



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

September 26, 2017
File: 08.3060.20/042.17

AUTHOR: Kevin Zhang, Development Planner

SUBJECT: FACILITATED PUBLIC INFORMATION MEETING - 43 UNIT TOWNHOUSE PROJECT AT 2049 HERITAGE PARK LANE

RECOMMENDATION:

It is recommended that this report be received for information.

SUMMARY:

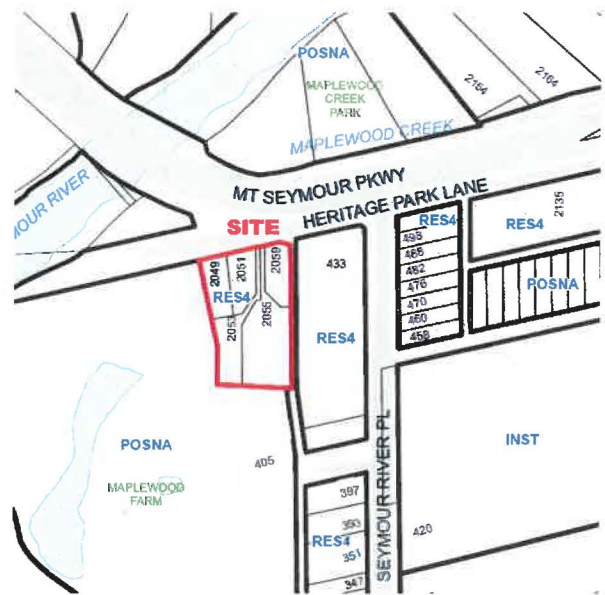
Anthem Maplewoods West Ltd. has submitted a detailed development application for a townhouse proposal located at 2049 Heritage Park Lane.

The developer is holding a facilitated Public Information Meeting for the proposal which consists of 43 townhouse units with a Floor Space Ratio of 1.2. All underground parking will be accessed from Heritage Park Lane.

A summary of the facilitated Public Information Meeting, supplied by the meeting facilitator, will be provided to Council within a forthcoming "first reading consideration" staff report.

PUBLIC INFORMATION MEETING DETAILS:

Date: Wednesday, October 11, 2017
Time: 6:00 p.m. - 8:00 p.m.
Location: Kenneth Gordon Maplewood School Gym (420 Seymour River Place)



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BACKGROUND:

The development site is comprised of five single-family lots and is approximately 4300 m² (46,280 sq ft) in area. The development proposal includes 43 townhouse units, with an FSR of 1.2, within 3 separate buildings with a central landscaped courtyard (see site plan). The configuration is proposed to be 3-storey units stacked on top of 1-storey units.

The development includes ground-oriented townhouses with a mixture of 2 and 3 bedroom units. A total of 70 underground parking stalls are proposed with 6 stalls allotted for visitors. The secured underground parking area will be accessed from Heritage Park Lane via a bridge over Maplewood Creek, which will be constructed by the developer. The proposal is surrounded by an existing new townhouse project to the east, and Maplewood Farm to the south and west.

As part of this proposal, the applicant will be responsible for the rehabilitation of Maplewood Creek on their frontage and the realignment and rehabilitation of the creek in Maplewood Farm. Both environmental initiatives are proceeding with the support and collaboration of District Environmental and Parks departments.

The site is designated Residential Level 4: Transitional Multifamily which allows for a mix of townhouses and apartment developments up to approximately 1.2 FSR. The development will require Rezoning and Development Permit approval from District Council.

The following rendering depicts the north face of the proposal from Heritage Park Lane, across Maplewood Creek.



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PUBLIC NOTIFICATION:

1. In accordance with District policy, a Notification Flyer for the Public Information Meeting has been sent to owners and occupants within 100 metres (328 ft) (Attachment 1);
2. A notification sign will be erected onsite, facing Heritage Park Lane; and
3. A newspaper advertisement will be placed in two editions of the North Shore News.

Respectfully submitted,

Kevin Zhang,
Development Planner

Attachments:

- 1 - 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 _____	

Notice of a Public Information Meeting in Your Neighbourhood

Anthem Properties is hosting a Public Information Meeting to present a development proposal for 43 units in a stacked townhome form at 2049-2059 Heritage Park Lane.

This information package is being distributed to owners and occupants within 100 metres of the proposed development site in accordance with the District of North Vancouver policy.

Meeting Time and Location:

Wednesday, October 11, 2017

6:00-7:30pm

Kenneth Gordon Maplewood School Gym

420 Seymour River Place



Meeting Agenda:

Doors Open: 6:00pm

Open House: 6:00-6:30pm

Presentation and Q+A 6:30-7:30pm

For Further Information Please Contact:

Emily Howard

604-235-3182

Kevin Zhang

604-990-2321

Anthem Properties

District of North Vancouver,
Planning Department

The Proposal:

Anthem Properties is proposing to construct a 43-unit development in a stacked townhome form at 2049-2059 Heritage Park Lane.

The proposal is for 14 two-bedroom and 29 three-bedroom family-oriented units.

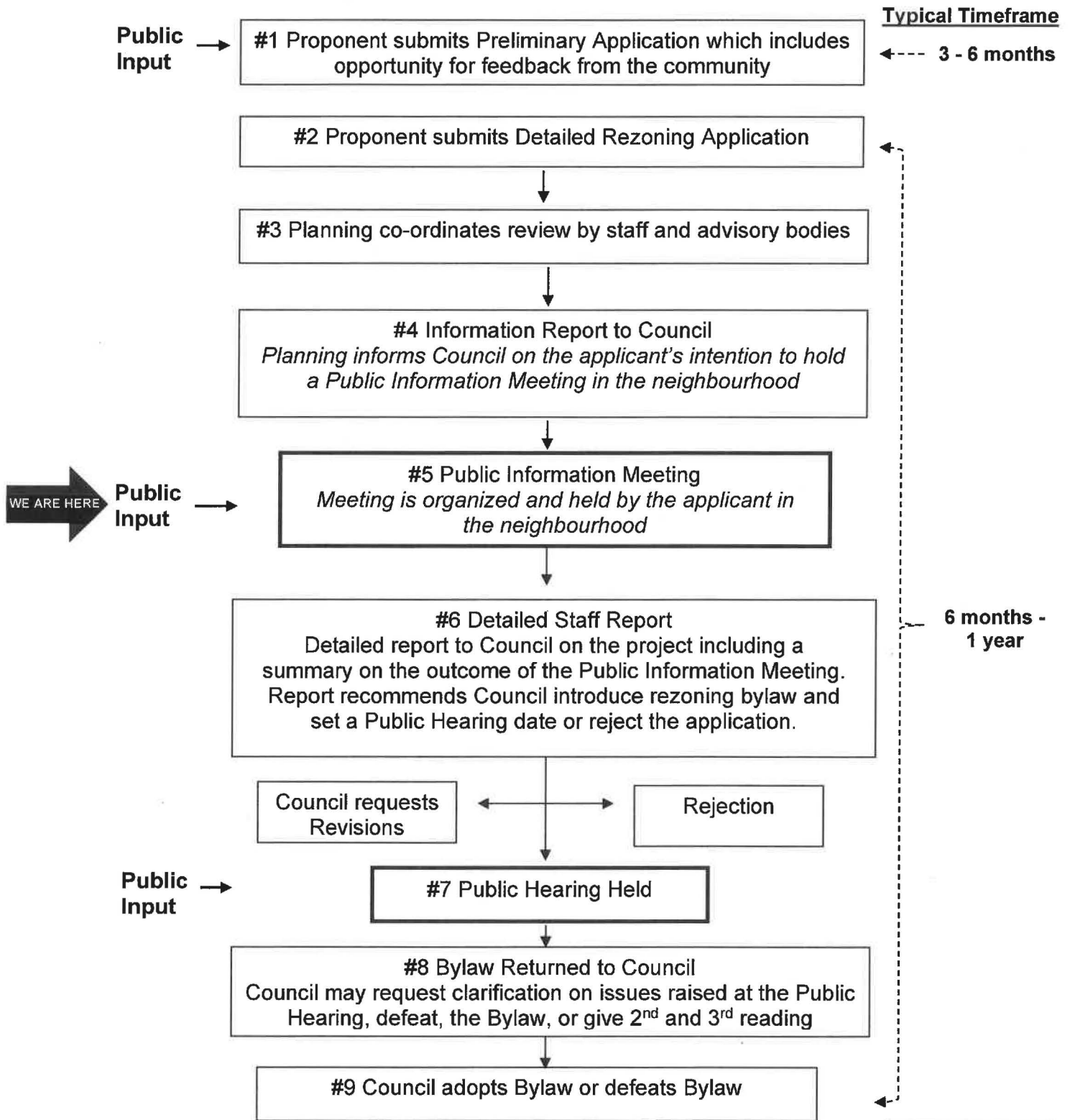
The site will be accessed from a driveway off Heritage Park Lane. Parking will be located in a single-level underground parkade that provides 64 residential parking spaces and 6 visitor parking spaces.

