

☐ Info Package

Date: _____

Dept.
Manager

GM/
Director

CAO

The District of North Vancouver INFORMATION REPORT TO COUNCIL

September 12, 2017
File: 08.3060.20/033.17

AUTHOR: Erik Wilhelm, Development Planner

**SUBJECT: FACILITATED PUBLIC INFORMATION MEETING - 29 UNIT TOWNHOUSE
PROJECT AT 3428-3464 MOUNT SEYMOUR PARKWAY**

RECOMMENDATION:

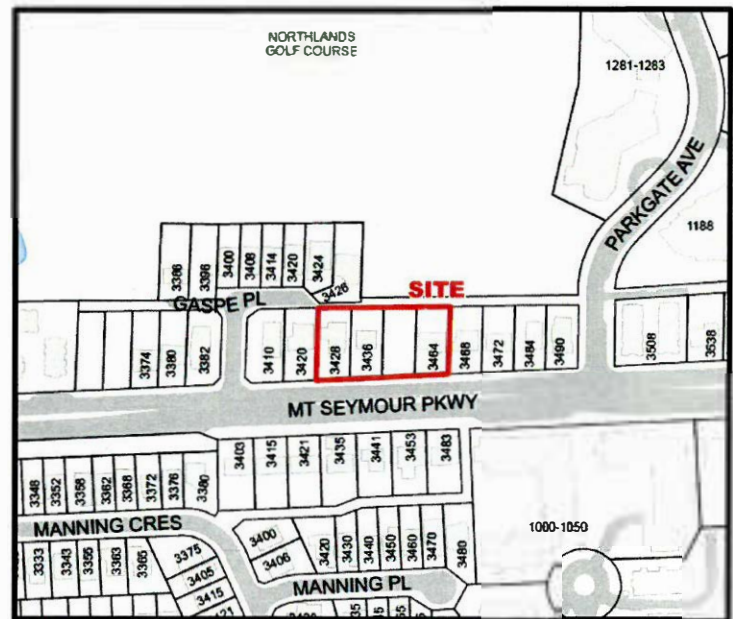
It is recommended that this report be received for information.

SUMMARY:

Allaire Headwater Residences has submitted a detailed development application for a townhouse proposal located at 3428-3464 Mt. Seymour Parkway.

The developer is holding a facilitated Public Information Meeting for the proposal which consists of 29 townhouse units with a Floor Space Ratio of 1.2. All underground parking will be accessed from a new laneway at the rear of the development west of Parkgate Avenue.

Residents within 100m of the site and community associations have been notified of this meeting.



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, September 20, 2017
Time: 7:00 p.m. - 8:30 p.m.
Location: Parkgate Community Centre (3625 Banff Court)

