

Maplewood Ltd. Partnership – 229 Seymour River Place – Maplewood Plaza

Public Information Meeting – June 1, 2016

Executive Summary

On June 1, 2016, Maplewood Ltd. Partnership hosted a Public Information Meeting at Kenneth Gordon Maplewood School, North Vancouver, regarding their proposed project at 229 Seymour River Place. Approximately 32 members of the community were in attendance.

The meeting objectives were to:

- To provide an overview of the 229 Maplewood Plaza Project
- To provide an opportunity for community input and comment on this project
- To follow up on the Owner initiated discussions with current rental occupants

The Public Information Meeting was successful in achieving the above objectives. Many participants took the opportunity to discuss the Maplewood Plaza Project on a one-on-one basis with project team members during the 30 minute Open House before the meeting. The project team then provided participants with a project overview through a PowerPoint presentation at the beginning of the large group session.

Community members had the opportunity to pose questions or provide feedback during a Q&A session following the PowerPoint presentation. Approximately fourteen individuals asked questions, offered feedback or identified issues of concern during the Q&A session. Issues and feedback raised during the Q&A session are included below in the Public Information Meeting Summary Report. Participants were also invited to complete comment sheets and submit them at the end of the meeting or send them in after the meeting. The comment sheets were collected by the District of North Vancouver representative.

The meeting was constructive and remained respectful in tone. Community members were curious about the project and offered their feedback willingly.

Summary of Findings

Following the presentations, participants were invited to ask questions or offer comments on the project. Fourteen individuals offered their feedback.

Community members raised issues of concern including: building heights, the timing of this project's approval process in relation to the Maplewood planning process, replacing rental stock and providing affordable housing, and various traffic related issues (impact on street parking, potential for increased congestion and ensuring bicycle safety).

A summary of findings follows including issues of concern and comments. The next section documents each question, answer and comment.

Issues of Concern

- Building heights:
 - Questions and concern about building height relative to adjacent buildings
 - Concern about loss of viewscales ("ancient light") due to increased building height
- Maplewood Area Planning process: Concern about the timing of the approval process for this project relative to the Maplewood Area Planning process.
- Rental and affordable housing: Concern about replacement of rental stock and provision of affordable housing
- Traffic management:
 - Concern about potential impact of project on street parking
 - Concern about contribution of new residents and retail traffic to congestion
 - Concern about provisions for bicycle routes and access given local volume of vehicle traffic.

Comments

- Comment: Curiosity about provisions for parking and bicycle amenities
- Comment: Question about considering building this project without parking
- Comment: Curiosity about communal spaces and potential for community gardens
- Comment: Curiosity about provisions for managing construction-related traffic

Public Information Meeting Summary

Welcome and Project Presentation

Keith Hemphill of Rositch Hemphill Architects provided an overview of the proposed site plan and building design and Daryl Tyacke of ETA Landscape Architects described the landscaping concept.

Question and Answer Session

Following the presentations, participants were invited to ask questions or offer comments on the project. The following questions, comments and issues were raised:

1. **Q1: Street Parking:** How much parking are you providing and what will the impact be on street parking?

A1: We have had a thorough parking and traffic analysis study done by a consultant who works on these projects. The project will provide 286 parking stalls, broken down into with 22 commercial stalls, 243 residential stalls and 21 residential visitor stalls. All of that parking is contained within the site and within the parking levels already described. We don't rely on street parking for any of our projects. There is some parking on Front Street and on the future extension of Seymour. The future of this parking will depend in part on what the District decides about the Seymour River Place extension. They are currently proposing to have some street level parking. The development across the street with Stong's have substantial surface parking for commercial use.

2. **Comment: Street Parking:** Concern about insufficient street parking currently available on Front Street and whether this project will exacerbate an existing issue.

Response: Street parking is up to the District. For this project, we have 3 levels of parking and all required parking is contained within the site. This is different than across the street which was developed under different rules. We are working on a project that is designed to accommodate a higher density. We are not advertising Front Street parking.

3. **Q2: Parking:** How many parking stalls per unit?

A2: There are 243 residential parking stalls for 201 units (approx. 1.2 stalls per unit).

4. **Q3: Bicycles:** Are you going to provide amenities for bicycles?

A3: We are meeting bylaw requirements for bicycle parking. We are also providing bicycle parking for commercial users.

5. **Q4: Commercial parking:** How many parking spots for commercial?

A4: 22 commercial stalls for 10,545 square feet, as per the bylaw.

6. **Q5: Building Height:** This building has 6 floors when most other buildings have 4. Why is this?

A5: We are working towards a rezoned FSR (floor space ratio of 2.5). This is the ratio of floor area to site area. Achieving this density cannot happen on one floor but rather needs to happen on a number of floors. In this case, to get this density, we are working with 6 floors. We are also part of a rethinking of the Maplewood Village through the planning process just launched by the DNV. The OCP shows that there will be significant changes to density which will allow and require a larger number of storeys: more than 4. When we did the Great West Life site, we studied what all the proposed densities in the OCP would look like. The vast majority of those sites had 6 floors or more. So that's a product of lots of new thinking and the planning of Maplewood Village.

Comment 5b: I'm concerned that in trying to meet a FSR you will look for a building with greater height. (*More of the same – can't hear clearly because of microphone issues*) People live around here because they like the scenery. They don't want it to look like downtown Vancouver or Toronto. A 4-storey building would be more in keeping with what we are used to.

Response: Your concerns relate to more than the building itself: they relate to the economics of the project, to the viability of the project, to the District goals for the densification of Maplewood Village (through the District's process). The number of storeys is a result of the density. There are a number of ways to put density on a site, we could put a 26-storey building that is tall and skinny and have more green space, but when we hear from the public at these meetings, they don't want tall, skinny buildings. So it is a matter of balancing the various forces to meet the District's goals and the neighbourhood's goals, etc. It is not just one project. But this project is early in the Maplewood process, and it is only one building. As a result, it stands out more than it would if it were seen in the context of what will ultimately be there when the District's master plan is fulfilled.

7. **Q6: Gathering spaces:** Do all of the apartments have balconies. And within the landscaping and green spaces, are there benches and gathering places?

A6: The generous centre area is geared towards a communal gathering space. We're showing tables and benches, a fire pit, a play area for kids and a hard space for kids. The intention is that this is a community space. As well, there are terraces that front onto that space as well so that will be an added layer. Also, we have

layered back at the level above the commercial and at other upper storeys. So each unit will have a balcony and a substantial number of units will also have a broader terrace which is made bigger as a result of the setbacks. Please have a look at the model to see this.

- 8. Comment: Community gardens:** You mentioned sustainability earlier. But I don't see any mention of gardens or a place where people could teach children how to garden.

Response: You are right. That is not currently shown. We have not developed the rooftops. There are a substantial number of balconies and terraces where people will have space to do this on their own. The main garden area is anticipated to be a fairly shady area and doesn't lend itself to urban agriculture.

Comment: Maplewood Farm has a community garden and I am sure that people who wanted that kind of thing could go there.

- 9. Q7: Marketing this property without parking:** I wondered if you had considered marketing this property without parking. There is good transit nearby and people are complaining about parking. But from my point of view, you are adding a lot more cars to this area. I have looked at the DNV transportation plan. It says they don't see an increase in traffic in 20 years' time. But if you build it, they will come. If people buying these apartments and working downtown, it is pretty quick to get there by transit. We could market these areas close to central transit by forgoing the parking, reducing the price, and reducing the amount of concrete. And the transportation problems on the North Shore are not getting any better.