The proposal will include the realignment and restoration of Maplewood Creek, which runs through the development site and the adjacent Maplewood Farm. The proposed aquatic habitat will be designed to support and improve the spawning and rearing of local salmon. In addition, the proposal includes an enhancement of the pedestrian path in Maplewood Farm as well as a community amenity contribution provided by Anthem to the District of North Vancouver.



Project Rendering: 2049-2059 Heritage Park Lane

PROCESS FOR APPLICATIONS REQUIRING REZONING THE DISTRICT OF NORTH VANCOUVER



Should you wish to contact District Council, they can be reached at:
council@dnv.org

*Time requirements can vary due to the specifics of individual projects.

ROCKANDEL&ASSOCIATES

*Building Success Through Process Facilitation,
Community & Organizational Engagement
Partnership Planning*

**PUBLIC INFORMATION
MEETING SUMMARY REPORT**

To: Kevin Zhang, Development Planner, District of North Vancouver
T: 604.990.2321 E: zhangk@dnv.org
Emily Howard, Anthem Properties
T: 604.235.3182 E: ehoward@AnthemProperties.com
From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
T: 1.604.898.4614 E: cat@growpartnerships.com
Re: Public Information Meeting Summary for 2049 – 2059 Heritage Park Lane
Date: October 11, 2017

Event Date: October 11, 2017
Time: 6:00 PM – 7:30 PM
Location: Kenneth Gordon Maplewood School Gym, 420 Seymour River Place
Attendees: Twenty-three (23) citizens attended
Comment Forms: Provided to Kevin Zhang District of North Vancouver Planning

Notification

Flyer Invitation

114 invitation letters were delivered by Canada Post to homes to a minimum of 100 metres of the site. The notification flyer also included the one page District of North Vancouver Process for Applications Requiring Rezoning.

In addition a copy of the notice was emailed to Stuart Porter, Maplewood Community Association to distribute to members.

Site Signs

There was one (1) site sign erected on Heritage Park Lane on September 25 , notifying the community of the meeting.

Newspaper Advertisement

Advertisements were placed in the North Shore News, on October 4 and 6, 2017

Attendees: A total of twenty-three (23) citizens were in attendance. In addition, the following project team members and District of North Vancouver staff were in attendance.

District of North Vancouver

Kevin Zhang, Development Planner

Project Team

Property Owner: Anthem Properties
Steve Forrest, VP Development
Simon Taylor, Director Development
Melissa Howey, Development Manager
Brennan Finley, Development Coordinator
Emily Howard, Community Relations Manager

Architect:

Gregory Wilson, EKISTICS Architecture
Mark Blackwood, EKISTICS Architecture
Roxana Abdollahi, Intern Architect, EKISTICS Architecture

Landscape Architects:

Daryl Tyacke, ETA
Jennifer Liu, ETA
Barry Warren, Keystone Environmental

Transportation Planning:

Nicole He, Transportation Analyst, Bunt & Associates

Facilitator

Catherine Rockandel, Rockandel & Associates

Anthem Properties is proposing to construct a 43-unit development in a stacked townhome form at 2049-2059 Heritage Park Lane. The proposal is for 14 two-bedroom and 29 three-bedroom family-oriented units. The site will be accessed from a driveway off Heritage Park Lane. Parking will be located in a single-level underground parkade that provides 64 residential parking spaces and 6 visitor parking spaces.

The proposal will include the realignment and restoration of Maplewood Creek, which runs through the development site and the adjacent Maplewood Farm. The proposed aquatic habitat will be designed to support and improve the spawning and rearing of local salmon. In addition, the proposal includes an enhancement of the pedestrian path in Maplewood Farm as well as a community amenity contribution provided by Anthem to the District of North Vancouver.

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

Q1 With a 1.2 FSR on this project and stacked townhouse form factor, I am wondering if the bottom piece of this design counts into that from a density perspective?

A1 The single level apartments, yes they would be counted as part of the FSR.

Q2 What is the typical size of the bottom unit and the top units?

A2 The bottom units are 940 square feet and the top units range anywhere between 1500 and 1550

Q3 How much is the site mapping in totality? How big is the site in totality?

A3 Approximately 44,000 square feet if you subtract the creek bank exclusions. There is about 160 square meeting metres that we have to exclude for FSR purposes.

Q4 There is no necessary slope or anything that is allowing you to get extra density over and above 1.2?

A4 No

Q5 I want to commend that set back but I wonder if there is going to be a shadow study as part of the submission? I think it would be interesting to understand the massing of that adjacent building

A5 Absolutely, it is part of the detailed development permit application we submitted in August.

Q6 I have a question about the fire lane access. Could you talk a little bit about the levels there in terms of the levels compared to existing Maplewood Place? I suppose I am wondering is it going to be on the same level as the courtyard and are there any opportunities for level access from Maplewood Place to that fire lane? At the moment, there obviously isn't any level access in that property and that could be a good offering for the neighbourhood

A6 I was involved with the other project as well, so you are talking from the mews area, the sidewalk in the center. Yes, I think that will be because that is popped on top of the parkade. The actual fire lane has to be done at the level of the access road. It should be lower than your mews areas, then substantially landscaped. Obviously you already have landscaping at your west property line. There will be additional landscaping on this projects east property line as well to buffer. We have looked extensively at the types of trees we put in there to create that extra height between those two projects.

Q7 You are saying that the fire lane is lower than the current mews?

A7 Yes, we don't have a section of it. The mews in your project is approximately from street grade, if I recall correctly is about 8 feet above the road.

Q8 So there isn't any parkade under the new access road laneway?