**SUBJECT: FACILITATED PUBLIC INFORMATION MEETING - 29 UNIT TOWNHOUSE
PROJECT AT 3428 - 3464 MOUNT SEYMOUR PARKWAY**

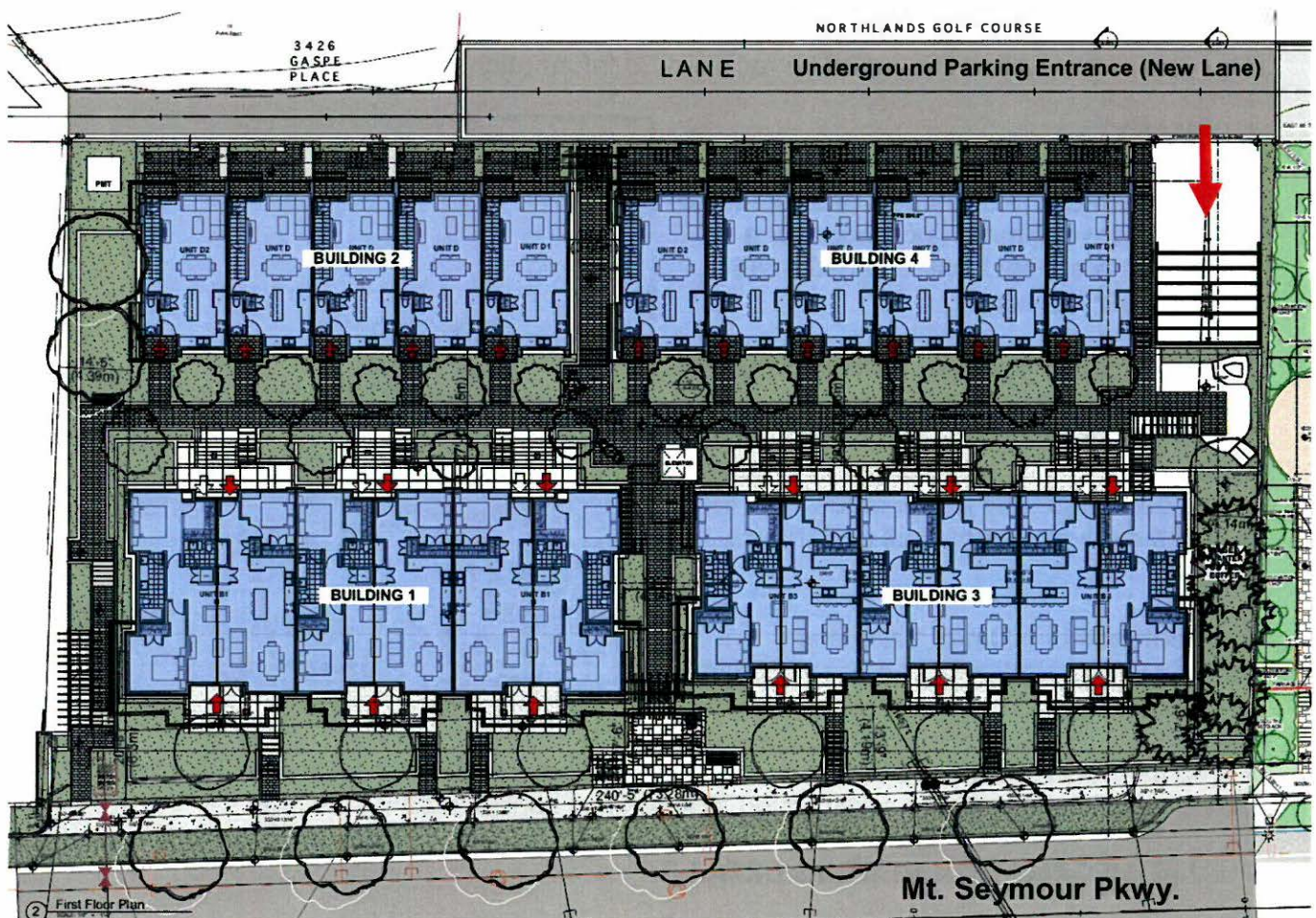
September 12, 2017

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BACKGROUND:

The development site is comprised of four single-family lots and is approximately 2,842 m² (30,591 sq ft) in area. The development proposal includes 29 townhouse units, with an FSR of 1.2, within 4 separate buildings with a central landscaped courtyard (see site plan below). All buildings are three storeys tall and include rooftop patios in the design.

The development includes ground-oriented townhouses with a mixture of 2 bedroom + den and 3 bedroom units. A total of 59 underground parking stalls are proposed with 7 stalls allotted for visitors. The secured underground parking area will be accessed from the rear lane which will be constructed by the developer. A separate townhouse development proposal, for 27 units, has been received by planning staff for the four single-family lots to the east of this application. Staff are working with both applicants to strive for coordination and efficiency of construction where feasible.



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.

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The following images depict the general west coast modern architectural expression being pursued.