A7: No, we didn't consider doing the project without parking. We have considered that approach in other projects in areas where there is serious, transit oriented development. The transit system close to Maplewood is not sufficient to eliminate cars. In this area, people will still rely on their cars. The first reason we can't do it is because it is required by the bylaw. But as we move towards more sustainable living principles, we can make improvements towards bicycle lanes that improve that method of transportation. And we can promote pedestrian traffic and walkability. We are also looking to concentrate amenities in areas close to development and only a pedestrian stroll away. Maplewood Farm is a stroll away. Other things we can do is encourage car-sharing so that we don't have physical cars waiting around. It is difficult to consider these kinds of principles one project at a time. It is also important to consider the relationship between transit and the types of density and uses nearby. We are not ignoring sustainability, but we cannot do the project without parking.

10.Q8: Question for DNV: At the Maplewood planning meeting, I thought they said that Council wouldn't approve any new projects until the Maplewood Planning process has been done. Also, I read in the Council meeting minutes that they wouldn't approve any new projects beyond those already approved for development.

A8: The preliminary application for this project was received in 2009 and the most recent development permit application was received last year, long before the Maplewood planning process started. This application is being considered concurrently with the planning process. This project is early in the detailed stage so any feedback in relation to this project will inform that process. The next step will be having the project reviewed by the Advisory Design Panel.

11.Q9: Rental stock replacement: In your designs, are you going to replace the rental stock that will be removed? Will you be maintaining the same amount of square footage or the same number of units?

A9: There are currently 28 rental units. The proposal will replace all of those units and add ten more. There will be a greater number of rental units than there are now. The balance of the development will be condos.

12.Q10: Affordability: My first thought when I saw the notice about this meeting was what would happen to those people currently living in those apartments, presumably in affordable housing. What will happen to them?

A10: That is a big issue and a very big issue in the District. As a result, it triggered an affordable housing study to establish policy regarding affordable housing and other work in the District. Our clients have been working very closely with the current tenants to assist them with transition planning and financial questions, and to provide some financial assistance. There have been lots of meetings and discussions. Not all of the 28 units are currently occupied. But the client is working with those living there to assist them to implement the transition plan.

13.Q11: Construction parking: How will the parking of workers and movement of construction trucks during construction impact existing buildings and neighbours?

A11: There is an impact around a neighbourhood when a building is built. But developers must put together a construction traffic plan specific to the period of construction. This is designed by traffic consultants and reviewed and approved by the District. The developer must show that existing businesses are not going to be cut off. A lot of work goes into construction traffic planning. That has yet to yet to be completely implemented for this project.

14.Q12: Bicycle Routes: Turning from Dollarton Highway onto the Old Dollarton Road, making a left turn north, there is very little space allotted to bicycles. There is all this talk about cycle paths but it is difficult to negotiate these routes.

A12: In terms of other bike routes and special lanes for bikes, these issues come from the District. Much of that is dictated to us. Because your District is implementing the Maplewood process, that is the time and place to voice and discuss these concerns. For this project, we cannot directly address these issues. But you can have more influence at that planning process.

Comment: *(Longer explanation and request for more thought to pedestrian and bicycle access and safety in this area – hard to hear)* I compliment you for putting your entrance off of Front Street and not on Dollarton which would involve trying to dart across that road.

15.Q13: Affordable Housing: Any plans for social or affordable housing for disabled or disenfranchised residents?

A13: Yes, part of the plan is finding a partner to assist in managing the 10 units of affordable housing. Our clients have agreed to provide 10 units. These are in addition to the other rental units.

16.Q14a: Building height: I am not in favour of the height of this building; the extra two storeys. Has there been any thought to acquiring the additional piece of property at the north east end that is privately owned. Couldn't the footprint be enlarged by purchasing that property to reduce the height?

A14: Every effort was made to do that. But the owner of that property and the owner of this development were not able to come to agreement about how to do that. What we did do was ensure that if and when that piece of land is ever developed in the future, that they could potentially share the driveway access to the underground to minimize the impact to the neighbours. But that is as much as they can do without owning the property.

Comment 14b: I am very concerned about the loss of ancient light. This property is 6 storeys tall and the next one could be 8 storeys tall. In this area, this isn't fair to the neighbours.

Response: That is why the DNV is doing the Maplewood area plan. So by all means, go to those meetings.

Next Steps and Closing Comments

Natasha Letchford, Community Planner with the DNV, outlined the next steps in this process. The next steps for this project is to go to the Advisory Design Panel which is a council appointed committee who will review the design of this building at a meeting this summer. This project is also following in step with the Maplewood process and any input in relation to this project will also inform the Maplewood planning process.

Participants were reminded to submit comments via the written comment forms, email or fax to Natasha Letchford at the District of North Vancouver (nletchford@dnv.org) by June 17, 2016.

COMMENT SHEET
The District of North Vancouver

PROPOSAL: 229 Seymour River Place – Maplewood Plaza

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

I would like to buy a piece of commercial
land.

Your Name Parissa Nikbin Street Address [REDACTED]

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Please return by mail or email by **June 17, 2016** to:

Natasha Letchford
Tel: 604.990.2378
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
email: letchfordn@dnv.org

COMMENT SHEET
The District of North Vancouver

PROPOSAL: **229 Seymour River Place – Maplewood Plaza**

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

*Parking available per unit is already not sufficient.
The number of stalls per unit should be higher.*

Your Name Perry Kneboski Street Address [REDACTED]

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Please return by mail or email by **June 17, 2016** to:

Natasha Letchford
Tel: 604.990.2378
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
email: letchfordn@dnv.org

From: Terri Miller
To: [DNV Input](#)
Subject: Seymour River Place Place Public Hearing - June 19 - Support
Date: June 06, 2018 4:26:11 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Dear Mayor & Council,

As a lifelong resident of the District of North Vancouver and a young professional who works in the District as well, it's projects like these that make home ownership on the North Shore realistic for me.

I've been to your website and looked at the plan for the Maplewood Village Centre and am looking forward to the new community. The District of North Vancouver is well overdue in making these kinds of housing options available.

The location and surrounding amenities are ideal for encouraging a walkable neighbourhood. I also appreciate that this project activates the heart of the Village Centre with streetscape design guidelines addressing civic improvements such as public plazas and art.

I sincerely hope you vote to move this project forward.

Terri Miller

Terri Miller

[Redacted]

[Redacted]

[Redacted]

From: Sophy Xie
To: [DNV Input](#)
Subject: Maplewood/Cedar Reach Project
Date: June 06, 2018 4:32:13 PM

To Whom It May Concern,

I am writing to you as a long time resident of the North Shore. While at University, I moved downtown to be close to school and now as a university graduate, I am commuting to work in the District of North Vancouver. It is my hope to one day move back to the North Shore and it is projects like this that make owning on the North Shore within my reach.

I really like the idea of mixed use space in the development to allow for a walkable community with easy access to shops and services, green space and a variety of housing options. The location lends itself very well to getting on and off the North Shore as well being so close to the Second Narrows bridge and the Phibbs Exchange.

It is for that reason that I sincerely hope that Council moves this project forward.

Regards,
Sophy Xie

From: Daylon Payne
To: [DNV Input](#)
Subject: Seymour River Place Public Hearing – June 19 – Support
Date: June 07, 2018 3:43:43 PM

Daylon Payne

[REDACTED]

[North Vancouver, BC](#)

I am writing to support the project at [229 Seymour River Place](#) and [2015 Old Dollarton Road](#).

It is my understanding that this project will not only be replacing the existing 28 rental units but also providing an additional 10 non-market rental units which is not only commendable but much needed living space for families on the North Shore.

The Maplewood Town Centre as it is envisioned will be simply brilliant once its completed. The District did a truly outstanding job redesigning this well thought out plan and I believe that this project will contribute very nicely to this exciting new community.

Thank you,
Daylon Payne

From: Erik Schultz
To: [DNV Input](#)
Subject: Cedar Reach - 229 Seymour River Place (Public Hearing Support)
Date: June 07, 2018 9:37:00 PM

To whom it may concern,

I'm writing in support of the proposed development 'Cedar Reach' at 229 Seymour River Place.

My wife and I have lived on the North Shore since 2007. We love it here. We're always on the trails with our Bernese Mountain Dog or at the beaches, or the local social hotspots such as the Raven. We love our life here and are desperately looking for the opportunity to continue living in the place we've called home for more than a decade.

