustrating the total lack of privacy for the Glenwood residents Montroyal Village.
3. Capilano Road, from Marine Drive to Grouse Mountain, has become a through-way with MANY new townhouse proposals, some of which are a fait accompli. The neighbourhood that was once quiet is now saturated with vehicles, exhaust and too many people. Already the traffic flow is interrupted at the Suspension Bridge which is another one of my frustrations. There are so many tourists crossing back and forth I do not understand why such a profitable tourist spot could not provide a walk-over bridge for pedestrians, consequently preventing the interruption of the traffic flow.

I hope you will consider these comments when making decisions about Bylaw 8292.

Respectfully,
Dianne Rice
Resident [REDACTED]

From: B BRADY
To: [DNV Input](#)
Subject: Please do NOT Cut down an old Cedar Tree !!
Date: May 26, 2018 3:23:43 PM

With a presentation coming up that I cannot attend.
Development on 4670 Capilano road, there is a beautiful old and very loved Cedar that we do not want damaged!!!!
Please do not damage or hurt this beautiful tree that is So enjoyed and loved in OUR neighborhood.
This tree is acutally on our piece of land and please we do not want it hurt in anyway!!!!

Trish Brady

[REDACTED]

North Vancovuer

[REDACTED]

From: B BRADY
To: [DNV Input](#)
Subject: SAVE OUR TREE
Date: May 26, 2018 3:26:51 PM

Our neighborhood does NOT want OUR tree hurt or damaged!!!!
A beautiful old Cedar Tree that does not need to be disturbed.

Katherine Brady

[REDACTED]

North Vancouver

From: Barbara Mercer
To: [DNV Input](#)
Subject: May 28.docx
Date: May 27, 2018 12:27:43 PM
Attachments: [May 28.docx](#)

regarding the development of an 8-unit townhouse at 4670 Capilano Road

Barbara L. Mercer
Montroyal Village
[REDACTED]
North Vancouver, B.C.
[REDACTED]

May 28, 2018

Municipal Clerk,
District of North Vancouver
355 West Queens Road
North Vancouver BC V7N 4N5
input@dnv.org

In regards to the development of an 8-unit townhouse at 4670 Capilano Road

I am writing to voice my concerns regarding this development in relation to my townhouse at Montroyal Village at [REDACTED].

I am very concerned about different aspects of the proposal.

The height of the building will be so high that it will cut off direct sunlight for much of the year from my unit.

The side wall of the building will be very close to the property boundary and directly behind my unit. I find the setback too close to the boundary line.

There are wonderful mature trees along our property fence providing shade , bird activity, peacefulness and privacy. These are threatened to be removed.

I do hope that some adjustments can be made to express my concerns.

Thank you for your attention.

Barbara L. Mercer
Montroyal Village
[REDACTED]
North Vancouver, B C
[REDACTED]

From: Barbara Friesen
To: [DNV Input](#)
Subject: 4670 Capilano Road townhouse project
Date: May 27, 2018 3:08:44 PM

Dear North Vancouver District Council

I'd like to add my voice to serious concerns about this project. I will be directly impacted by the project as my townhouse faces [REDACTED] on [REDACTED].

I am very concerned about the density of this project, being only 6 ft. away from my property line, and the lack of privacy. Residents will be able to see directly into my living room/dining room. There is no provision for a barrier or trees to protect privacy in the current proposal. This will also be a significant factor in reducing the property value of the units on the south side (4713 to 4723 Glenwood Ave).

The sheer density of the building will reduce the amount of sunlight to zero on the south facing units.

My other concern is the density of this project with 33 proposed parking spots in an already congested area.

I think there could be some modifications to the design of this project that could make it more acceptable to Montroyal Village residents by ensuring privacy, setting it back from the property line between 4713 and 4723 Glenwood Ave. This may entail a 7 unit complex instead of 8 and fewer parking stalls.

Thank you for your attention to these concerns.

Sincerely
Barb Friesen

[REDACTED]
North Vancouver.