PUBLIC NOTIFICATION:

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

**SUBJECT: FACILITATED PUBLIC INFORMATION MEETING - 29 UNIT TOWNHOUSE
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September 12, 2017

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Respectfully submitted,

Erik Wilhelm,
Development Planner

Attachments:

- 1 - Notification Flyer
- 2 - Site Sign
- 3 - Newspaper Advertisement

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	_____		

3428 - 3464 Mount Seymour Townhomes Development Application

Public Information Meeting Summary Report

Event Date: September 20, 2017
Time: 7:00pm – 8:30pm
Location: Parkgate Community Centre
Attendance: 18 members of the public signed in.
Comments: 4 comment sheets

Meeting Purpose:

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

Notification:

In accordance with District of North Vancouver policies:

Invitation Brochures

Invitations and informational packages were delivered to 207 addresses within a 100m radius from the site, meeting District requirements. Appendix A includes a copy of this package and a map of the distribution area.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, September 13 and Friday, September 15, 2017. A copy of the ad is included in Appendix A: Notification.

Attendance:

18 members of the public signed in for the meeting. Copies of the sign-in sheets are included in Appendix B.

The following District staff and project team members were in attendance:

District of North Vancouver:

- Erik Wilhelm, Planner

Project Team presenters included:

- Steve Watt, Integra Architecture
- Alyssa Semczyszyn, Jonathan Losee Landscape Architecture

Facilitators:

- Steven Petersson, Petersson Planning Consulting
- Kathleen Heggie, Petersson Planning Consulting

Overview:

The meeting was held in an Open House format. Meeting participants could browse the display boards and engage with the project team and the District Planner directly. The facilitator listened for questions and comments and noted them on a flip chart for all to see.

A planned presentation and facilitated question and answer period took place part way through the meeting. Many participants chose to spend significant time at the meeting to review and discuss the project. The facilitator heard many questions and comments about the project.

The participants were invited to submit written comments to the facilitator or to the municipal planner. Comment sheets are attached in Appendix C.

The key themes of the evening were traffic, privacy, protection of green space and existing local character, construction impacts, as well as District policies and processes.

Public Dialogue:

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

- C1** We're totally against this. I've lived here for a long time, and I'm worried about traffic, noise, and crime. There are already way too many cars, and all of this will have negative impacts on the existing population.
- C2** Looking at the other nearby projects too, it seems like there is no limit to density. This concerns me with the number of cars and units in this area.
- A2** (EW) The Official Community Plan sets the maximum density. This area has a maximum FSR of 1.2, which this project complies with.
- Q3** While I'm glad this isn't a high-rise, we need more development so young people can live here. Your proposed landscaping should be coordinated with neighbouring projects.
- Q4** How many other proposals active development proposals are nearby?
- A4** (EW) Currently two.
- Q5** I'm mostly concerned with traffic on Mt. Seymour Parkway. What will happen with the very large trees to the north of the site, by the golf course?
- A5** Some trees will be lost for the proposed laneway.
- A5** (EW) All nearby developers are required to help fund pathway renewal, invasive species removal, and tree planting.
- C6** My Dad built 4 side-by-side homes in this area, and we're not selling. We want to protect our heritage homes and green spaces. The District has contradicted its own policies and is allowing over-development. This is too much, too fast. It will worsen traffic. Infrastructure is already insufficient. All other nearby projects on Mt. Seymour Parkway will bring the units to double what was originally allowed. Plus, we're not considering all of the other nearby development such as the towers in Lower Capilano, and what's happening in the City of North Vancouver and

West Vancouver. The community can't absorb that much. I strongly object to this project and the DNV's policies and procedures (e.g. meeting during holidays). My family has been negatively affected by the unethical practices of realtors and the DNV's lack of development management. Old growth trees will be lost, some of which are on District lots that should be held in trust. I don't support the sale of DNV land.

Q7 We need an audience to listen to the critiques of District procedures. Shouldn't the DNV planning staff and council hear us, just as the developers of this project have to?

A7 A DNV staff member is here, and a report of this meeting will go to DNV staff and Council. The public can also speak at Council meetings and, should Council refer it to Public Hearing, at the Public Hearing.

C7 We all need opportunities to have our voices heard. This project is a microcosm of larger issues.

C8 I live on Gaspé Place. I hope neighbours' privacy is protected from over-looking from the proposed rooftop patios.