A8 No, not under the fire lane

Q9 I commend you on providing bicycle parking and some spots are for visitors as well on the premises. My question concerns movements of bicycle and pedestrians through the area. Right now Seymour River Boulevard, there is parking on both sides and it is typically a place near a school and parents all drive their kids to school these days. They are pretty anxious to get their kids so sometimes it is a dangerous place to be. That happens to be one of my routes to get over to the commercial area and I imagine anybody living there is going to want to get out of there. If you look at the connections out of there they are not very good. I see your fire lane access and this is a requirement. Is there any way for you to integrate a bike path through there for people on bikes to avoid the main road there at

Seymour Boulevard? It is not going to be a very pleasant place to cycle through there. In all the stuff that the District has put out about being a cycling and walkable area, we are just bringing in more cars. If you look at the plans right now, granted they are going to change in the future, the access to that area, if you are going to Second Narrows bridge from there or if you are going to the Parkway, it is a roundabout way to get there. It is all on Seymour River Place. I think that needs to be addressed and maybe something can be done with the fire lane to integrate it to some friendlier path.

- A9 We do have bicycle parking at surface to bike racks. One at the top of the fire access ramp and one at the very south end of the building. There would be visitor parking as well as secure bicycle storage underground. The fire access lane however stops at Maplewood Farm and actually I will let Kevin speak to this. We did have discussions early on with the District but Maplewood Farms have their own future intentions. Basically there was no accessibility permitted to the farm in the south. Whether it is pedestrian access, whether it is a fire lane, that is why everything is front loading off of Heritage Boulevard. I agree with your point about bicycle safety being very important.

We consulted with Kenneth Gordon School and developed a detailed traffic management plan for this project, based on our experience from the previous development. In that case we had flag people out all day during construction on the street but in particular, in front of the school. We had no truck traffic during peak periods of drop off or pick up. We managed that because it is chaos at pick up time.

- Q10** There are properties up on Lytton that Anthem is developing. It seems like there is a lot of development that is just kind of popping up and I am wondering if there is a plan in regards to my question there about the fire lane. There is other housing to the south of that, does Anthem have an interest in that property?

- A10 No. The farm is directly to the south of us and I think you are saying that the housing that runs parallel to Seymour River Place. We have no current interest in any of those properties that front onto the farm

(K. Zhang) A couple points regarding the fire lane access and to confirm what Steve was saying about Maplewood Farm. Maplewood Farm is not interested in opening up a secondary access and are currently using that piece of land for services relating to the farm. They stressed on multiple occasions that Maplewood Farm is a controlled environment for the safety of the kids and the animals. They only want one access. I do take your point that transportation, especially active transportation, is an important factor. The Maplewood Plan is ongoing and I am sure you are aware of that as well. I think later this month the Maplewood Plan will be made public for comments and feedback. I encourage you to comment on not just the active transportation part of that plan but also any other aspects.

- Q11** On Heritage Park lane is there going to be any street parking added to that area or is it just going to be the underground parking? On the actual lane itself, is there going to be street parking there? Are current residents going to notice an increase in parking traffic?

Anthem Properties - 2049 – 2059 Heritage Park Lane Rezoning
Public Information Meeting Summary, October 11, 2017

A11 We have an underground parking entrance, a pedestrian access bridge and the fire lane. In the area that is available we have worked with the District to create a bulge so there is public parking along the street in front of the project.

Q12 There was another slide that showed the distance from the fire park lane to Maplewood Place. Is the 52 feet going from the new structure to the property line or to the existing?

A12 It goes to the existing.

Q13 With respect to the bike parking, I live in the neighbourhood and personally have about 5 bicycles in my unit. Being a North Shore resident and this close to so much road biking and mountain biking, I would strongly encourage more biking spots in your development. Most of the people who you seem to be marketing to, will want them. I have a question with regards to the CAC funds that we understood are going to be part of this project. Does Anthem have any say in where the CAC funds are going to be spent or does the District have any plans on how they wish to spend them?

A13 (K. Zhang) The CACs follow our District of North Van CAC policy. For this project it is a cash contribution and that goes into a CAC fund and by the local Government Act has to be spent on amenities in the area. That could be either for public art or other services or contribution to other in kind amenities in the area. There are basically two kinds, one is in cash or larger projects for example a library or something like that. In this case it is cash and it goes into part of our CAC fund and then that gets distributed to various projects in the town centre village.

Q14 In respect to the construction schedule, forgive me if this is way too early to be asking these questions. I didn't live in the neighbourhood when the original Maplewood Place was built, so I am not sure how this has worked. Does Anthem have a plan for noise and traffic management during what is expected to be a relatively long construction period for this project?

A14 Anticipated construction period, we would put on the long end of the scale, 18 months. We are applying in the near future for demolition permits. Typically within the District you are waiting for public hearing and third reading to occur before you are actually permitted to demo the home. Currently we have 3 existing homes there and then this site would be fenced once again and sit idle until a building permit was issued. As far as traffic management plan, I touched on that before that is something we do a detailed plan. Basically that takes into account trade parking and supplier drop offs, so during the construction of the previous Maplewood Place construction we used part of the year parking within the farm itself and then part of the year we parked on the school site. The same as Loden Green did as well. That is convenient and takes traffic off the street and then what we do is police trades to minimize and fine them if they are parking on the street. In addition to that we try to manage the suppliers, as far as drop offs and particularly around the kids going to school during the mornings and pick up time. As part of the actual building permit process we have to prepare a traffic management plan that gets reviewed and approved by the District.

Q15 You mentioned earlier with the Heritage Park Lane, 2 hour parking is going to be for 2 cars. Is there any plan to change to limited parking along Seymour River Place?

A15 (K. Zhang) I am not aware of any plan currently that restricts parking on Seymour River Place. It may change because along with the Maplewood Plan itself, there is a kind of related transportation plan that goes along with it. They may make recommendations for changes to parking restrictions but not that I know of currently.

Q16 Can we eliminate parking on Seymour River Place? I ask this reflecting on Anthem's proposal on Lytton, which across from Ron Andrew's pool where it was mentioned that there would be no more parking on Lytton Street. My question is, can you create enough underground parking so that you can take the pressure off the streets? When Anthem had the Open House two years ago in this location, there was a big uproar over parking and basically Anthem said we are providing the parking. I think that quelled it. There is no getting away from providing more parking these days. It seems that everybody wants it but nobody wants the cars. It is a catch 22. I think if we are going to make Maplewood a walkable, cycling community then we can't have our streets filled with cars that are just parked there. I think if you have to have them, put them under ground would be my suggestion and my wish.

A16 For this 43-unit townhome development we are providing 70 parking spaces underground. If you divide it by the number of units, we are providing 1.5 parking stalls per unit and that is what we believe is more than enough for the parking demand at this neighbourhood. Also particularly because we did a data survey from ICBC and we found out that the average parking rate in this neighbourhood is about 1.2 but we are providing more than that. We believe that providing spaces underground would address your concern about taking the pressure from the on street parking.

In addition to that, I agree with you and we actually maximize our parking so if there was more parking we could provide underground we would. The site is maxed out. A lot of the jurisdictions, like the City of North Vancouver, actually limit the amount of parking you can put. Then we do the same in regards to bike storage, larger bike rooms, we know that we have to provide secured parking for the bikes, not the common bike rooms with the larger storage area. You are perfectly right in saying that. In this site in particular, we are limited to the 2 spots. The one thing I wanted to point out here that is unique to our project, that isn't on Maplewood Place, we do have visitor parking. But I think what you are getting at is that sometimes people don't use visitor parking and will park on the street. On our project we have put in an elevator, a lift, so it will be more accessible to park in the parkade and get up into the mews and go to the units. It won't be as convenient to try to park on the street.