From: Paula Burgerjon
To: [DNV Input](#)
Cc: [REDACTED]
Subject: public hearing 4670 Capilano Road
Date: May 27, 2018 7:25:14 PM

Hello,

I live at [REDACTED], in the town house complex that will be affected by the proposed amendment to the zoning bylaw.

I believe smaller housing is good for the planet, so I agree with the proposed zoning bylaw amendment.

However, I disagree with the size of the proposed development. Eight units will not work in our neighbourhood. Six units might work better.

Also, the proposed six foot set back is not enough. We all know how important green space is to everyone's mental health and physical well being.

Most importantly, the two huge cedar trees at the south/west corner need to stay. One of them is on Strata property, so the developer will need our permission to chop it down. I am sure that permission will be denied.

The other cedar tree is very close to the tree on our property. Removing it will kill the root system of the tree on our property. An interesting legal question!

Sincerely,

Paula

From: [Darren Veres](#)
To: [DNV Input](#)
Subject: RE: Public hearing - town houses on Capilano road.
Date: May 28, 2018 9:58:14 AM

Hi Hayley,

Thank you for your input on this detailed application.

I just want to be clear that the subject site is not the commercial property but the residential property to the south of it. The redevelopment of 4670 Capilano Road should have not impact on the commercial site that you and your fellow classmates visit so often.

In regards to the other comments, I have noted your concern with traffic.

Please feel free to give me a call should you have any concerns.

Regards,

Darren

Darren Veres, MCIP, RPP
Development Planner
District of North Vancouver
T : 604.990.2487
E : veresd@dnv.org

-----Original Message-----

From: DNV Input
Sent: May 24, 2018 9:03 AM
To: Darren Veres <VeresD@dnv.org>
Subject: FW: Public hearing - town houses on Capilano road.

-----Original Message-----

From: Hayley Seaton [REDACTED]
Sent: May 23, 2018 7:05 PM
To: DNV Input <input@dnv.org>
Subject: Public hearing - town houses on Capilano road.

Hello.

I will not be able to attend the public hearing on May 29th about the rezoning of 4670 Capilano road. So, I chose to express my opinion over email. As a student of Handsworth Secondary School, I hope my opinion is heard and is considered in the decision making process.

Almost everyone, including me, visit Henry's, Hardy's, Capilano Sushi and Bubble Tea House everyday. It is the only store accessible from Handsworth. Considering that the cafeteria doesn't have many options, we usually purchase lunch in that area. Especially if it is a hot day, we will get Bubble Tea or Ice Cream. As well as when people wait for the bus, it is very convenient to have shops there.

Finally, considering the amount of traffic that there already is in the upper Capilano road area, (because of the dam, school, houses, grouse etc.) it would only make sense that it would create a traffic problem. Capilano alone right

now, is a very busy bus road. And as someone who lives in the area, there is so much construction already, like the bridge at the top of Montroyal, it seems unnecessary to create more chaos.

Thank you for taking my words into consideration. I hope this will help to stop the rezoning.

-Local

From: Nizar Manji
To: [DNV Input](#)
Subject: Hearing for Bylaw 8292
Date: May 28, 2018 8:00:29 PM

The Municipal Clark,

I refer to the Public Hearing scheduled for tomorrow, Tuesday May 29.

I own a house [REDACTED] and am familiar with the area.

This proposal seems to fill in the gap for alternate form of housing.

Single family housing prices have gone through the roof and this could be the way to bring in some relief for those who can not afford the single family house.

I have been watching the proposal and the design and am in support of the project.

Nizar Manji

From: MICHAEL BOND
To: [DNV Input](#)
Subject: Bylaw 8292
Date: May 29, 2018 10:15:38 AM

Please consider my written input concerning rezoning Bylaw 8292 as I am unable to attend the Public Hearing in person.

I do not support Bylaw 8292.

The District of North Vancouver requires more family-sized purpose built market rental townhomes. The development project associated with Bylaw 8292 does not fill this huge need in the housing continuum. "Hoping" for strata rentals to arise from this or any other build is not enough to address this absence of market rental housing supply in the District of North Vancouver.