We were owners at Seymour Estates on Mt. Seymour Parkway until the community sold to the developer Anthem in 2017.

As occupants/owners, the buildings were old and in need of major renovations to continue being liveable so we, as a community, decided to sell.

The process of selling took over 5 (long) years. Partially because of how slowly the District of North Vancouver was with our initial purchaser, Polygon -- they decided to pull out of the deal and we were forced to re-market the property.

My wife and I have been looking since then to buy again into the community; but there are rarely any opportunities for young professionals (price range) to buy. The vast majority of listings are detached single family homes (out of our price range), leasehold apartments (undesired to us) or old buildings in the same shape (or worse) than Seymour Estates.

We fully support the development being proposed. The community there is thriving with new shops and restaurants and we'd love to live within walking distance to so many of our daily stops (Buddha-Full, Stongs, CIBC, Starbucks etc) but the area is lacking housing. We tried to rent a unit above the shops; but were denied because our dog is over 30 pounds (not the first time we've hit this wall -- which is partially a reason we are desperate to own)

We want to help build a better community here in North Vancouver; and are at the mercy of the DNV to support and green light this project for young families, such as mine, to live, work and play.

Your truly,

Erik Schultz

From: Neil Malik
To: [DNV Input](#)
Subject: Public Hearing Parking
Date: June 08, 2018 3:37:30 PM

To: Municipal Clerk, District of North Vancouver.

Dear Sir/Madam:

Re: 229 Seymour River Place & 2015 Old Dollarton Road. Parking issues

This is in reference to the above subject matter. I'm writing on behalf of the residence living adjacent to the new proposed development with respect to the "Public Hearing Parking".

A number of months ago I wrote to Mr. Melek at the district on behalf of some residence, and myself with our concerns about the current parking situation at [REDACTED], North Vancouver, a mixed commercial/ residential complex.

Our apartment complex does have parking underground but at a rental rate of \$100/month, with the average rental apartments rates starting at \$1,400 a month and an annual rent increase of 2.5%, Underground parking is unaffordable for many singles, and seniors singles on a fixed income like myself a stress financially. There a quiet a few of seniors living in the complex.

The residence and commercial staff at this location are not allowed to park in the commercial/ customer parking areas of the complex. The commercial staff have been allocated an area behind Esso on Dollarton Hwy., but, for convenience they park on Front Street. leaving those who live here in a perplexing situation. I personally find the current parking situation daunting. Another issue being construction which is continual. Residents who park on Front Street have been victims of hit and run car damages by construction vehicles. I have suffered 3 hit runs within the past 2.5 Years.

CONCERNS:

will the new complex owners allocate an area for "Construction Vehicles" during construction, a "Dedicated Parking" area for the "Commercial Division Staff" on completion, and provide residents parking at a rate that will alleviate extra financial burden to its tenants. These guidelines will greatly eliminate duress for those of us who can't afford unreasonable underground rental parking.

SUGGESTED SOLUTION:

If possible could you dedicate Front Street for "residential parking" with a 2/hr parking limit for non residents. We would rather contribute to the city a yearly affordable fee generating additional revenue for the district. Instead of \$100/ month over and above the rental charges of \$1,300/month plus expenses utilities, insurance, on an average income of 1,900/month for many single seniors.

Thank you for giving us a platform to voice our concerns.

Regards,
Ms. Unjilli Malik.

From: Nina Parente
To: [DNV Input](#)
Subject: 229 Seymour River Place - Support
Date: June 08, 2018 5:40:48 PM

I am writing in support of the proposed development at 229 Seymour River Place in the heart of the new Maplewood Town Centre.

I have been online to the DNV website and am in full support of the Maplewood Implementation Plan and this project. I love the idea of the complete community with shops and services and a variety of affordable housing options. I truly believe that this proposal supports and enhances the Districts vision for Maplewood Town Centre.

My father grew up in North Vancouver, graduated from North Vancouver High School. My mom grew up in North Vancouver, graduated from Handsworth. They raised me and my two sisters in North Vancouver, we all graduated from Handsworth. We are all still living on the North Shore and now have families of our own, children who are now in high school and university and will soon be looking to buy a place of their own and although we have done well for ourselves, worked hard, saved money and provided as best we could, there is no way that my children are going to be first time home buyers of a single family home on the North Shore like we were. We desperately need affordable housing options for them such as the one being proposed here. The fact that the building is wood frame with a mix of housing types makes it a perfect product for someone like my son to stay and flourish on the North Shore.

I am also very pleased to see that the Developer is replacing and providing much needed rental housing back into the supply as well as the green space, infrastructure, public art, walkways and more shops and service.

I urge Council to vote this project through.

Thanks so much, Nina Parente

From: ROMELLA DUFFY
To: [DNV Input](#)
Subject: Seymour River Place Public Hearing-June19
Date: June 08, 2018 9:20:48 PM

To Whom it may Concern,

I am writing to express my support for the project at [229 Seymour River Place](#).

I grew up on the North Shore. My parents are long time residents in Pemberton Heights. The reality I am facing is that affording a single family detached home on the North Shore as a single parent is not attainable but moving off the North Shore to afford to live is also not appealing. We really need more options when it comes to housing types on the North Shore for people like me and people like my parents who will soon look to downsize but will also want to stay on the North Shore.

Ideally I'd like a home for the girls and that we can afford and be happy in. I really like the idea of buying a new build in an area that is developing/ up and coming and that has all the amenities I need. I really like how convenient this location is for getting around with the Phibbs Exchange and proximity to the bridge. I am also impressed with the Developers ability and willingness to replace rental units and provide additional rental units over and above all the community contributions like walkways, public art and landscaping.

I sincerely hope that the DNV moves forward with this project. I cant think of any reason why they shouldn't.

*Regards,
Romella Duffy*



From: Marci Deane
To: [DNV Input](#)
Subject: Seymour River Place Public Hearing – June 19 – Support
Date: June 12, 2018 9:34:02 AM
Attachments: [image003.png](#)
[Cedar Reach Support.pdf](#)

Please find attached a letter of support for the above development. Feel free to contact me if you have any questions.

Marci

Marci Deane

[REDACTED]

[REDACTED]

Marci Deane
[REDACTED]
North Vancouver BC [REDACTED]

June 12, 2018

Mayor and Council
355 West Queens Road
North Vancouver BC V7N4N5

Dear Mayor and Council,

RE: Cedar Reach – 229 Seymour River Place, North Vancouver

I am writing to express my support for the approval of the above noted project. I am a resident of this area for the past 21 years (originally in the Lynnmour area and for 16 years on [REDACTED]). I have watched the Maplewood area transform over the last few years with good quality Developments. It has been particularly GREAT to finally have a good local shopping centre and grocery store (Stong's) surrounded by locally owned businesses.

Cedar Reach will be a much anticipated extension of this Maplewood development and is an overdue addition to help move towards a more complete community and town centre feel in this area. I am particularly happy to see the inclusion of more retail space and live work commercial units to help accommodate the demand for this type of space from locally owned businesses. The development also includes adding 10 more rental housing units to the market in this community. The Developer has included a variety of unit sizes and will offer a range of price points which I feel is needed on our area.

I encourage you to approve this Development and allow Cedar Reach to get started. Maplewood has seemed "half finished" for the past several years and developing this prime location will help to move the area towards a more complete community. By contrast to many other overly dense projects currently being considered and underway in North Vancouver, Cedar Reach fits well with the Community and will fill a void with respect to rental housing and commercial units.

Sincerely,

[REDACTED]

Marci Deane

From: Grant Longhurst
To: [DNV Input](#)
Subject: Seymour River Place Public Hearing - June 19 - Support
Date: June 12, 2018 2:42:30 PM

Mayor and Council,

I feel strongly that the North Shore is in dire need of additional housing stock that can be meet the needs of younger families and individuals, both from a purchase and rental perspective.