Q17 If you are limited on adding more parking, why not trade some car parking for more bike parking? We are not that far from bus service and we have to get away from the car business and dependency on cars. I like what you have and not going into the old fashioned storage locker where the door slams on you and you have hundreds of bicycles

in there. I think that when I down size, I might be interested if you make it interesting for me so I can just hop on my bike and cycle out there.

A17 We don't just have a common bike room, we do individual lockers. Some of these lockers are actually the width of a parking stall and 4 feet wide. It is more than just that. We are always trying to go over and above in that every unit gets a bike locker/ storage locker. For the 43 units, there is bike parking for 86.

Q18 I want to talk more about the street parking. My understanding with the underground parking is that you are providing one space per unit with the option of buying additional spaces.

A18 No we have 1.5 stalls per unit

Q19 In Maplewood, when we bought our townhouse, it came with one spot with the option to buy other spots. Is that the same plan?

A19 It is a similar plan and yes they have an option to purchase a second stall.

C20 A lot of people had got their one parking space when they bought their unit and they didn't buy additional space because they had to pay for it therefore the parking on the street is jammed regularly. You are adding another complex to it and providing two street spots, which is not going to be enough for all the additional cars that are going to try parking in the area. Is there any way that the District can reconsider some of the parking on Heritage Park Lane to accommodate all of the extra people moving into the area?

C21 I just had the luxury of having the last 4 weeks off so I have actually just noticed all of the traffic along here. There are so many people from the school that park right outside here on the street. There are also parents picking up so it is not just the Maplewood residents with their second car that are parking on the street. There is the school and teachers and everything. Once all these spaces are full they park over there so when you have the construction trucks and stuff like that, where are these people going to park? It is a bit of a nightmare at the moment to even get a space outside my own front door. There are so many cars already without an additional new build.

Q22 There is really no additional parking being provided given the influx of residents that you are putting into the area. Does the District have any plan for that or it is just those 2 spaces in that little cut out there?

A22 (K. Zhang) For this project they can only provide what is on their road frontage. I think you are touching on a larger subject of transportation planning as a whole. Unfortunately I am not in the Transportation Planning Department but I know part of the response is to increase other transportation options like cycling and providing better infrastructure for that. I do recognize that there is still parking concerns. There is always a trade off, should you require every unit to have 2 parking stalls? That creates a huge parkade underground and we have to kind of draw a good balance between requiring too much parking or not providing enough. At the end of the day 1.5 is what our policy has arrived at based on what transportation consultants who have done studies in the area have provided us.

Some people go above and some people go less than that and that is a decision for Council. Sometimes it is also a behaviour issue as well. For example, our single family homes, we require 2 parking stalls on site and sometimes people don't use the second spot. Traffic and parking is definitely something we are working on as a District but unfortunately I don't have a specific answer relating to this development

Q23 Can we have resident's only parking in the last part of this street? There are people that park there from the school when they are working for the day and the parents and so on it is almost impossible to get into our parkade sometimes. My request is for resident's only parking on Seymour River Place

A23 (k. Zhang) There is not too much I can say on that. It is definitely a concern we are hearing from people but as you said other parents use it extra for other services in the area.

Q24 I wanted to follow up on what my wife said earlier that given that there is no current level access to the courtyard of Maplewood Place, would there be an opportunity to amend that fire access road so that that could be provided as it might be something nice for the residents of Maplewood Place. Maybe it could be sloped or something?

A24 Are you talking about actually integrating the fire lane with your project?

C25 Yes, to provide a level access, there is no elevator or kind of level access at Maplewood.

A25 You already have an approved strata plan on it. The fire lane will only be for the other project as it has to retain a fire lane. That is the ultimate purpose of it that it is for fire protection of the new residents that will live there. So no, it couldn't be incorporated but obviously there is visual aspect that we have to take into account, the buffering, which we have paid a lot of attention to. In the end aside from how we dress it up, it is a fire lane and its purpose is life safety.

Q26 I have questions about the vision of the project and specifically the marketing of it to families. You have mentioned in your design that you are planning on making a play area within it. Is that a public access play area, or just residents of the Maplewood West complex?

A26 If you are talking about the play area in the central courtyard area that will be for the strata and the owners of the building specifically.

Q27 With respect to your presentation board that says community builder, I am curious to know about your marketing plan for this project. What types of people you are looking to sell this project to?

A27 We are working through that now but the buyers we are expecting could be anything from young couples for the single level units on the bottom all the way up to downsizers in those units because we do have accessible units in there as well. As well as families with kids, we have 3 and 4 bedroom units in those town homes.

Q28 Does Anthem or has Anthem considered opportunities to market this project exclusively to buyers within the North Vancouver or lower mainland community? You have probably

seen some publicity that happened in Horseshoe Bay. Certainly I would be in favour of a marketing plan like that.

- A28 No, there is no reason to even suspect that we would have to do that. This is North Vancouver and it is overwhelmingly popular for buyers. This type of product is in limited supply and that is why we are building it and that is why the District is pushing these types of forms which is really trying to bring density in a form other than a single family house that the average person can no longer afford. These will be built just like our previous project, just like in Loden Green, they will be bought by locals. They are not investor units, you are not buying investor units that are costing \$700,000 and up.
- Q29** Have you developed a pricing strategy around these units yet?
- A29 It is a common question that I always appreciate from people. Generally with the market the way it moves now, you are not doing your pricing until probably 6-8 months before completion. An example is Maplewood Place, when we were selling that we were in the low \$500 a foot and at 1000 square feet, you are at about \$500,000. Prices now in greater North Vancouver for townhouse product are over \$700 a foot so \$700,000. That is what the base price is but a year and a half out there is a lot of world economic conditions.
- Q30** With regards to pricing and your marketing strategy, it sounds like you are intending these units to be for families for people who live in the community. Is Anthem considering the form and finish of the units to be in line with what a young family or downsizing couple would be looking for other than a luxury finish?
- A30 Yes, totally, there is an expectation on quality now. Building codes have raised jurisdictional requirements on spec quality. There is a tendency for some builders to over build and some to under build. We kind of play middle of the road of that. Family units being some of the units, if you were able to take a look at the floor plans, they will have 2 family rooms, kids on the second level and parents on the top floor master bedroom. Very typical of what you would see in North Vancouver, quality specs tend to get pushed up over time. Everybody wants stainless steel appliances now, now it is just the grade of stainless steel appliance. They are not going to be paneled appliances because that takes you into another level. As far as the quality of construction you can see from the renderings and design, it is wood paneling, stone, you still have to be within the frame work of expectation of quality. That is typically what we do but we are not a builder that tries to build for the luxury market I think is what you are asking.
- Q31** Would you market these without parking other than say visitor parking? Do you think you would have a problem if you marketed without parking?
- A31 You wouldn't be able to ask people or a family with 2 kids to come in and say no parking. We are not there yet. There are projects in downtown Vancouver that are getting to that point, there have been a few at zero parking in some of the bigger metropolitan areas but not here in the District of North Van