An implementation of municipal building incentives for purpose built rentals (promised to be mirrored for municipalities in Point 28 of the NDP's 30 point plan) and the pursuit of innovative developers willing to accommodate this urgent community need must happen ahead of MORE investment opportunities and more land use rezoning. Please encourage your planning department to ensure these factors are addressed going forward before any further rezoning applications are considered.

Rezoning ALL town centres for a majority of market condominiums and apartments continues to whittle a distorted and elitist community into our beautiful mountainside community.

Will this project be required to meet BC STEPCODE 3 which comes into affect July 1, 2018 or are "instream" applications immune to this requirement much like they are "immune" to the recent DCC increases? To allow developments "in stream" to be "off the hook" from the STEPCODE would be environmentally unsound so I trust ANY rezoning application will meet this new requirement.

If this application attains your approval, please assign all \$162K of CAC's to affordable housing for the low to mid income earner. It has become obvious the community is demanding this amenity from end to end, from Cove to Capilano. If you don't do something very quickly, this municipality will suffer an irreversible void in the every day service industries and your city will cease to provide for the economic, social and physical needs of its residents.

Kelly Bond


From: Morag Harris
To: [DNV Input](#)
Subject: 4670 Capilano Road
Date: May 29, 2018 11:38:53 AM

To whom it may concern

I reside at [REDACTED], North Vancouver, [REDACTED]

I have two main concerns with the proposed new development:

Cutting down of the trees.

Will there be a wall / fence built between Montroyal Village and the proposed new development and if so, at whose expense?

Thank you.

Morag Harris

From: Ron Needham
To: [DNV Input](#)
Cc: [REDACTED]
Subject: Townhouse Complex Proposal 4670 Capilano Rd.
Date: May 29, 2018 12:54:41 PM

I am an owner of townhouse located in Montroyal Village. Although I live on the [REDACTED] Side of the complex I am particularly concerned how it will negatively affect my fellow owners on the south side. The increased traffic will also negatively affect all of the residents in the neighbourhood.

While I do not object to a townhouse complex I strongly object to a three story building located only six feet from the south side of our existing complex. Also, the removal of thirteen to nineteen trees is very excessive and I note that two of the trees are located on our property.

I would like to see the district address these items and call for a new proposal which would address concerns.

Thank you.

Ron Needham— [REDACTED] . North Vancouver [REDACTED]

From: L Thompson
To: [DNV Input](#)
Cc: [Mayor and Council - DNV](#)
Subject: Opposition to Rezoning at 4670 Capilano Road
Date: May 29, 2018 4:24:09 PM
Attachments: [letter_dnv_4670_cap_rd_rezoning.pdf](#)

Dear Municipal Clerk,

Attached is our letter in opposition to the proposed rezoning at 4670 Capilano Rd.

Please confirm receipt, than you.

Lyle Thompson


Municipal Clerk
District of North Vancouver
355 West Queens Rd.
North Vancouver, BC, V7N 4N5
input@dnv.org

May 29, 2018

RE: Opposition to Rezoning and Proposed Development at 4670 Capilano Road

I am writing to express my opposition to the rezoning of the property at 4670 Capilano Rd. from single family residential (RS3) to a comprehensive development zone (CD117) to accommodate Wedgewood Venture's proposal for an eight-unit townhouse complex. As currently proposed, this development would have significant impacts on our property, the 100+ residents of Montroyal Village, and especially the six units that border the property.

We are also concerned that the impacts to Montroyal Village have not been adequately assessment in the 270+ pages on information available on the DNV's website. With the exception of the images in the proponent's shadow study and a report title page, there is no mention of Montroyal Village in any of the design plans. The location of other townhouses and commercial properties are clearly labelled, whereas our property is not. It has been incredibly challenging to review the 200+ pages of materials available on the DNV's website, and accurately conclude what the impacts would be to our 100+ residents. May of our residents are remain confused.