I am writing in support of the proposed Cedar Reach project because it's proposed location, wood frame construction and development plan would address both requirements. The combination of townhomes, condos, rental apartments and affordable rental units at Cedar Reach would be an important addition to the community at large. And the Maplewood TownCentre provides excellent access to existing transit options for residents who need to commute, as well as provide access to the rest of the North Shore.

Thanks for the opportunity to comment.

Grant Longhurst

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: Christine Baracos
To: [DNV Input](#)
Subject: Seymour River Place Public Hearing - June 19th - Support
Date: June 12, 2018 6:01:05 PM
Attachments: [Letter of NVD.docx](#)

To Whom it May Concern,

Please find my attached letter in support of the the proposed project of 229 Seymour River Place.

Sincere thanks,
Christine D. Baracos

Christine D. Baracos

North Vancouver, BC

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

June 12, 2018

Dear Mayor and Council,

I am a long time resident of North Vancouver as well as a former business owner on the North Shore.

I'd like to express my support for the proposed development at 229 Seymour River Place. As single family detached home ownership in North Vancouver becomes more and more unattainable, the District has to look at a wider variety of housing options in our community.

This location is ideal as it is convenient with close proximity to the Second Narrows Bridge, the new Northwood Shopping Plaza, sport fields and many more amenities. The location also lends itself very well to the Complete Community with new shops and services, green space, a variety of housing options and public plaza.

I also look forward to improvements to the sidewalks, green space and infrastructure that the revitalization of the Maplewood Town Centre and this project are proposing.

The Cedar Reach/229 Seymour River Place proposal will be a valuable contributor to this new community.

*Kind regards,
Christine D. Baracos*

From: Manager
To: [DNV Input](#)
Subject: Seymour River Place Public Hearing – June 19 – Support
Date: June 12, 2018 8:31:15 PM

Rashid Demehri

[REDACTED]
North Vancouver, BC

June 12, 2018

**District of North Vancouver
355 West Queens Road, North Vancouver, B.C.
V7N 4N5**

Re: Maplewood Plaza Development sign

Dear DNV,

I noticed the Public Hearing sign at Maplewood Plaza and wish to be heard regarding the developer and this project.

I have been operating the Panago Pizza at the Maplewood Plaza for over 12 years and a further 2 years at Northwoods Village. In all my dealings with Mr. Ben Wong, the representative for Maplewood Plaza, he has always treated me with respect and courtesy. Ben always gave us plenty of information and the status of the property. He cared about our situation and helped through our relocation to Northwoods.

Presently, I live in the [REDACTED] I am very eager to see the development of the Maplewood Plaza and eagerly anticipate buying a unit and moving back to this neighborhood. It will shorten my travel time!

Based on my discussions with Ben, I feel like they understand what this community is looking for and I believe they will be able to enhance this area with their development. In short, these are good, thoughtful developers and I support their project.

Rusty

From: [REDACTED]
To: [DNV Input](#)
Subject: Cedar Reach - 229 Seymour River Place, housing development
Date: June 13, 2018 6:07:45 AM

Dear Sirs,

We write in support of the above captioned development. This project is exactly as anticipated when we made our investment decision several years ago. In addition, the neighborhood is in serious need of any sort of new housing. It is simply the right thing to do, to move this renewal project forward as soon as possible.

Yours truly,

Ken Brookes
Dollarton Liquor Store

From: Anthony Riglietti
To: [DNV Input](#)
Subject: Seymour River Place Public Hearing – June 19 – Support
Date: June 13, 2018 2:49:37 PM

Dear DNV Mayor & Council,

I am a writing to you as a resident of the District of North Vancouver who is in support of the Cedar Reach' at 229 Seymour River Place project.

As we are all aware, the DNV has a housing shortage, I believe the traffic that we see daily on the second narrows bridge is not caused by too many condos being built, its caused because there isn't enough housing being built in North Vancouver to accommodate those who work here and want to live here. Thus, we have a good number of people (especially the younger generation) leave the North Shore due to lack of affordable, family orientated homes. There are people out there complaining out site lines, views, parking etc, when in reality there are those who just want a place to live.

I fully encourage homes like these to be approved by the District. These homes are desperately needed in North Vancouver, as they provide great options for families who have grown up here and want to stay here. Everything about this proposal is perfect for North Van. Including the location, type of developments, (guaranteed 28 rentals? hello!) and the sense of community that will come along with this development and many others in Maplewood Village.

I sincerely hope this project goes ahead.

all the best,

Anthony Riglietti

)

From: Krista Riglietti
To: [DNV Input](#)
Subject: Supporting Seymour River Place Public Hearing, June 19
Date: June 13, 2018 4:59:25 PM

Hello Mayor and Council of the District of North Vancouver

I am a writing to you in support of the development at 229 Seymour River Place

I'm a born and raised North Vancouverite, I consider myself one of the lucky ones who still gets to live here. I live with my husband and two kids, plus our 90lb German Shepherd in a 2 bedroom 1 bathroom at just about 1000 square feet (top floor of post war bungalow) we speak almost daily in how we feel we are lucky enough to be able to say we live in North Vancouver, however, with our kids getting almost too big to share a room, we beginning to feel the squeeze to move. With single family homes pretty much out of our range, and the competitive re-sale market, we are feeling the push off the North Shore to places like Calgary (even though my husband hates Calgary, he's looked for opportunities there)

We have seen far too many family and friends (including my sister and brother moving to Calgary) leave the North Shore due to lack of affordable, family orientated homes. I encourage homes like these to be approved by the District to help ease the housing crunch.

Thank you for taking the time to consider this letter. I would have loved to come down and speak in person, however, with 2 young children and bedtime, its hard to go there in the evenings.

Sincerely,
Krista Tusko
District of North Vancouver Resident

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Public Hearing on 6 Storey Mixed-Use Building proposed for 229 Seymour River Place and 2015 Old Dollarton Road (Bylaw 8209)
Date: June 14, 2018 8:22:52 AM
Attachments: [Public Input by Corrie Kost.pdf](#)

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

From: Corrie Kost [REDACTED]
Sent: June 13, 2018 10:45 PM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: James Gordon <gordonja@dnv.org>
Subject: Public Hearing on 6 Storey Mixed-Use Building proposed for 229 Seymour River Place and 2015 Old Dollarton Road (Bylaw 8209)

Your Worship & Members of Council,

For the record, my public input on the subject matter and for your consideration on June 9th, is attached.

Yours truly,

Corrie Kost
[REDACTED]
North Vancouver, BC
Canada [REDACTED]

June 13/2018

Your Worship & Members of Council,

Re: Public Hearing on 6 Storey Mixed-Use Building proposed for 229 Seymour River Place and 2015 Old Dollarton Road (Bylaw 8209)

With all due respect I urge council to reject this bylaw until such time as the existing nearby Chlorine plant ceases its production of liquid chlorine. The underlying rationale for this request is to not only prevent the possible injury and death of some of our current and future residents due to the accidental or deliberate release of chlorine, but also to prevent an event of such magnitude, no matter how remote, that the District of North Vancouver could once again need to declare bankruptcy.

To the best of my knowledge there is no insurance policy to cover such a tragic event. I will not repeat all that I have said about this subject in the past, so I will try again to express my rationale in simple terms.

Figure 1 below shows a contour map of the area in the vicinity of the chlorine plant and the proposed 6 Storey Mixed-Use building.