- Q32** You indicated that in Maplewood Place that the owners could purchase a second parking space. What would that cost the owner or what did it cost then?
- A32** That is really a new phenomenon. Five years ago you couldn't sell a second stall, you gave it away with the unit so I am not quite sure on how many were sold. Typically it is the larger units and it is all worked into price whether you pay for it or not. A lot of times the three bedrooms will be worked in the price. I would throw a number of 8-10 thousand I actually don't think on this project that will be the case because you have got larger units and they will be at a higher price point. There will be an expectation that if somebody buys a three-bedroom unit that they will want 2 parking stalls. Then you will have the ground floor units, which are more accessible and may be only a one-car family.
- C33** In Seattle, some developments close to transit, they provided 2 parking spots, but when they offered them to the residents nobody took it. They said it was too expensive. I am wondering with all this parking if we are masking costs. We are talking about affordability all the time and to put in a massive concrete structure like that is not cheap.
- A33** It is not cheap. There have been projects done typically for a first time buyer or investor where it is close to a transit node, a Skytrain type station that they have been successful doing that. Unfortunately we are not there yet. We would like to not have the expense of it but it is certainly not the reality
- C34** I wanted to comment on the resident only parking. Having lived for 8 years up by Cap U where we have resident only parking on the streets, it creates a huge nightmare, not for the people living there but for people that are coming to visit. Essentially, you have people coming to visit from Mission, Chilliwack and Abbotsford and there is nowhere to park. So to have it resident only is probably not a workable thing in my mind.
- Q35** I am concerned about the environment and Maplewood Creek. I did speak to one of your representatives and he did say that there was work to be done on Maplewood Creek. Is Maplewood Creek going to stay in the path or is there the intention to move it to another location? My other question is that I haven't heard anything about rain gardens or storm water management in this project and I would like to know how you folks are dealing with this?
- A35** In regards to the alignment of Maplewood Creek, it actually is going to change from its current alignment slightly through the Maplewood Farm property. It will tie into the pond in a different location about 25-30 meters to the west from where it currently is. It is also going to have a meandering alignment and this actually gives an opportunity to bring greater complexity into the stream, bigger diversity of flows. Maplewood Creek is a nice little fish bearing creek, but it is missing some habitat complexity that can support fish rearing and fish spawning. One of the things I mentioned was having a riffle pool sequence, which you will get in a natural creek system. You will get areas that the flow will drive an accumulation of rocks and then a smoother glide area past that. Those riffles provide an area where there is a refuge from the flow velocity behind the rock just downstream from the rock. The fish can sort of sit in that refuge and wait for the next change to move upstream. They expend a little less energy when they are sitting in that

part of the creek. It also oxygenates the water, which is very critical for fish rearing and spawning in the stream. Causing a meander to the creek is also going to change that diversity of flow and a greater complexity of the flow structure so it is not just a leaner channel where the water is flowing at almost the same speed throughout the entire thing. It will change around the bows and bends of this creek meander. The coarse woody debris that we are going to be embedding there is also going to provide refuge for fish from predators and will also provide wood organic debris which supports the bottom food chain species that the fish can eat. The creek is going to be realigned but we see that as an opportunity to first increase the actual aquatic area. The proposed changes to Maplewood Creek are going to increase the in stream area by about a 110 square meters and is also going to increase the habitat value by having these habitat complex structures that are currently absent in the creek

Q36 Are there any plans that I may see where you are going to relocate it to?

A36 It is actually the board we were looking at previously. It has a mock up of where the proposed re alignment of the creek is. You can look at that and there will be available drawings as well that can be provided to you.

Q37 My second question is about storm water management and rain gardens.

A37 We are reducing the permeability of the site. However anywhere rain will fall on the site, on the buildings and courtyards it will drain down into the parkade area. We have a storm water detention tank under this location here [under the fire access lane near the mailboxes, next to the parkade wall] for about 64 cubic metres.

Q38 Is it going to drain into Maplewood Creek or is it going to drain into Seymour River?

A38 From what I understand it is draining into the creek through a filtration system called a jellyfish

Q39 Another question I would like to ask is what sort of precautions are going to be taken during construction to cross Maplewood Creek? You are going to have heavy equipment going in to the site. I would like to know what sort of protection there is going to be for this creek?

A39 I want to add onto the storm water. There is a capacity issue with the storm water so it was actually a request of the District that we look at draining into the creek, which is an acceptable standard as long as you properly filtrate the onsite storm water. For your second question, which again is a very good one, you usually get into that detail under the building permit but there will be a lot of precautionary steps that will have to be taken because you are crossing a creek. Filter cloth, a temporary structure going over top, we will protect the banks from debris falling in. One thing with working within the District is they are very diligent at ensuring that anything around creeks, anything environmental must have a plan in place and there is ongoing inspection of those areas. I think it will be something that we will get into greater detail with but it will be intensive.

C40 I ask because when you put in the project across the street, I had on two occasions to observe a lot of silted water from your construction going into the creek during a salmon

spawning period. I am a steam keeper and it really upset me that somebody made a mistake. That is not acceptable.

A40 Coming off the bank prior to landscaping and things like that. Those are certainly situations that we want to be informed about because it is not acceptable, certainly during salmon spawning. I know that the pipe under the road was blocked. We actually partially cleared that pipe to increase the salmon spawning. We replaced the head wall so it is quite an improvement to that area. Then again, you don't want to offset that by not protecting the creek during construction, especially when there is a high potential silt and debris running into it, even with the filter cloth. That is something that we didn't do properly first time around and we will ensure we do it properly the second time around.

Q41 There will be due diligence to this problem in this project?

A41 We always have a sign in front. Secondary thing we do, prior to starting construction, we go around the neighbourhood with a flyer detailing who the onsite site superintendent is who the foreman is and who the contact is and there is also a backup contact person at our head office as well. If you are not getting your questions answered via people on site, you call our head office and you talk to somebody like me. We continue to build five projects here it is not appropriate for us if we are not doing the appropriate due diligence during construction.

Q42 I know you have some hoops to jump through but do you have a rough idea of when you plan on starting the demolition phase, is it a year out?

A42 Demolition we plan to do around third reading which we are hoping to get mid next year. The site would then be fenced until we get the building permit approved in which case we would start excavation and full construction ideally in fall of next year is what we are looking at. It is dependent on approvals and design and all that.

C43 I was surprised that you are putting in underground parking because in your other development that wasn't permitted because of the flood zone, the 100 year sea level rise flood issue. Stongs, the other development close by and you have indicated you are raising it as well to protect against flooding from the Seymour River

A43 We are constructing above the flood construction level. We have to be above it, you can't build below it.

Q43 How much buffer do you have? These days the 100 year stuff, I am an engineer, I know the 100 year stuff isn't standing up to scrutiny these days with the severity of storms. When the District approves a project like that for underground storage and the whole thing is inundated, I as a taxpayer often end up with a liability. My question of curiosity is, in the other location it wasn't allowed to go underground but here it is?

A43 It depends on the grade of your site and where it is in proximity to the river. We have a lot of information from our previous site. We have had piezometers on the site for the last year plus the District updated their FCL levels, I believe within the last year as well so you have got increased standards. We had to increase the height of the parkade. We have to have a separation above the 100 year point of the river and then what we have

Anthem Properties - 2049 – 2059 Heritage Park Lane Rezoning
Public Information Meeting Summary, October 11, 2017

inside the parkade. In the event that it would ever flood that we have blow out ports. It is a wood frame building so we can't tank it.

C44 In the District maps the section of Riverside between Seymour Parkway and Dollarton is showing under water for the 100-year scenario.

A44 We designed to 7.6 meters.

Anthem Properties - 2049 – 2059 Heritage Park Lane Rezoning
Public Information Meeting Summary, October 11, 2017

Notification Flyer: Page One

Notice of a Public Information Meeting in Your Neighbourhood

Anthem Properties is hosting a Public Information Meeting to present a development proposal for 43 units in a stacked townhome form at 2049-2059 Heritage Park Lane.

This information package is being distributed to owners and occupants within 100 metres of the proposed development site in accordance with the District of North Vancouver policy.