Originally, our family was not opposed to amending the zoning to support a new townhouse complex. We understand that densification is important for many reasons, including accommodating the District's growing population and to limiting urban sprawl that effects our natural environment. The rezoning is also described in the Official Community Plan that our family considered when purchasing our unit at the Montroyal Village townhouse complex three years ago. However, upon further review of Wedgewood's proposal, and after conducting additional research on other developments on Capilano Road and the Upper Capilano area, I'm concerned that the rezoning will cause significant impacts to many of the existing 35 townhouse units at Montroyal Village and add to the cumulative adverse effects we are currently experiencing in Upper Capilano.

Based on a review of this information, our main concerns including the following;

Destruction of Trees and our Neighborhoods Natural Heritage

As currently proposed, the development is not compatible with the DNV's numerous policies and bylaws created to protect the trees and natural environment that define the Upper Capilano neighborhood. It is these trees, many of which are over 100 years old, that make our neighborhood special and draw tourists from around the world. Unfortunately, they are being cut down at an alarming and unprecedented rate to accommodate new developments.

Wedgewood's proposal includes the destruction of approximately 19 mature trees, the majority of which are located near our property line, including two mature trees on our property that will have their

root systems destroyed. Based on the results of a Basic Visual Tree Assessment (not a formal Tree Risk Assessment to assess their current health) the Arborist report recommends the retention of only one mature tree near our property line based on the biased assumption that the development will proceed as proposed, and their rating system that “is designed to enable the prudent selection of retention trees that will provide value to the site and the community, and that can be expected to survive and thrive after the changes to their growing environment”. We strongly oppose the destruction of any healthy and mature trees that provide shade, privacy, wildlife habitat, beauty and tranquility for many residents of Montroyal Village. They also block the traffic noise from Capilano Road, and support natural storm water management, a serious issue in our area. The replanting of immature replacement trees would take generations to compensate for the existing benefits currently provided by the existing mature trees and vegetation on the site.

Traffic Congestion and Safety

Wedgewoods proposal includes parking for an additional of 27 vehicles, equivalent to more than three parking spots for each of the eight townhouse units. The shared driveway is also located at the dangerous Capilano/Montroyal Rd. intersection, where traffic accidents and incidents have become the norm. Adding to the safety concern is the fact that the intersection is heavily used by dozens of local children and students from Handsworth Secondary who regularly frequent the strip mall and convenience stores located at the intersection.

The cumulative impact of other developments currently being proposed on Capilano Road add to the existing noise and safety risk. Those currently described on the DNV’s website include another 16 condos and 57 parking spots at 5020 Capilano Road (two blocks north) and 29-30 new townhouses and 223 parking stalls at 3430-3484 Capilano Road near the suspension bridge. That’s parking for 300+ cars on Capilano Road alone, not including the approved developments at Edgemont Village and the new condo towers at Marine Drive. Traffic jams on Capilano Road are our new reality, and our mobility and quality of life is suffering because of it.

Incompatible Design

Although we are not in favor of the rezoning or proposed project, if it did proceed, the townhouse design would require a significant redesign to meet OCP goals and reduce impacts to the residents of Montroyal Village.

OCP conflict: The current design conflicts with the OCP goal #2 to “encourage and enable a diverse mix of housing types to accommodate the lifestyles and needs of people of all stages of life”. The stairs required to access the front doors would be restrictive to the elderly or people with mobility challenges and young families with strollers. There is also no centralized space where kids can play or neighbors can gather. The “bioswale” is a good start, but it is essentially located in people’s backyards.

Shadow effect: The townhouses are designed as three stories in height, and according to the proponent’s shadow study, would block direct sunlight to numerous existing units and gardens of the Montroyal Village townhouse complex for up to six months of the year.

Loss of privacy: The current design includes a row of hedging/trees to block views into the adjacent parking lot (as per the Advisory Design Panel recommendations), but no plans to provide privacy to the units overlooking Montroyal Village. The site plan shows the northern walls of the proposed townhouses 6 feet from the property line, separated by a pedestrian pathway. Balconies for the proposed townhouses would look directly into the Montroyal Village townhouse units, especially if the mature trees are removed.

Recommended Solutions

We recommend that Council defeat the bylaw to preserve our property values and privacy, reduce traffic congestion and protect our neighborhoods natural heritage.