A8 Privacy issues can be mitigated by pulling the patios back from the edge of the roof, as well as possibly the parkade and decks.

Q8 Will there be restrictive covenants to stop tenants from partying on the roofs?

A8 The strata corporation would regulate this.

C9 I'm happy that a walkway will connect to Gaspé Place.

A9 (EW) If Gaspé Place is eventually redeveloped, there will likely be a road connection to Parkgate Avenue.

Q10 Will any green building measures be included?

A10 Yes, we're aiming for gold standards. Wiring will be available for electric vehicle charging stations.

Q11 How much devastation to greenery will this cause?

A11 Trees in the lane right-of-way will have to be removed, and the arborist will work to minimize tree removal in the adjacent greenway. For any one tree removed, the developer will have to plant one new one.

C11 Removing trees and their root systems can lead to flooding and affect nearby homes.

Q12 Does this accommodate people with accessibility challenges?

A12 Yes, the parking is accessible, as are some of the units.

C13 I live on the other side of Parkgate Avenue. How will construction traffic be managed, with two projects underway simultaneously?

A13 (EW) Both projects have submitted traffic reports and preliminary construction traffic plans. The DNV will strive to ensure that all workers park in the laneway and not on the roads, especially not on Mt. Seymour Parkway.

C14 Our kids won't be able to afford these homes – they won't be affordable. It has been these same types of projects that have wiped out heritage homes and farms that were here.

- C15** There will be a traffic issue on Parkgate. We had a terrible time with construction worker parking when an earlier development was going up. I can't imagine that all workers will be able to fit into the laneway. Why should we have to suffer from that?
- C16** I live in one of those new condos on Parkgate, and if it wasn't for this type of multi-family development, we wouldn't be able to afford to live there. Affordable units are needed.
- C17** This will be absolutely crippling. It's totally unacceptable that the DNV allows this type of development and uses this process.
- Q18** Why have these two projects side-by-side, when the 3500 block of Mt. Seymour Parkway hasn't been touched yet? We have to honour the plan.
- C19** It would be nice to see local amenities improved before this kind of development, which will bring many more families (e.g. daycare). Are there any requirements for this?
- A19** Development Cost Charges are set by bylaw, which mainly fund things like roads, parks, sewer. Community Amenity Contributions (CACs) are a tool for the DNV to obtain money from developers for local amenities.
- Q19** How is it decided what CAC money is spent on?
- A19** (EW) We can sometimes try to direct this money towards local projects, based on community input. The CAC hasn't been agreed upon yet for this project, but the rezoning won't go through without it.
- Q20** How big will the setbacks be, so the units don't have privacy issues, as well as impact neighbours to the west?
- A20** We try to limit windows on walls facing bigger roads. We'll also use plantings as a buffer.
- C20** Mature trees are already there, though, and are being removed for this project. They should be used for privacy.
- C21** People are talking like this project is already happening when it's still up in the air. We'll do whatever we can to stop it.
- Q22** What about the intrinsic value of the mature trees? Can't they be repurposed somehow if not protected?
- Q23** What is the unit size range?
- A23** The smallest is 2-BR at 1,130 sq.ft., and the largest is 1,570 sq.ft.

Comment Sheet and Email Summary

Participants were invited to submit comments for a two-week response period after the meeting. Four comment sheets were submitted.

One respondent was concerned about the impacts of construction on the neighbourhood, such as parking for labourers and construction traffic. A second respondent opposed density increases on Mount Seymour Parkway until further investments in public transit infrastructure are made. A third respondent opposed any density increase in the neighbourhood. The fourth respondent suggested that each unit be provided with wiring to charge electric vehicles.

Conclusion

The purpose of this public meeting was to present to neighbours the proposed development concept, and provide them with an opportunity to ask clarifying questions and comment on the proposal. 207 invitations were mailed to the community, and eighteen community members signed in. Two newspaper ads notified the community of the meeting, and a sign was posted on the property.