Meeting Time and Location:

**Wednesday, October 11, 2017
6:00-7:30pm
Kenneth Gordon Maplewood School Gym
420 Seymour River Place**



Meeting Agenda:

Doors Open: 6:00pm
Open House: 6:00-6:30pm
Presentation and Q+A 6:30-7:30pm

For Further Information Please Contact:

Emily Howard	Anthem Properties
604-235-3182	
Kevin Zhang	District of North Vancouver,
604-990-2321	Planning Department

Notification Flyer: Page Two

The Proposal:

Anthem Properties is proposing to construct a 43-unit development in a stacked townhome form at 2049-2059 Heritage Park Lane.

The proposal is for 14 two-bedroom and 29 three-bedroom family-oriented units.

The site will be accessed from a driveway off Heritage Park Lane. Parking will be located in a single-level underground parkade that provides 64 residential parking spaces and 6 visitor parking spaces.

The proposal will include the realignment and restoration of Maplewood Creek, which runs through the development site and the adjacent Maplewood Farm. The proposed aquatic habitat will be designed to support and improve the spawning and rearing of local salmon. In addition, the proposal includes an enhancement of the pedestrian path in Maplewood Farm as well as a community amenity contribution provided by Anthem to the District of North Vancouver.



Project Rendering: 2049-2059 Heritage Park Lane

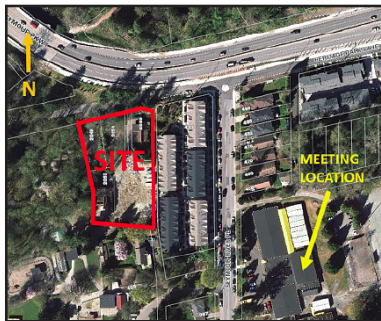
Newspaper Advertisement

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 2049–2059 Heritage Park Lane, North Vancouver, to construct a stacked-townhome development. You are invited to a meeting to discuss the project.

Date: Wednesday, October 11, 2017
Time: 6:00pm – 8:00pm
Location: Kenneth Gordon Maplewood School Gym,
420 Seymour River Place

Anthem Properties proposes to rezone the site to permit 43 townhomes in a stacked building form. Each unit ranges in size from 936 to 1,542 square feet all located atop a single-level underground parkade.



Information packages are being distributed to residents within a 100 meter radius of the site. If you would like to receive a copy or if you would like more information, please contact Kevin Zhang of the Community Planning Department at 604-990-2321, or Emily Howard of Anthem Properties at 604-235-3182, or bring your questions and comments to the meeting.

***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.**

From: Luis Mogyoros
To: [DNV Input](#)
Subject: 2049 Heritage Park Lane
Date: June 26, 2018 2:05:18 PM

Dear Mayor and Council,

I'm writing to support the new townhome project on Heritage Park Lane in the Maplewood neighborhood.

I have been a resident of the District of North Vancouver for over 25 years, and it's nice to see more townhomes being built for families.

My wife and I raised our two now adult sons in the District, but they have since moved away. I hope one day they will move back.

This type of housing is exactly what they will need when they decide one day to start a family of their own. Alternatives to single family homes are needed and I think this townhome project is a great way to offer more options and to bring young adults and their families back to North Vancouver.

I hope the project receives Council's approval.

Sincerely,

Luis Mogyoros

, North Vancouver

From: Jim Keenleyside
To: [DNV Input](#)
Subject: Maplewood Townhome Development
Date: June 27, 2018 11:39:00 AM

Good morning,

My name is Jim Keenleyside; I live in [REDACTED] near the Maplewood area and recently heard about the public hearing for the Anthem townhome development on Heritage Park Lane.

Maplewood has changed quite a bit over the years and it's nice to see all of the shops and services that have come into the area. I'm a young professional living in a smaller condo and in the next few years I'll need to move into a bigger space. Maplewood is a great neighbourhood and a townhome would be exactly the type of space that I'd like to live in.

This project has my full support. Thanks for the opportunity to share my comments.

Regards,

Jim Keenleyside

[REDACTED]
North Vancouver, BC

Jim Keenleyside

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Daniella Teresa
To: [DNV Input](#)
Subject: Townhouse Public Hearing (2049 Heritage Park Lane)
Date: June 27, 2018 12:23:50 PM
Attachments: [Re Maplewood Townhome Development .docx](#)
[ATT00001.txt](#)

Please see attached letter re: 2049 Heritage Park Lane development

To: District of North Vancouver Council

Re: Townhouse Public Hearing (2049 Heritage Park Lane)

Dear Council,

I would like to share my comments in support of the proposed new townhouse development in Maplewood.

I grew up in the District, and after some time spent living in the City of North Van, I've moved back to my old neighbourhood, [REDACTED], and hope to be able to stay in the District for the long term.

Maplewood has become much more walkable in recent years, and great amenities, shops, and restaurants have opened. It's a nice neighbourhood and I could see myself moving here in the future if I could find the right type of housing.

With all the positive change in Maplewood, it makes perfect sense to build more multi-family housing, especially townhouses, in the area. The project proposed by Anthem has nice architecture and will look great – it's exactly the type of place people in my demographic would like to call home.

Regards,

Daniella Rodriguez

From: Salim Kanji
To: [DNV Input](#)
Subject: Maplewood Townhome Development
Date: June 28, 2018 9:26:03 AM

To: North Vancouver District Council

Re: Public Hearing – 2049-2059 Heritage Park Lane

Mayor and Council members,

I am writing you to voice my support of this family style townhouse project within the Maplewood Area.

I have lived within the Blueridge community for the past 6 years and have experienced the growth both within the City and Seymour/Maplewood Area. The new Maplewood plan will make the community more accessible while preserving the natural setting of the area.

I have [REDACTED] and aging parents who live in the area and development projects such as the Maplewood plan create opportunities for all forms of families to remain on the North Shore, as the townhouse-style design provides an alternative from the single-family home.

I think the design of the buildings will integrate well in the community and the townhouse form is an excellent and much needed fit. This project has my full support.

Sincerely,

Salim Kanji

[REDACTED]
North Vancouver, BC

[REDACTED]

From: Tony Sinclair
To: [DNV Input: Mayor and Council - DNV](#)
Cc: [REDACTED]
Subject: Re: Public Input for 2049-2059 Heritage Park Lane Rezoning
Date: June 28, 2018 11:54:22 AM
Attachments: [Public Input for 2049-2059 Heritage Park Lane.docx](#)

June 28th, 2018

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

Dear Mayor and Council,

Re: Public Input for 2049-2059 Heritage Park Lane Rezoning

As the president of the Strata Corporation MAPLEWOOD PLACE - EPS 3187 which sits adjacent to the proposed development, I am writing on behalf of our strata to express our support for Anthem Properties proposed rezoning and redevelopment of 2049 – 2059 Heritage Park Lane.

The area for the proposed development has sat vacant and derelict for over 2 years and is not only unsightly but potentially unsafe. Beyond the large overgrown lot there are 2 vacant houses that have visibly been vandalized by people trespassing on the property. As neighbors to this we see a significant risk of fire here due to possible squatting. This area needs to be developed responsibly and in step with the vision for Maplewood, and after viewing the plans for the proposed homes and having dealt with the Anthem team as a Strata Corporation we feel Anthem understands this vision.

As far as the neighborhood is concerned we believe this project will further enhance and contribute to the neighborhood and is consistent with OCP and vision of the District for the Maplewood area.