If the bylaw is adopted, we recommend a redesign of the complex to meet the goals sited above, including;

- Maintaining the existing mature trees on the property (including those on the Montroyal Village property) and complete a formal Tree Risk Assessment to determine their existing health (not anticipated health due to the development). Maintain the healthy trees and incorporate them into the design.
- Reduce the number of units to six and provide a greater buffer at the Montroyal Village property line, while also maintaining the existing trees and their root systems. Or, meet the same objective by eliminate the unit in the north-east corner (7 units total) and expanding the “bioswale” into a larger area where kids can play, and local residents can gather (similar to what we have at Montroyal Village on the same creek...it’s great!)
- Provide easy access to all units from the ground floor to accommodate all stages of life
- Incorporate less parking to reduce noise and traffic congestion on Capilano Road and in the community
- Move the pedestrian walkway from the northeast corner of the property, to the southeast and plant a row of privacy trees, similar to what is proposed for the commercial parking lot
- Assess the direct and indirect impacts to the residents of Montroyal Village, keep us informed, and address our concerns. We will still be here long after Wedgewood Venture’s is gone.

Thanks for the opportunity to provide feedback. We hope that our concerns are taken seriously.

Regards,

Lyle and Michelle Thompson

[REDACTED]
[REDACTED]

From: L Thompson
To: [DNV Input](#)
Cc: [Mayor and Council - DNV](#)
Subject: Opposition to Rezoning at 4670 Capilano Rd
Date: May 29, 2018 4:44:17 PM
Attachments: [Opposition to rezoning 4670 Capilano road.pdf](#)

On behalf of Cole Thompson at [REDACTED], please find attached his letter in opposition to the rezoning at 4670 Capilano Road.

Please confirm receipt, thanks.

Lyle Thompson

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

Hello, my name is Cole Thompson and I live at [REDACTED] Avenue, in the Montroyal Village townhouse complex.

Thank you for allowing me to tell you why I am opposed to the re-zoning of this property.

Three years ago, my family moved here from Richmond because all the houses on our street were being torn down. We visit about once every year and have nobody to visit because everyone left for the same reason.

I really like it here, and I don't want it to change. But there are at least 4 giant houses being built just down the street from us, and we have received around 4 propositions for developments in our neighbourhood. Around 10 big trees or more have already been cut down because of this.

For the townhouse complex they want to build, they want to cut down at least 19 more mature trees.

My Dad and I went to where they have proposed to build a couple days ago, and realized some of those trees could be at least 200 years old.

They were so big I couldn't even wrap my arms halfway around a few of them.

I realized that if just one townhouse was not built, the large majority of those big, old trees could be saved.

Also the forested area is great for playing games such as hide and seek, but it's hard to hide when all the trees and bushes are gone.

Thank you for taking my opinion into consideration.

Cole Thompson, [REDACTED]

From: alireza boroumand
To: [DNV Input](#)
Subject: 4670 Capilano Rd new project input
Date: May 29, 2018 5:44:28 PM

Dear Sir/Madam

I, herby, Alireza Boroumand, am resident of the Montroyal village unit [REDACTED]
[REDACTED]

I checked the various plans of this project online and I have some serious concerns about the following issues :

- 1- cutting down the old trees with great shadows in my back yard
- 2- The buildings are too close to my unit and I suspect the new buildings will block my sun

My suggestions:

In case it is possible, make 6 townhouse instead of 8 so we can have sufficient privacy in our neighbourhood and enough sun rays.

Look forward to hearing from you!

Regards,

Alireza Boroumand (PH.D),RCIC.

[REDACTED]

[REDACTED]

From: Julia Shim
To: [DNV Input](#)
Subject: Capilano Road Townhouse Project
Date: May 29, 2018 5:59:15 PM

Hello

As a current resident in the Montroyal Village Townhouses, and a student of Handsworth Secondary School, I felt the need to provide my input on this plan.

Personally, I am very against it.

I understand a lot of planning and hard work was put into this but it negatively affects so many families and groups.

I don't think that it is reasonable to build homes for new residents when already residing residents will be affected.

Not only that, a very close friend's family owns one of the stores along Capilano road beside the Montroyal Village Townhouses and it will affect these stores no matter what the case is.