The public could participate in this process in three ways:

- browsing boards
- talking to the project team and District Planner
- submitting written comments.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team and District planner a variety of specific questions, mostly related to traffic, privacy, protection of green space and existing local character, construction impacts, as well as District policies and processes. There was fulsome discussion and the community was given ample opportunity to express their views of the proposal.

Appendix A: Notification

Newspaper Advertisement: North Shore News September 13 and 15, 2017

A22 |

nsnews.com north shore news WEDNESDAY, SEPTEMBER 13, 2017

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 3428-3464 Mt. Seymour Parkway, to construct a 29 unit townhouse project. You are invited to a meeting to review and discuss the project.

Date: Wednesday, September 20th, 2017

Time: 7:00 – 8:30pm

**Location of Meeting: Parkgate Community Centre –
3625 Banfill Court, North Vancouver, BC**

The applicant proposes to rezone the site from a single family zoning to a comprehensive development zone to permit a 29 unit ground oriented town house project. The project is made up of both 3 bedroom and 2 bedroom and den units that range between approximately 1,100 and 1,400 square feet in size and includes 52 residential parking stalls and 7 visitor stalls accessed through a new laneway at the rear of the development.



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 Erik Wilhelm of the Community Planning Department at 604.990.2360 or Marc Allaire, Applicant Representative from Allaire Headwater Residences at 604.422.8718 or bring your questions and comments to the meeting.

***This is not a public hearing. District of North Vancouver Council will receive a report from staff on the issues raised at the meeting and will formally consider the proposal at a later date.**

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Hot Buy! \$399 Benson Modern Sofa	Hot Buy! \$499 Peyton Microsuede Sofa	Hot Buy! \$599 Rory Modern Sofa	Hot Buy! \$599 Allen Cheville Sofa
Hot Buy! \$699 Ivan Cheville Sofa	Hot Buy! \$1099 3-Pc. Drake Sectional with sofa bed	BONUS* PORTABLE 12" TAILGATE SPEAKER when you spend \$899 or more on furniture.	
Hot Buy! \$699 Talia Casual Dining Package	Hot Buy! \$299 5-Pc. Bella Queen Bedroom Package \$799	Hot Buy! \$678 18-cu. ft. Full Size Stainless Steel Fridge	Hot Buy! \$599 18-cu. ft. Full Size Fridge
TENT SALE SPECIAL MATTRESSES AS LOW AS \$199			
60% OFF Hot Buy! \$699 Inspire Hi-Lift Pillowtop Pocket Coil Queen Mattress Set	55% OFF Hot Buy! \$599 Inspire Hi-Lift Pillowtop Pocket Coil Queen Mattress Set	Hot Buy! \$449 Coil Top Self-Clean Range	Hot Buy! \$449 High Efficiency Top Load Washer
FREE LOCAL SHIPPING ON TVs 50" AND LARGER	Special Buy! \$599 80" 120Hz 1080p LED TV	Hot Buy! \$899 55" 4K UHD Smart TV	SAVE \$400 55" 4K UHD Smart TV

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PUBLIC INFORMATION MEETING

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Time: 7:00 – 8:30pm

Location of Meeting: Parkgate Community Centre – 3625 Banff Court, North Vancouver, BC

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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 Erik Wilhelm of the Community Planning Department at 604.990.2360 or Marc Allaire, Applicant Representative from Allaire Headwater Residences at 604.422.8718 or bring your questions and comments to the meeting.

*This is not a public hearing. District of North Vancouver Council will receive a report from staff on the issues raised at the meeting and will formally consider the proposal at a later date.

GET A JOB!

JOB FIND GUIDE



Looking for employees?

We have a special "pop-up" section running in the North Shore News that is designed to pull out and get the attention of our readers who are looking for work. (Perhaps even enticing them to switch to a new job?!)

We'll help design your ad that gets results... one that outlines perks and reasons why someone should apply with **you**.

Hurry – space is limited. Reserve your ad spot today!

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ISSUE DATE: FRIDAY, SEPT 29

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*From \$39.11 per month (including taxes and stadium fees) for 12 months beginning September 2017. Subject to annual \$10 processing fee per account.