Anthem themselves have been great community citizens and we feel have gone above and beyond to develop a first class community at our homes at Maplewood Place. Not only was the construction of a high quality, but their post sale support of homeowners and our strata corporation has been excellent.

Specifically, Anthem continues to work with our Strata to remediate numerous issues well after a typical developer would have, including:

- Installing a new fence and landscaping at the north end of the project after cedars died at no charge.
- Agreeing to remediate spalling on concrete stairs at no charge after salt damage
- Adding trees and additional landscaping 24 months after completion after vegetation loss.
- Making changes to plans like tree placement along property lines to enhance privacy for residents.

Our Strata Corporation urges the District to approve this project.

Yours truly,

Tony Sinclair

President, Strata Corporation MAPLEWOOD PLACE - EPS 3187



From: Kelsey Sluder
To: [DNV Input](#)
Subject: 2049 Heritage Park Lane
Date: June 28, 2018 3:18:55 PM
Attachments: [image001.png](#)

Hello,

I would like to share my support for the new 39-unit townhome development proposed by Anthem in Maplewood.

I'm a Blueridge resident living at [REDACTED] and I grew up in Deep Cove. Most of my close and extended family live in North Vancouver, so I spend a lot of my time on the North Shore.

I'm a big fan of all the new changes in the Maplewood neighbourhood. With the new grocery store, restaurants and cafes, and shops, it's become more of an attractive neighbourhood to visit. I can see why people would want to live here and it make sense to build housing developments in the area that include townhomes or condos.

Thank you,
Kelsey Sluder

[REDACTED]

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From: Courtney Osinchuk
To: [DNV Input](#)
Subject: 2049 Heritage Park Lane
Date: June 29, 2018 8:44:49 AM

To Mayor Walton and Council:

I live in the District of North Vancouver [REDACTED] and support the proposal for new townhomes on Heritage Park Lane in Maplewood.

Townhomes are much-needed in the District, and they are attractive to many demographics. For people with young families, like me, they are an affordable and important alternative to the traditional detached home.

They are also great for downsizers – my mom is currently living in a single-family home in Deep Cove, and this development, which includes garden flats, is just the type of place that would be a good fit for her.

We need more of this type of housing in North Vancouver in order to continue to attract a diversity of ages, demographics and families to our community which will ensure that it thrives in the years ahead and I hope Council will support this project.

Thank you,

Courtney Kerr

From: Marianne Beck
To: [DNV Input](#)
Subject: Bylaw 8300 - 2049 Heritage Park Lane submission
Date: June 29, 2018 9:31:50 AM
Attachments: [2018-06-29 DNV Bylaw 8300 ltr.pdf](#)

Kindly accept my attached letter regarding the above noted subject matter.

Marianne Beck

[Redacted signature block]

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June 29, 2018

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

Re: Bylaw 8300 – 2049 Heritage Park Lane

My name is Marianne Beck and I reside at [REDACTED] in the District of North Vancouver with my husband and son. I am unable to attend the public hearing on this matter on July 3rd, but very much appreciate the opportunity to lend my support to the proposed rezoning of this parcel of land for the development of Anthem Properties Maplewood West townhouse project on Heritage Park Lane.

Proposed developments such as this gives me hope for my [REDACTED] year old son and others of his generation that when he is in a position to purchase a home of his own he may not have to leave the North Shore where single family homes are out of reach for most. I believe that the demand for new multi-family housing communities such as this will only increase and I'm pleased to see that the District of North Vancouver, like so many other cities and municipalities of the lower mainland see the value in these types of projects.

I believe that this multi-family redevelopment in the Maplewood area is an opportunity to rejuvenate this very desirable neighbourhood by not only providing much needed housing stock but also preserving and improving the beautiful park like setting of the area.

Respectfully submitted,

[REDACTED]

Marianne Beck

[REDACTED]

From: frederick rathje
To: [DNV Input](#)
Subject: Public Hearing Bylaw 8300 (Rezoning) for 2049, 2051, 2053, 2055 & 2059 Heritage Park Lane
Date: July 03, 2018 6:04:14 PM
Attachments: [Public Hearing July 3, 2018.pdf](#)
[ATT00001.htm](#)

To the Attention of: Municipal Clerk

355 West Queens Road

North Vancouver, BC V7N 4N5

Dear Sir or Madam,

Attached are my comments on tonights Public Hearing for Bylaw 8300 (Rezoning).

I would like to ask you to forward my comments to Council as noted below in advance of the hearing.

Thank you,

Fred Rathje

PLEASE CC THESE PERSONS:

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri

Frederick Rathje

[REDACTED]
North Vancouver BC

July 3, 2018

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

Subject: **Public Hearing**
Bylaw 8300 (Rezoning) for 2049, 2051, 2053, 2055 & 2059 Heritage Park Lane

Dear Mayor and Council,

I am writing to express my strong objection to the rezoning application Bylaw 8300 for the above properties on Heritage Lane.

I cycle through this area on a regular basis. I am opposed to it on the basis that the applicant's (Antham) proposal fails to conform to the spirit of the OCP for the Maplewood Town Centre which, according to our planners, is to become a walkable and cycle able community. This dream that is to be the Maplewood Town Centre suggests that future residents of this community would not feel the need to get into a car for every local shopping trip or community activity. Indeed, the hope is that residents would be able to work in the vicinity or on the North Shore.

The issue I have is with regard to the *bicycle parking* of the Antham proposal. I have copied it from Bylaw 8300:

Bicycle Parking and Storage

Each unit will have access to secured bike parking and personal storage. The proposal includes space for 39 secured bicycle storage spaces (additional bike parking can be accommodated in the storage lockers) and 8 outdoor bicycle parking spots. Each unit will have access to personal storage for a total of 39 storage lockers.

My understanding is that there are to be 43 dwelling units. The Maplewood OCP states that two secure bicycle parking spaces per dwelling unit are to be provided. By my arithmetic that works out to 86 secure bicycle parking places for resident (not including visitors.). It is obvious the applicant is misrepresenting secure bicycle parking as storage lockers for bicycles. Nowhere in the application is car parking referred to "car storage". People generally know parking and storage mean different things.

Council approved the Maplewood Plan, which focused on active transportation for a cycle able and walkable community. If that is to be, then bicycle parking must be convenient to the residents so that they don't automatically grab the car keys for a trip to Stongs or Superstore. We have enough congestion to worry about without creating more. But retrieving one's bike from storage will not do. The Maplewood OCP envisions the bicycle to be a component of active transportation. For cycling to be a replacement for local car trips, the infrastructure needs to be as convenient as it is for cars, but more importantly, the

residents of Maplewood need to have mobility options beyond the car. A storage locker for bicycles will remain a storage locker that is forgotten and we as a community will have lost an opportunity in this rezoning.

People enjoy living on the North Shore because of the many trails. For many, riding a bike is becoming the new norm but many developers are stuck in the last century. Fortunately we have a local entrepreneur redeveloping Maplewood Plaza, 229 Seymour Pl [Bylaw 8209 (Rezoning) for 229 Seymour River Place and 2015 Old Dollarton Road] who understands this. For comparison here is his take on bicycle parking:

ii) individually secured bicycle storage lockers co-located with a bicycle work and repair station of up to 137 m² (1,475 sq. ft.) on each floor to a maximum of 592 m² (6,380 sq.ft.) *gross floor area* in total

There are many of the newer generation who see no need for two cars and many prefer to just rent one when they need it. The adoption of ebikes is already changing habits. The Maplewood Plaza redevelopment will provide convenience to those would wish to lead a more active life style and forego travel by car.