Even if the construction is set to have minimal effects on traffic, it will still affect these businesses no matter what.

Students that frequently visit these stores may visit less due to construction, cars will have difficulty passing, and the already busy road will be even worse.

Aside from the traffic problem, this project is very uncomfortable to my family on a personal level.

We are one of the houses on the [REDACTED] side, and the [REDACTED] [REDACTED] window faces the direction of the project townhouse.

At this moment, we love the view.

It is very open, with beautiful trees and just the perfect amount of sunlight.

I understand that due to privacy issues, it has been decided that trees will be planted and fences will be placed.

However, we do not want to stare at a fence or covered trees every day.

It will be suffocating and only those that have lived in these houses will understand this problem.

I personally do not want to have to live in fear that every time I have to change clothes or want to look out the window, someone will see me, or I'll see them through the window.

Drawing the curtains every single time for privacy is not an ideal way of living comfortably, as home is where people are supposed to feel at rest.

This project was an amazing idea but just the wrong location.

I am heading into university and the noise will affect my studying for sure.

It is a very difficult time, especially during exam season and I do not want additional stress on this huge step forward.

Not only that, almost every day, children within my townhouse complex are outside involved in physical activities.

The air due to the construction will be affected and we do not want anything to affect the health of these lively, healthy, young children.

In addition, I was notified about this project recently, even though it is stated that we were notified since last year.

I don't know how such a huge project could have gone unnoticed.

If it weren't for my fellow neighbour who notified us that it was not too late to make a change, then we would not have known.

In the future, I strongly suggest that a much more impactful notice is given to residents living near the area of future projects.

As a resident who had lived in this house for around 15 years, it has been a wonderful experience and I do not want any drastic changes to take affect on our living.

My final request is please, as a student that will be heavily affected by this change, do not continue this project or find a different location.

Thank you and I hope you take my input into consideration.

Julia Shim

From: [Winnie Ng](#)
To: [DNL Input](#)
Subject: FW: Public Hearing, 4670 Capilano Road, Input
Date: May 30, 2018 8:15:02 AM

From: [REDACTED]
Sent: May 29, 2018 5:08 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Public Hearing, 4670 Capilano Road, Input

May 29, 2018

To: The District of North Vancouver
Re: 4670 Capilano Road, Public Hearing

Let me preface this letter by saying that I have no basic objection to the subject property being rezoned to accommodate a new townhouse development. My concern is the type, size, placement and setbacks related thereto.

My comments/objections to the proposed development are as follows:

Setbacks:

Montroyal Village Setback from buildings to property line on south side: 23 feet.

Set back from the Townhouses, Canyon Lane, the south to their single family neighbours: 21 feet

Proposed development setback from property line on north side to Montroyal Village: 6 feet. Unacceptable.

Setback from Canyon Lane to proposed development; virtually zero from south side towards the east end past the access road.

Massing:

Diagrams such as those on Page 115 of the "Additional Information" grossly understate the massing of the proposed buildings by just showing the existing buildings. They look puny in comparison to the proposed townhouses which appear massive.

Landscaping:

Removal of 13 – 19 trees proposed is outrageous. The majority are along the northern boundary and could be retained if proper set backs were required. Also setbacks eliminate worries about root mass destruction. The trees along the northern boundary provide shade, aesthetics and oxygen for all nearby.

One portion of the northern boundary of the proposed development site includes no trees but instead a walkway. Privacy is eliminated for adjacent residents. Not acceptable.

Time to bring the architect and developer in line with the needs of the neighbourhood.

Fredric B Woods

[REDACTED]
North Vancouver, BC [REDACTED]

Regards,

Ric Woods
[REDACTED]

Municipal Clerk
District of North Vancouver
355 West Queens Rd.
North Vancouver, BC, V7N 4N5
input@dnv.org

SUBMITTED AT THE
MAY 29 2018
PUBLIC HEARING

May 29, 2018

RE: Opposition to Rezoning and Proposed Development at 4670 Capilano Road

I am writing to express my opposition to the rezoning of the property at 4670 Capilano Rd. from single family residential (RS3) to a comprehensive development zone (CD117) to accommodate Wedgewood Venture's proposal for an eight-unit townhouse complex. As currently proposed, this development would have significant impacts on our property, the 100+ residents of Montroyal Village, and especially the six units that border the property.