Sept.
14 - 25

Notification Sign



Notification Flyers

Meeting Agenda:

Doors Open: 7:00pm

Open House: 7:00 - 7:30pm

Presentation: 7:30pm – 7:45pm

Question and Answer: 7:45 - 8:30pm

For further information please contact:

Marc Allaire Allaire Headwater Residences
604.422.8718

Erik Wilhelm District of North Vancouver,
604.990.2360 Planning Department

Notice of a Public Information Meeting in Your Neighborhood

Allaire Headwater Residences is hosting a Public Information Meeting to present the development proposal for a 29 unit town house project at 3428-3464 Mt. Seymour Pkwy.

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

Meeting time and Location:

Wednesday, September 20th, 2017
7:00pm – 8:30pm
Parkgate Community Centre
3625 Banff Court
North Vancouver, BC

The Proposal:

Allaire Headwater Residences proposes to construct a three storey town house development at 3428-3464 Mt. Seymour Parkway between Gaspé Place and Parkgate Avenue.

The proposal is for 29 townhouse units which will include 23 three bedroom units and 6 two bedroom and den units. The units will be built within 4 separate buildings oriented around an internal landscaped courtyard with internal/external walkways.

The site will be accessed from a rear driveway off of Parkgate Avenue. Parking will be located in the underground garage. 52 parking spaces will be provided for the residents with 7 visitor parking spaces.

This proposal also includes upgrades to the adjacent public path, where a new trail will be provided as this projects community amenity contribution.



Sign-In Sheet

3428-3464 Mt Seymour Parkway Development Application

Public Information Meeting September 20, 2017

NAME	ADDRESS	EMAIL (optional)	PHONE (optional)
X			

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.

Appendix C: Public Comments: Written Submissions



COMMENT SHEET
District of North Vancouver

PROPOSAL: 29 Unit Townhouse Development on Mt. Seymour Pkwy.
PROPOSAL ADDRESS: 3428-3464 Mount Seymour Parkway
DEVELOPER: Allaire Headwater Residences

Please provide us with any input you have on this project and feel free to attach additional sheets to help the District of North Vancouver understand neighbourhood concerns and views:

As owners we're very concerned about the construction process itself. It is possible that there could be two developments underway at the same time with the possibility of many, many workers who have to park their vehicles - where else are they going to park but on Parkgate Ave? The last time we had the townhouse development built on the corner, there were days we could hardly get out of our driveway and if we complained we just got dirty looks. With the trucks, construction vehicles, contractors' delivery trucks, etc. coming and going we are going to be living with adaptation for however long it takes to complete this project (perhaps two). We are tax payers, too. What consideration do we as homeowners get, never mind the people who need to drop off their children at the daycare at the church, or the teams of young people, parents and coaches who use the park at the end of the street.

Your Name [REDACTED] Street Address [REDACTED]

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Please insert your comment sheet into the comment box provided at the Public Information Meeting; or alternatively, mail or email your comment sheet (no later than October 6, 2017) to:

c/o Erik Wilhelm, Development Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5

Email: ewilhelm@dnv.org

Document: 3334330



COMMENT SHEET
District of North Vancouver

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PROPOSAL ADDRESS: 3428-3464 Mount Seymour Parkway
DEVELOPER: Allaire Headwater Residences

Please provide us with any input you have on this project and feel free to attach additional sheets to help the District of North Vancouver understand neighbourhood concerns and views:

I am very opposed to the continued densification of Mt. Seymour Parkway while needed infrastructure in terms of transit has not been provided. For at least 10 years, we have been promised an improved Phibbs Exchange - nothing! Three years ago, we asked for a direct bus to the Seabus. Nothing. Meanwhile, we encounter increased gridlock on Highway 1 and the feeder routes in and out of Seymour. Stop adding density without infrastructure!