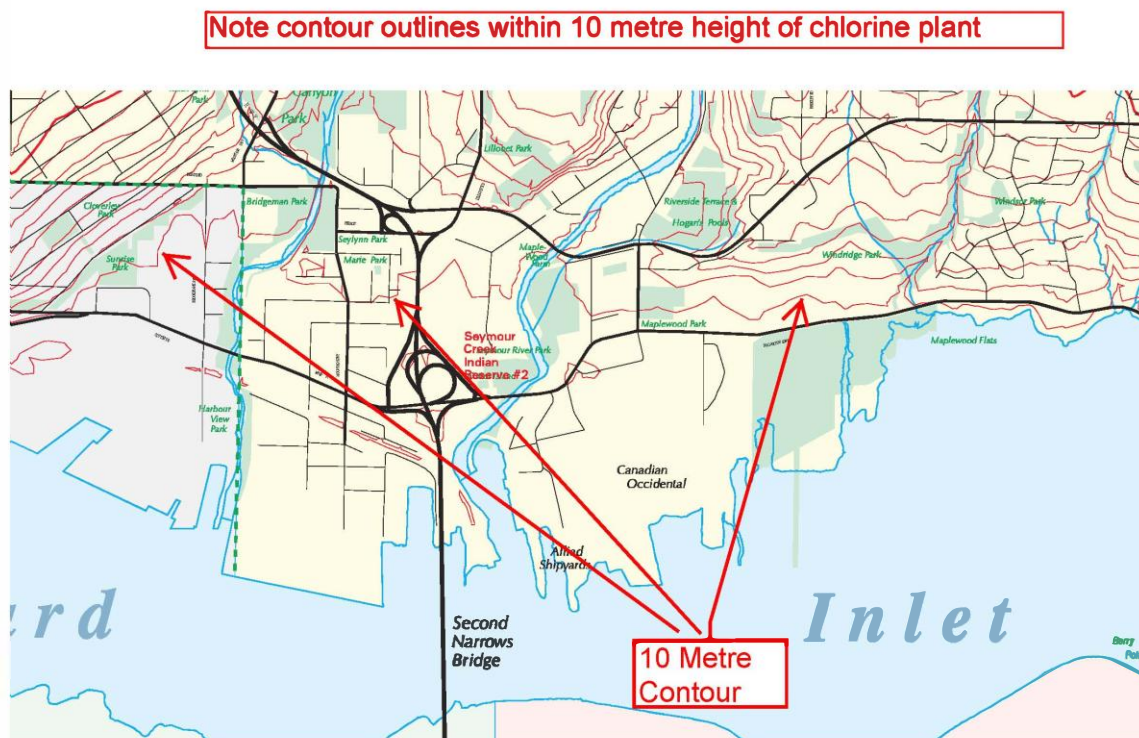


Figure 1.

We see that the proposed development lies at an elevation of only about 10-20metres above that of the chlorine plant. A 2003 aerial map (figure 2 below) might aid in identifying the landscape that are within those elevation contours.

DISTRICT OF NORTH VANCOUVER 2003 AERIAL IMAGERY

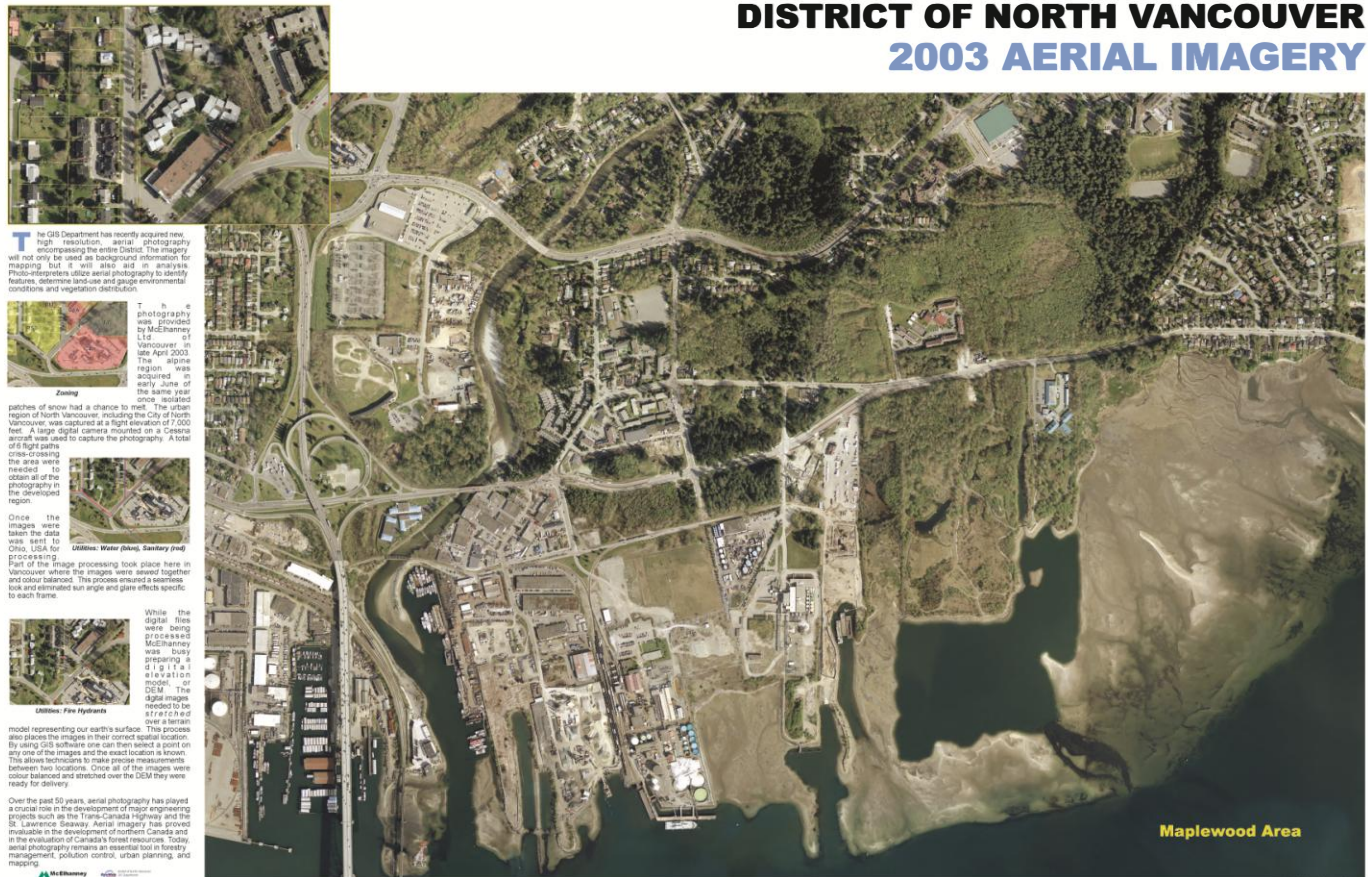


Figure 2

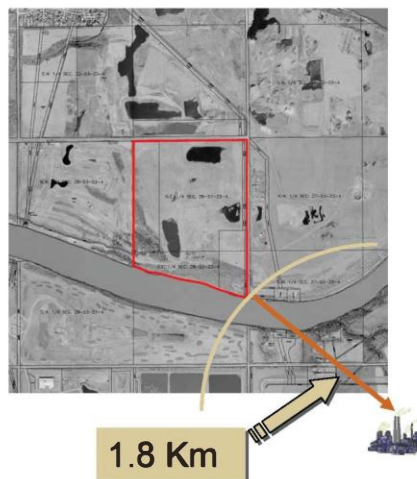
City of Edmonton

A camp for underprivileged children almost run year round. At most 1,000 people there at one time.

One approach used for a risk assessment for the City was to determine the maximum amount of hazardous chemicals could be located in a heavy industry zone to the south. The table below shows some of the quantities.

Not a lot.

Hazard Distance to the IDLH Concentration	H ₂ S Kg	SO ₂ Kg	Cl ₂ Kg
1 Km	979	1,748	203
2 Km	3,915	6,991	811
3 Km	8,808	15,729	1,825
Resulting Probability (high end) = 4.15 X 10 ⁻⁵			



I now include Figure 3 (from the CSCHe 2007 report by McCutcheon) which illustrated the magnitude of the potential problem.