We are also concerned that the impacts to Montroyal Village have not been adequately assessed in the 270+ pages of information available on the DNV's website. With the exception of the images in the proponent's shadow study and a report title page, there is no mention of Montroyal Village in any of the design plans. The location of other townhouses and commercial properties are clearly labelled, whereas our property is not. It has been incredibly challenging to review the 200+ pages of materials available on the DNV's website, and accurately conclude what the impacts would be to our 100+ residents. Many of our residents remain confused.

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Wedgewood's proposal includes the destruction of approximately 19 mature trees, the majority of which are located near our property line, including two mature trees on our property that will have their

root systems destroyed. Based on the results of a Basic Visual Tree Assessment (not a formal Tree Risk Assessment to assess their current health) the Arborist report recommends the retention of only one mature tree near our property line based on the biased assumption that the development will proceed as proposed, and their rating system that “is designed to enable the prudent selection of retention trees that will provide value to the site and the community, and that can be expected to survive and thrive after the changes to their growing environment.” We strongly oppose the destruction of any healthy and mature trees that provide shade, privacy, wildlife habitat, erosion and sediment control (we live in a VERY rainy area) beauty and tranquility for many residents of Montroyal Village. They also block the traffic noise from Capilano Road that is on the increase. The replanting of immature replacement trees would take generations to compensate for the existing benefits currently provided by the existing mature trees and vegetation on the site.

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Recommended Solutions

We recommend that Council defeat the bylaw to preserve our property values and privacy, reduce traffic congestion and protect our neighborhood’s natural heritage.

If the bylaw is adopted, we recommend a redesign of the complex to meet the goals sited above, including;

- Maintaining the existing mature trees on the property (including those on the Montroyal Village property) and complete a formal Tree Risk Assessment to determine their existing health (not anticipated health due to the development). Maintain the healthy trees and incorporate them into the design. The removal of healthy mature trees causes serious erosion and restricts storm water management.
- Reduce the number of units to six and provide a greater buffer at the Montroyal Village property line, while also maintaining the existing trees and their root systems. Or, meet the same objective by eliminate the unit in the north-east corner (7 units total) and expanding the “bioswale” into a larger area where kids can play, and local residents can gather (similar to what we have at Montroyal Village on the same creek...it’s great!).
- Provide easy access to all units from the ground floor to accommodate all stages of life
- Incorporate less parking to reduce noise and traffic congestion on Capilano Road and in the community
- Move the pedestrian walkway from the northeast corner of the property, to the southeast and plant a row of privacy trees, similar to what is proposed for the commercial parking lot
- Assess the direct and indirect impacts to the residents of Montroyal Village, keep us informed, and address our concerns. We will still be here long after the developer has left.

Thanks for the opportunity to provide feedback. We hope that our concerns are taken seriously.

Regards

Lyle and Michelle Thompson

May 29, 2018

To: The District of North Vancouver
Re: 4670 Capilano Road, Public Hearing

Let me preface this letter by saying that I have no basic objection to the subject property being rezoned to accommodate a new townhouse development. My concern is the type, size, placement and setbacks related thereto.

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Removal of 13 – 19 trees proposed is outrageous. The majority are along the northern boundary and could be retained if proper set backs were required. Also setbacks eliminate worries about root mass destruction. The trees along the northern boundary provide shade, aesthetics and oxygen for all nearby.

One portion of the northern boundary of the proposed development site includes no trees but instead a walkway. Privacy is eliminated for adjacent residents. Not acceptable.

Time to bring the architect and developer in line with the needs of the neighbourhood.

Fredric B Woods

[REDACTED]
North Vancouver, BC [REDACTED]
[REDACTED]



May 28, 2018

Municipal Clerk,
District of North Vancouver
355 West Queens Road
North Vancouver BC V7N 4N5
input@dnv.org

In regards to the development of an 8-unit townhouse at 4670 Capilano Road

I am writing to voice my concerns regarding this development in relation to my townhouse at Montroyal Village at [REDACTED].