If Maplewood is allowed to develop as proposed in this Antham project, we can expect evermore traffic gridlock. If we allow the status quo thinking allowing the car to dominate, we will soon wonder why we committed 200 million dollars of taxpayer money to improve access to East Seymour. It will also make a mockery of the Maplewood Plan. We need to demand more!

Sincerely yours,

Frederick Rathje

From: The Bonds
To: [DNV Input](#)
Subject: Concerning Bylaw 8300
Date: July 03, 2018 7:02:49 PM
Attachments: [2049 Heritage Park Lane.pdf](#)

Thank you for the opportunity to provide input regarding the proposed Anthem 39 townhouse development proposal.

Please find my feedback, opposed to the project as presented, attached.

Thanks for your consideration.

Kind Regards,

Kelly Bond

July 3, 2018-

Good Evening Mayor and Council.

My name is Kelly Bond . I live in [REDACTED] in a purpose built rental townhouse complex in Lynn Valley with my family of six. Families here are enjoying the lazy hazy days of summer vacation, perhaps their last in the community. I'm here tonight to remind you that Purpose Built Rental townhomes and row houses are disappearing at a rapid rate with no like for like replacement in any rezoning applications, despite the enormous value and opportunity purpose built rental townhomes provide to the housing continuum. This type, form and tenure of housing is completely absent in this new era of planning, and more needs to be done to reintegrate it into our communities.

For that reason, it will come as no surprise that I do not support this development and it's offering of more market purchase townhomes. Concerted efforts MUST be made to add purpose built rental townhome projects to the District of North Vancouver for families who either cannot buy or choose not to buy. We cannot rely on the strata rental conversion as a reliable form of rental inventory for families. This area of Maplewood is well suited to a family rental complex on the edge of a town centre. While I appreciate the 3 and 4 bedroom sized townhomes, I would urge Council to revisit their consistent willingness to pass projects that do not contain any purpose built rental. We must ask for more from developers. You can help them by providing some initiatives that would make building purpose built rental more appealing. The government of bc is offering to mirror incentives such as property tax exemptions to encourage purpose built rental. Please begin to take advantage of these offerings.

Additionally, the outdoor common space is extremely limited and does not appear to accommodate an active lifestyle for children within such a small patch of play-space. The public realm design guidelines for Form and Character of Ground Oriented Housing suggest that shared outdoor space should encourage/integrate informal gathering, play and urban gardening opportunities. This small patch of playspace does not encourage community building, which is such an important factor in planning for neighbourhoods.

I would encourage Council, should they one day choose to adopt this bylaw, to at that very same time and place, allocate the Community Amenity Contributions to affordable housing, as is one of the allowable uses for these funds in the staff report.

I would like to express one final discontent with recent rezoning processes in the DNV. It applies to the wider spectrum of public hearing notifications. The sign for this rezoning is at the end of a lane. Policy for public hearing notification signs MUST change to ensure that notice is visible to the wider community as a whole, rather than tucked away at the ends of lanes and cul-de-sacs or behind trees.

DISTRICT OF
NORTH
VANCOUVER

PUBLIC HEARING

Proposal: 2049 Heritage Park Lane

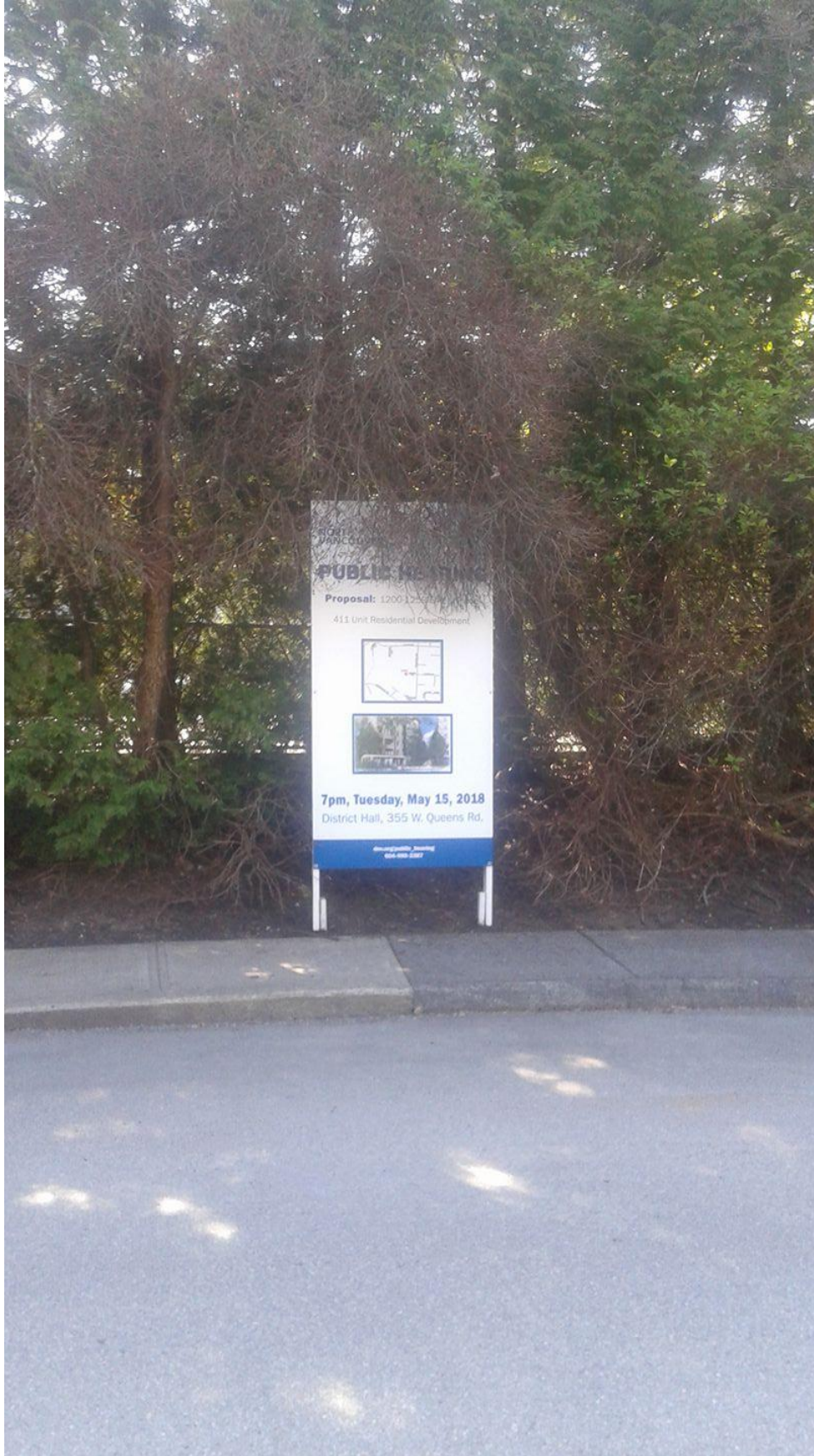
Thirty-Nine Unit Townhouse
Project



7pm, Tuesday, July 3 2018

District Hall, 355 W. Queens Rd.

dmv.org/public_hearing
604-990-2387



1200 125th Ave, #1200
PUBLIC HEARING
Proposal: 1200 125th Ave, #1200
411 Unit Residential Development


7pm, Tuesday, May 15, 2018
District Hall, 355 W. Queens Rd.
City of Queens Planning Department
646-600-2287