We see that only about 811 Kg of released chlorine is required to be problematic (result in IDLH concentrations) for a children's camp near the City of Edmonton.

Figure 3

We have 60 Tons (60,000 Kg) that could potentially be released by our existing chlorine plant. Even 2% of 60 Tons could be fatal as far as 2 Km from the plant. All the sophisticated studies that have been done for the DNV cannot make this go away. Finally, relevant things, like climate change, have never been folded into the sophisticated simulations done in the past. I thus urge council to err on the side of caution, and the side of our residents, by rejecting Bylaw 8209 until such time as the chlorine plant ceases to produce chlorine.

Yours truly,

Corrie Kost

[REDACTED]

North Vancouver, [REDACTED]

From: Nina Parente
To: [DNV Input](#)
Subject: 229 Seymour River Place Support
Date: June 14, 2018 9:30:41 AM
Attachments: [img-614092329-0001.pdf](#)

To: Whom it May Concern

In October of 2016 I had the pleasure of assisting in the sponsorship of a refugee family from Syria. The family's primary sponsors are my dear friends Eileen and Mehul Patel and when they came to me looking for assistance with getting the family settled I leapt at the chance to help.

When the family was approved to come to Vancouver, they were still in a refugee camp in Turkey. We knew that they would be coming but were not sure when. It was now time to secure a residence.

As a resident of [REDACTED] for 5 years I had already seen a few of my neighbours move out in anticipation of the building's demolition. I called Ben Wong and asked if the family could move into one of the empty suites. Ben Wong, on behalf of Maplewood Investments, responded that not only could the family move in right away, they would not be charged rent.

All of us who are involved in the sponsorship of this family have been overwhelmed by the kindness and generosity to allow this family to live in a well-managed building in a safe neighbourhood.

I am sure that this family will be able to thrive here in Canada, given the warmth and kindness they have been shown consistently since their arrival.

Sincerely,

Allison Warren

Resident of [REDACTED] North Vancouver, BC

[Home](#) » [Deep Cove Crier](#)

Friends help avert housing crisis for Syrian family

Maria Spitale-Leisk / North Shore News

NOVEMBER 7, 2016 12:53 PM



Eileen Patel (at left), Jasmine Allen and Maegan Warren, seen here inside Warren's apartment at Maplewood Plaza, were instrumental in setting up a Syrian refugee family with a free and furnished suite inside the building. photo Mike Wakefield, Deep Cove Crier

It was serendipitous timing, they all agree.

One couple's life took on new meaning after their son was born. How could they help a refugee family in need provide a safe and fulfilling life for their children?

Meanwhile, two sisters living at Maplewood Plaza took notice of some neighbours slowly starting to move out.

A sign was already planted in the ground out front: the property was going to be redeveloped soon. By spring the residents would have to leave.

At the same time, a shell-shocked Syrian refugee family was waiting in limbo at a refugee camp in Turkey for a saviour – or a dozen of them in this case.

Maplewood Plaza's property managers, meanwhile, considered donating the vacant, still livable units to Syrian refugee families, but don't have a 'vehicle.'

Eileen Patel and her husband Mehul started the charitable chain reaction in March.

"After we had our son, we started paying more attention to stories of people leaving their homes and not being able to keep their kids safe," says Eileen, who grew up in the Seymour area. "It really started having an impact on us."

When Eileen approached those in her inner circle – to ask if anyone would be interested in helping sponsor a Syrian family – the intention was already at the forefront of their minds. The response was overwhelmingly positive.

But it was going to take more than just words of support. Eileen needed a strong financial backing to help one Syrian family live comfortably and get settled for the first year in the face of "the incredible cost of living in Vancouver."

Eileen, a lawyer, turned to a colleague at her firm, Greg Allen and his wife Jasmine, who were keen on helping out with her cause.

The couple, who experienced personal loss this year, channeled that grief into this humanitarian project.

"We wanted something positive," says Jasmine.

The Patels and the Allens, along with a few other required legal sponsors, went the "blended visa referral" route – where the Canadian government has already vetted and identified refugees for resettlement and provides six months of income support – as opposed to a pure private sponsorship.

Eileen and Jasmine quickly learned just how much demand there is among bighearted Canadians like themselves looking to sponsor a family.

As refugees receive clearance to come to Canada, potential sponsors from coast to coast are instructed to check their email at a specific time.

"Everyone sits at their email at 10 o'clock on a Wednesday morning and they open up the email and the spreadsheet - and just choose," explains Eileen, who likens the experience to buying coveted concert tickets.

The friends feverishly wrote down corresponding reference numbers for refugee families they ostensibly figured would be a good match.

"You send a responding email without even a 'hi,' just 'here's the list,'" says Eileen.

Success. The group gets a match on their first try, which is uncommon. All they are told is that it's a young family of four: a father, 35, mother, 23, daughter, 3, and son, 2.

This was July. The sponsors are then given a four to sixteen-week window for when their Syrian family will show up.

This presents a housing predicament for the sponsors: do they secure a rental place a few months ahead of the family's arrival and just eat those costs or hedge their bets in the hopes something suitable becomes available at the drop of a hat?

Another hindrance is that a lot of subsidized housing isn't available to privately sponsored refugee families, explains Eileen.

A fortuitous conversation between Eileen and her childhood friends Maegan and Allison Warren brought hope.

Aware of the fact their landlord at Maplewood Plaza was not re-renting the vacant units, the twin sisters figured there's no harm in asking. They broached the subject with Ben Wong, the plaza's longtime property manager.

"I called him and the next thing I know he's knocking at my door," recalls Maegan. "He was like, 'I really want to help you.' It seemed like the timing was too perfect, really. All the puzzle pieces fell into place on this."

In a building slated to be demolished in mere months, Wong went above and beyond to fix up a suite for the Syrian family to stay in for free, says Maegan.

Wong repaired the walls, swapped out the stove for a better one from another unit, cleaned the carpets and gave the place a fresh coat of paint.

Maegan, Eileen and Jasmine were chomping at the bit to get inside and decorate, but Wong wanted to ensure the apartment was perfect.

With eleven days' notice of the family's arrival, the friends got to work sourcing furniture and kitchen supplies to make the two-storey apartment feel welcoming.

The suite has a kitchen and living area upstairs and sleeping quarters downstairs. The ladies worked their magic, transforming one big bedroom into separate spaces for the kids and parents.

Teddy bears were placed on the beds.

All the drawers were filled with clothes, the closets with winter coats, boots and shoes in all different sizes for the family.

Upstairs, the fridge was stocked with food. Eileen and Mehul went to a Palestinian grocery store and bought some staple items including a special spice called za'atar, so the family could start cooking right away.

Oct. 12 was no ordinary Wednesday. The sponsors waited with great anticipation for hours while the Syrian family was held up at Customs and Immigration at the Vancouver airport.

The moment the family stepped into the arrivals area, finally free, the dad wanted to right away reach his sister, who had made it to Vancouver in February.

At the same time, the family didn't know what to make of their welcoming party.

"They weren't sure why we were there. And they are still trying to figure out exactly what our role is," says Eileen, explaining that it's a difficult concept for the family, who fled war-torn Aleppo, to understand and something they haven't experienced for a while - the unconditional support of fellow mankind.

When the family walked through the front door of their first Canadian home, at Maplewood Plaza, they cried.

"They were expecting an empty apartment and so when they came in they were shocked," says Jasmine. "The mom, when she saw the little girl's bed and the crib, she started to cry."

A family of few words, they compensate by waving and smiling as they pass Maegan in the hallway and making homemade traditional cookies for their new Canadian friends.

At home in Aleppo, the dad's family ran a fairly sizable confectionery business.

"He makes sweets and cookies and is hoping to connect with the Persian restaurants in North Van, so it's good that he lives here," says Eileen. "It was a really good landing spot."

Maplewood Plaza is situated in a central area, near the highway and a transit hub, making it easy for the sponsors to get to.