Your Name [REDACTED] Street Address [REDACTED]

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District of North Vancouver

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PROPOSAL ADDRESS: 3428-3464 Mount Seymour Parkway
DEVELOPER: Allaire Headwater Residences

Please provide us with any input you have on this project and feel free to attach additional sheets to help the District of North Vancouver understand neighbourhood concerns and views:

Sept. 20, 2017

I am completely against anymore development in the Seymour area. We have owned at this address since 1960 and there has been a huge increase in traffic, noise, crime, etc. decrease in old growth forest! It has gotten so bad that we are not even able to enter or leave our residence without the stress of being hit by on coming traffic. Perhaps it will take a lawsuit against the District to show our disaproul if they continue to ignore us!

Your Name

Street Address

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PROPOSAL ADDRESS: 3428-3464 Mount Seymour Parkway
DEVELOPER: Allaire Headwater Residences

Please provide us with any input you have on this project and feel free to attach additional sheets to help the District of North Vancouver understand neighbourhood concerns and views:

EACH UNIT SHOULD HAVE POWER RUN FOR ELECTRIC
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Your Name _____

Street Address _____

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Email: ewilhelm@dnv.org

Document: 3334330

3428 - 3464 Mount Seymour Parkway:

Reference is made to the Planning Department's letter of December 20 pertaining to the Preliminary Planning Application (29 Unit Townhouse Development) at the above site.

We regret to report that the Seymour Local Plan Monitoring Committee (SLPMC) has not been approached by the developer to discuss this proposal, as is usually the protocol. Please make sure that we are kept in the loop with future development plans.

The SLPMC has several concerns with this proposal: density being pushed to maximum limits without obvious community benefit, development density exceeding the rate suggested in the OCP for areas outside of Village centres, the risk of creating a visual "wall of development" along Mt. Seymour Parkway, community awareness and support of the opening of the laneway, and finally, density outpacing infrastructure development.

1. Housing density

The intent of the SLP for developments in this area of Mt. Seymour Parkway (MSP) was to restrict density to a floor space ratio (FSR) of 0.6 unless there is community benefit provided from the increased density - ref Table 6-1 of the SLP. There is no evidence presented by the developer to this point. Further, allowing this scale of density (27 units on 4 lots for the 3468-3490 block MSP and 29 units on 4 lots for this proposal) will significantly exceed the limits for the four blocks (3200-3500) on MSP for which the SLP called for a MAXIMUM of 105 units - ref Table 4-1 of the SLP.

Since 2013 in these four blocks, the density has already increased by 73 ADDITIONAL units in the three developments: 60 new units (built on 7 lots = 53 additional units) at 3294-3366 Mount Seymour Parkway, 16 units (built on two lots = 14 additional) at 3508 MSP and 8 units (built on 2 lots = 6 additional) at 3568-3572 MSP. These units total 84 units, adding up to 140 when adding the proposed 56 units on the 8 lots in the 3400 block MSP. This is ONLY counting multi-family units, and not including any of the now relatively few still existing single-family lots. The maximum limit of 105 units as per the SLP was already exceeded (111 units) before the current proposal (3428-3464 MSP) was even made.

2. Recommended Form and Character

A significant goal of the development guidelines in the SLP was to protect against the visual "wall" (ref Table 6-1 of the SLP) effect in response to the developments at 3200-3500 Mount Seymour Parkway. The IRCA development at Apex and 3294-3366 Mount Seymour Parkway was configured to break up the visual constraint of their proposed development. The proposed design for 3428 -3464 Mount Seymour Parkway calls for the maximum SLP density on all four lots with three stories in height plus rooftop patios. We are concerned that this, along with several other proposed adjacent developments will create the "wall" effect. We suggest a revised design that sets the buildings further back from the road and steps the second story back to open the sightlines and allow more light in.

There is another four-lot proposal immediately east of this one (4 lots to 27 units) at 3468-3490 Mount Seymour Parkway. Just east of these two proposed sites is the completed boxlike building at 3508 Mount Seymour Parkway (totally 12 units), which is not stepped back. In the same block east of 3508 Mt. Seymour Parkway there is another proposal of 8 units at 3568-3572 MSP. The result of these four

developments on just two blocks will be 12 lots being transformed into 80 units, presenting a solid wall of development for these two entire blocks!