I am very concerned about different aspects of the proposal.

The height of the building will be so high that it will cut off direct sunlight for much of the year from my unit.

The side wall of the building will be very close to the property boundary and directly behind my unit. I find the setback too close to the boundary line.

There are wonderful mature trees along our property fence providing shade , bird activity, peacefulness and privacy. These are threatened to be removed.

I do hope that some adjustments can be made to express my concerns.

Thank you for your attention.

Barbara L. Mercer
Montroyal Village
[REDACTED]
North Vancouver, B C
[REDACTED]

SUBMITTED AT THE

MAY 28 2018

PUBLIC HEARING

To Whom It May Concern,

I am a resident in the Montroyal Village Complex and wanted you to know that I am vehemently opposed to more townhouses in our supposedly "quiet" neighbourhood.

These are my reasons why:

1. Already too much traffic and the new four way stop at Montroyal and Capilano has been the site of many accidents since that traffic-flow change.

2. Nature is a key factor as to why we live in this neighbourhood and so many beautiful trees are being destroyed and removed. The latest two in front of a house on Montroyal less than a block away has been done by a developer who is merely going to live in the house for one year and then flip it, of course for money. He doesn't reside permanently in this neighbourhood hence doesn't care about the two gorgeous 100+ year old trees he has removed. There are some such trees on the Glenwood property line of our townhouse complex and two of them are completely on our complex property. The root system will encroach onto the building site of these new proposed town houses. Also our two trees provide some privacy to our residents and with the passing of this proposal there will be a treeless walkway whereby the new residents will be gawking directly into our Glenwood residents' properties. There are proposed balconies for the new complex as well that will greatly inhibit our residents' privacy. The drawing I saw is a stark drawing illustrating the total lack of privacy for the Glenwood residents Montroyal Village.

3. Capilano Road, from Marine Drive to Grouse Mountain, has become a through-way with MANY new townhouse proposals, some of which are a fait accompli. The neighbourhood that was once quiet is now saturated with vehicles, exhaust and too many people. Already the traffic flow is interrupted at the Suspension Bridge which is another one of my frustrations. There are so many tourists crossing back and forth I do not understand why such a profitable tourist spot could not provide a walk-over bridge for pedestrians, consequently preventing the interruption of the traffic flow.

I hope you will consider these comments when making decisions about Bylaw 8292.

Respectfully,
Dianne Rice

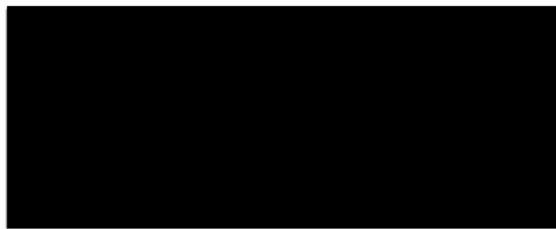
Resident [REDACTED]



Public Hearing – 4670 Capilano Road

I was co-chair ~~(of the development)~~ for the development of the Upper Capilano Local Area Plan (UCLAP) approved by Council in 1999 and support the proposed Development for the following reasons:

- Complies with the Upper Capilano Local Area Plan (1999) and the DNV OCP (1011)
- Site was identified as a good location for multi-family homes – there are other adjacent successful developments
- Good access to public transportation services
 - o Route 247 commuter services in the morning and evening to/from Vancouver
 - o Route 232 to/from Phibbs exchange via Edgemont Village
 - o Route 236 to/from Lonsdale Quay
- Good access to elementary schools – Canyon Heights, Montroyal, Cleveland and Handsworth Secondary School
- Good access to recreation facilities – Delbrook Community Centre, Nancy Green Playing Fields, Capilano Regional Park, Grouse Mountain
- Provides 8 family homes in place of one home
- No noticeable traffic impacts on Capilano Road – use of existing entrance.
- No displacement of residents during construction



Joan and Peter Thompson


North Vancouver, 