Eileen has been helping the family become acquainted with the transit system, by riding the bus with them to a health clinic on Esplanade Avenue where the kids were immunized and also to Ron Andrews recreation centre.

Before this rare housing opportunity arose, Don Liu had been working with the District of North Vancouver, on behalf of Maplewood Plaza's owners, to offer the empty suites to people in need of temporary affordable accommodation.

"And there was one person in particular that we were going to give the space to, as long as he paid for the utilities, but he made the long-term decision to move into a more expensive (and permanent) place," explains Liu.

A few more leads came along that didn't pan out – until Maegan and Allison made their pitch.

"And it's the one that made a lot of sense," says Liu. "We had considered helping a Syrian refugee family, but didn't have a vehicle. And it just so happened there were these two women that lived at our place. It was excellent timing."

The application for the Maplewood redevelopment project – a mix of apartments and townhomes with rental and strata, as well as affordable units – is still at the drawing board, but Liu is anticipating it will be approved by early next year, as the area undergoes a revamp and becomes the Maplewood Village Centre.

Eileen knows having the Syrian family at Maplewood Plaza is not a permanent solution, but she said it gives them a chance to get their footing and find out where they want to settle.

When asked if the Maplewood Plaza arrangement is beneficial for the refugee family, Alison Dudley, co-ordinator with the North Shore Immigrant Inclusion Partnership, said it depends.

"If the family is privately sponsored by sponsors who live relatively close by and there are good social services, schools, etc. in the area that the family can access and there's even the possibility that the refugees may eventually be able to stay in roughly the same neighbourhood/school catchment area in the future, I can see how an offer of free temporary accommodation might be very welcome to both the refugee families and their sponsor groups," said Dudley in an email.

North Vancouver-based and award-winning urban planner Carla Guerrero, who led the BlueShore Financial head office project on Lonsdale Avenue, said there's currently a "big movement afoot" where leaders in the real estate industry are becoming more socially and environmentally conscious with the decisions that they make and the contributions to the community.

"And I think what we are seeing here with these refugees is the perfect local example of that," said Guerrero.

Through this sponsorship process, Eileen has learned she can count on the generosity of others.

"You just need to put the word out there and people come out of the woodwork," she says.

Maegan, sitting with Eileen and Jasmine inside the Belmondo Café next door to Maplewood Plaza in late October, nods her head in agreement.

"There's no harm in asking," she adds. "We didn't have any expectations. We just asked if we could have the apartment and the answer was a resounding 'yes.'"

Maegan hopes her positive experience at Maplewood Plaza encourages other property owners to see what they can do to help with the housing crisis.

"It could be a blessing for someone," she says.

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From: Nina Parente
To: [DNV Input](#)
Subject: 229 Seymour River Place Support
Date: June 14, 2018 9:44:18 AM
Attachments: [img-614093730-0001.pdf](#)

To whom it may concern,

Re: Maplewood Limited Partnership

229 Seymour River Place

I am one of several private sponsors of a Syrian family who came to Canada as refugees in October of last year. I write to express our gratitude, and that of our sponsored family, for the generosity of Maplewood Limited Partnership, the owners of the property at 2015 Old Dollarton Road.

We learned in July 2016 that our sponsor group had been matched with a young Syrian family: a father, mother and two toddlers, living in Turkey. We were informed that the family could arrive at any time, and to be prepared to receive them at short notice.

As you will know from news coverage, Canadians' response to the refugee crisis in Syria has been immense. However, many refugees arriving in Canada have had difficulty in finding safe and affordable housing. In the Vancouver area, this problem is especially acute. It was our obligation as sponsors to have suitable housing ready for our refugee family on arrival. The problem of the shortage of affordable housing in Vancouver was exacerbated by the fact that we did not know when the family would arrive. We did not want to spend the funds we had worked so hard to raise to support our family as they settled in Canada on an apartment that might sit empty for months while we waited for their arrival.

It was in this context that Maplewood LP, through its representative Ben Wong, came forward and offered to our refugee family the use, free of charge, of an unoccupied apartment at its Old Dollarton Road building while we found long-term housing. Ben and Maplewood LP made the offer quietly and without fanfare. Their generosity did not end with the simple offer of housing: the apartment was painted and cleaned in the days before our family arrived, and Maplewood LP has continued to offer the family the same level of care as any other occupant in the building.

The sponsored family, a mother, father, and their two toddlers, arrived in Vancouver in October, not knowing anything of who we, their sponsors, were, or of where we were taking them. Driving home from the airport, they asked our translator where they could get an apartment, and if they were going to a hotel. When they arrived at a safe, warm, fully furnished apartment and were told that this was their home to have to themselves while they got on their feet, they were in tears.

We would have found our family appropriate housing eventually. Having a home to offer them immediately upon arrival allowed both the family and we as sponsors to focus on settling them in other ways: enrolling the parents in English classes and the children in preschool, connecting them with resettled family members, and helping them to the many challenges of their new Canadian lives. Leaving their country, their family and their home has been a trauma. Being able to offer a safe place to call home, even temporarily, while they cope with this trauma one step at a time, has been a gift beyond quantification.

For these reasons, we are profoundly grateful to Maplewood LP, and stand credit for its role as a compassionate, engaged member of our community.

Sincerely,

Eileen Patel

From: Brian Bradley
To: [DNV Input](#)
Subject: Cedar Reach - 229 Seymour River Place
Date: June 18, 2018 7:41:53 AM
Attachments: [image001.png](#)
[Cedar Reach - 229 Seymour River Place Proposal Support - EMAIL.docx](#)

To Whom it May Concern

Please see the attached letter in support of the Cedar Reach project located at 229 Seymour River Place.

Kind Regards,

Brian Bradley

General Manager

Stong's Markets LP

C: 604-928-9847

Email: brian.bradley@stongs.com



June 15, 2018

Subject: Cedar Reach - 229 Seymour River Place, Maplewood Town Centre.

My name is Brian Bradley, and I am General Manager for Stong's Market located at 2150 Dollarton Hwy, here in North Vancouver.

I would like to express my support for the Cedar Reach Proposal to the area of Maple Town Centre.

With no hesitation, I see this Cedar Reach as being nothing less than a positive addition to our North Shore community. The additional housing opportunities accommodates not only our diverse sized families, but it also offers affordability to renters in the area have been well thought out. The variety of travel and transportation modes are very impressive offering them an immediate connection to the rest of the North Shore. The proposed walk ways, cycle paths, and improvements to accessible transit that would connect us to as far as Dundarave and other major North Shore junctions are nothing less than encouraging.

I am impressed with what the management team of MLP has created. They have shown thought for the community as well as integrity with working with the District to ensure their vision for the Maple Town Centers area has been included.

As a person who works in this area, I would welcome this project with open arms.

Should you wish to discuss this project further, please feel free to call me at (604) 928-9847.

Regards,

Brian Bradley

General Manager

Stong's Markets LP

From: Jodie Gruber
To: [DNV Input](#)
Subject: Seymour River Place Public Hearing – June 19 – Support
Date: June 18, 2018 12:19:30 PM

Mayor Walton and Council,

I was born and raised in the District of North Vancouver. I have been working as a nurse serving this district community for 25 years. I am now raising my two young children here as well. We are long time renters but are hoping one day to be able to buy our own home. Condo living is not ideal for a growing family but the likelihood of affording a single family house is slim. I'm in support of the project being proposed at [229 Seymour River Place](#) as the townhomes, live/work units and condos provide a variety of housing options that meet the long term needs of families wanting to live and work on the North Shore.

I also understand and appreciate that the developer will be replacing and adding additional non-rental housing units. This is a big reason why I am supporting that this proposal go forward.

Thanks for your time.

Jodie Parente

Sent from my iPad

From: Lisa McDonald
To: [DNV Input](#)
Subject: Cedar Reach - 229 Seymour River Place
Date: June 18, 2018 12:26:30 PM

Good Day,

I understand that there will be a public meeting about the new development Cedar Reach.

I hope the city rules in favour of this new project as it will not only add improvements for the community as a whole but will increase the number of rentals available in the area as well as provide some mid range priced housing. This area is changing and I think they have put together a good plan.

--

Lisa McDonald,



From: Chris Brown Personal
To: [DNV Input](#)
Subject: Seymour River Place Public Hearing – June 19 – Support
Date: June 18, 2018 1:13:01 PM

Hello,

I am writing in support of the project proposed for 229 Seymour River Place at Maplewood Town Centre.

The project aligns with the Districts vision for the new Maplewood Town Centre and provides much needed housing options within a complete community. The idea of a village with retail available is great as well as the proximity to bussing to downtown which would alleviate some traffic congestion.

I am also very supportive of the public realm improvements and contributions to green space, new sidewalks, traffic calming measures and public plaza that this proposal includes.

I urge Mayor and Council to vote in support to move this project forward.

Best,
Chris

Chris Brown


From: Mike Reed
To: [DNV Input](#)
Subject: Seymour River Place Public Hearing - June 19 - Support
Date: June 18, 2018 9:00:32 PM
Attachments: [Scanbot Jun 18, 2018 8.29 PM.pdf](#)
[ATT00001.htm](#)

As attached

Regards,
Mike Reed

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

Michael Reed
[REDACTED]
[REDACTED]
[REDACTED]

June 18, 2018

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

Dear Mayor and Council:

Re: Cedar Reach, 229 Seymour River Place, Maplewood Town Centre, North Vancouver

I am writing to express my support for the proposed Cedar Reach development at 229 Seymour River Place.

I have lived in both North and West Vancouver for more than 20 years. My wife and children and I love our North Shore lifestyle – the abundant hiking, beaches and oceanside walks, lively communities, highly rated schools and short commute to downtown. Our desire is to stay here as long as possible after retirement and to have our children, once they move out of our family home, live nearby.

The current opportunities for us – both for downsizing and for our children to find an affordable home to live in – are few and far between. We see the Cedar Reach development offering the ideal opportunity to achieve both. We especially like the quick access to downtown and Hwy #1 East for work commuting via Second Narrows Bridge, the proximity to public transit and the nearby trails and ski hills. The up and coming Maplewood community with shopping, restaurants and services within walking distance also greatly appeal to us.

We are hopeful that the increase in supply of developments such as Cedar Reach will help us achieve our future goals in the community we feel passionate about living in.

Sincerely,
[REDACTED]

From: Maureen Elliott
To: [DNV Input](#)
Subject: Seymour River Public Hearng- June 19,2018
Date: June 18, 2018 10:39:08 PM

To Whom it may Concern,

I am writing to express my support for the project at [229 Seymour River Place](#).

I grew up in North Vancouver in the Edgemont village area and purchased a home there in 2000. Unfortunately the home was sold when my marriage ended in 2012 and my situation changed. Since then, I have rented in order to stay in the area where my child goes to school as I can no longer afford to buy in the area. But renting poses a variety of problems including extremely high rental rates and also the uncertainty that the owners might sell my current rental forcing me to uproot my daughter again.

I have been to the Districts website and have reviewed the Official Community Plan for Maplewood Town Centre and am excited and delighted with the vision. I love the idea of the Complete Community and the variety of housing types to allow many different options for many different walks of life. I am also impressed with the plan and to include shops and services, green space, rental units, public plaza, street furniture and landscaping to make any and all living and working in the area feel part of a thriving community.

I can really envision this being a wonderful place for my daughter and I to live so I certainly hope that this project is voted to move forward,

Sincerely,

Maureen Elliott



North Vancouver, B.C.

From: ann hansson
To: [DNV Input](#)
Subject: Public Hearing re. Bylaw 8209 - proposed amendment to the Zoning Bylaw
Date: June 19, 2018 11:12:12 AM

Dear District of North Vancouver,

We are in support of this rezoning application. We think increased density and supply are needed in this neighborhood to help solve the housing affordability issue on the North Shore.

Thank you.

M. Ann Hansson and Alex MacDonald

[REDACTED]

[REDACTED]

From: Sheila Colman
To: [DNV Input](#)
Subject: Seymour River Place Public Hearing - June 19 - Support
Date: June 19, 2018 11:34:32 AM

To Whom It May Concern,

I am a resident of the DNV and wanted to express my support for the development proposal at 229 Seymour River Place and Old Dollarton. The North Shore badly needs new housing options for families who have grown up here and want to keep living in their community. This proposal provides a wide variety of options for families, that isn't readily available now, with condos, townhomes, live/work homes fit different budgets and needs.

There are a lot of benefits to this well-planned proposal including:

- Transit focussed: After achieving Maplewood Town Centre buildout, I understand that a B-Line is expected that will link Maplewood across the North Shore and to Dundarave.
- Infrastructure improvements: This proposal envisions new pedestrian walkways, cycle paths, civic improvements, enhanced green space and public plaza and art. This new infrastructure will help encourage more active modes of transportation and create better pedestrian connections.
- Rental Housing: This proposal agrees to replace the existing 28 rental housing units and provide an additional 10 units. (Over and above the Contributions to the district and public space).
- Aligns with the District Policy: I appreciate the time that was taken to develop the OCP for the Maplewood Town Centre including the Maplewood Implementation Plan. I believe this project supports and enhances the Districts vision for the Town Centre. Cedar Reach will help define the vibrant, pedestrian-oriented neighbourhood, with local-serving businesses, jobs, a community and a mix of housing options for residents at every stage of their life.

Thank you for your consideration,
Sheila Colman

 DNV

From: [Louise Simkin](#)
To: [Mayor and Council - DNV](#)
Cc: [DNV Input](#)
Subject: FW: Old dollarton six storey mixed use
Date: June 20, 2018 8:12:14 AM
Attachments: [IMG_0444.MOV](#)
[ATT00001.txt](#)

The below noted and attached are forwarded for your information.

Louise Simkin
Administrative, Information & Privacy Coordinator
604-990-2413

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

From: Shannon Dale
Sent: June 20, 2018 8:10 AM
To: Louise Simkin <louise_simkin@dnv.org>
Cc: Cheryl Archer <archerc@dnv.org>
Subject: FW: Old dollarton six storey mixed use

This was submitted to me before the closing of last night's Public Hearing.

Shannon Dale
Confidential Council Clerk
District of North Vancouver
Email: dales@dnv.org
Direct: 604-990-2213

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

From: Jessica Sloan [REDACTED]
Sent: June 19, 2018 7:14 PM
To: Shannon Dale <dales@dnv.org>
Subject: Old dollarton six storey mixed use

Hello,

I would like to write to urge council to deny the motion to allow a six storey structure in the Dollarton area. As a resident that has lived in the area for 18 years, I can say that one thing I appreciate so much about the area is the quaint, green feel that it has. I cannot express enough how much I, for one, appreciate looking out to tree tops, sky, and horizon and I know the health benefits of this. I also appreciate the direct sunlight currently available. Living in another building's shadow does not appeal.

There are obvious problems with the change in density to the area, especially with the proposed 900 unit development on the Green belt across the Maplewood flats in addition, but I certainly, and selfishly, do not want to see the green and blue skies currently visible developed into even a six storey building and certainly not 12, where views would become balconies, big screen tv's through windows, and neighbours looking down. I do not believe I need to mention traffic issues, but certainly noise and light pollution are of concern as well.

Additionally, this location is a migration path nightly for a flock of ducks. Three hundred and sixty five days per year they fly southeast over our balcony and the current three storey structure at the location (please see the video attached).

I believe that development could improve aspects of the area, but concerns about increased noise and light pollution, and disruption to old growth and migration paths of wildlife should not be overlooked. We certainly hope that

building heights remain limited to their current height and below six storeys.

Thank you for your consideration.

Sincerely,
Jessica Sloan and Adam Brown

Screen
capture
from video
attached to
email