3. Mount Seymour Parkway Access

This development calls for the opening of the laneway north of the four lots. This laneway would open to Parkgate Avenue and Gaspe Place. The laneway would need to be widened based on conventional requirements for primary vehicular access routes, which is not explicit in the proposal. We are curious as to whether a traffic study has been done that considers both this proposal and the adjacent proposal at 3468-3490 Mount Seymour Parkway. We are wondering whether all residents on Parkgate Avenue have been informed of the potential traffic changes proposed here.

We have been given to understand that a number of residents in Gaspe Place and on Mount Seymour Parkway object (Table 6-1) to opening the laneway on Gaspe Place to provide vehicular access for the two proposed developments, 3424-3468 and 3468-3490 MSP.

4. Infrastructure in Seymour

Infrastructure development has been a concern east of Seymour for many years. It is an issue we are continually bringing up because it is not being addressed. There is significant development completed and proposed in the Maplewood area, the Polygon development along Dollarton Highway is soon to be completed, the Tsileil-Waututh are continuing to develop their lands, there are these 3 developments proposed for Mt. Seymour Parkway and another large plan for the Raven Pub location at Deep Cove Road and Mt. Seymour Parkway. There is still no ambulance station east of the Seymour (Policy 8.4.1 in the SLP). Leaving this neighborhood at rush-hour or coming back is increasingly difficult and is lengthening commute times and affecting people's quality of life. The highway and the rivers create pinch points for exiting this neighborhood. Development cannot exceed the capacity of this constriction.

Since Mount Seymour Parkway is not identified as part of a Town Center in the OCP, we feel that this proposal is not supporting the aim of concentrating growth in Town Centers.

Conclusion

In conclusion the SLPMC does not support the density, form and character and proposed access to Mount Seymour Parkway presented in the proposed development for 3428 - 3464 Mount Seymour Parkway.



The Seymour Community Association

[REDACTED], North Vancouver, B.C. [REDACTED]
[REDACTED] [REDACTED]

May 4th, 2018

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

Re: Proposed Re-zoning and
Proposed Developments along Mount Seymour Parkway

SUBMITTED AT THE
MAY 28 2018
REGULAR COUNCIL
MEETING

For the last many months, we have been watching the proposals roll in for re-zoning applications involving properties along Mount Seymour Parkway designated in the OCP as multi-family, as well as the re-building of Seymour Estates.

Our executive is of the opinion that there is too much coming on stream in a pace that seems "all at once." Furthermore, we believe that many of these developments are too dense and lacking in appropriate "character" for our neighbourhood. We are particularly concerned about the proposed density of the Seymour Estates property.

The Parkway cannot get wider and Second Narrows Bridge, now at capacity, is also not getting any wider, and despite the improvements taking place at the north end of the bridge, we are not convinced that the "new and improved" road alignments and overpasses will adequately accommodate the number of new residents expected to occupy all these proposed new homes in the area. Even at two parking spaces per unit, the already completed developments have cars "spilling over" from the parking lot and onto surrounding streets.

We have heard from many people living in the East of Seymour area that they are feeling squeezed out of the neighbourhood they have called home for years. They are being pressured by developers, indeed coerced in some cases, to list their homes, or sign options, and we see newer homes facing demolition (on Gaspé Place for instance) in an area designated as multi-family where owners of older homes nearby have decided to sell. Understandably, the owners of these newer homes do not want to be boxed in by higher density buildings around them, and will likely succumb to the pressure to sell. The problem is not with the developers as they are just seizing on the opportunities as they perceive them to be. The problem is the OCP and the way it is being implemented.

We would respectfully suggest that not every development needs to be approved. We also believe that plans being presented for most of the rezoning applications which are too dense or lacking in character should be refused or sent back to the drawing board to be reworked so they fit better into our existing neighbourhoods. We also believe that the people who have lived here for so many years should be respected more than those who may move here some day, specifically in terms of the phasing of new developments.

Please take a step back and have the courage to say "No," or at least, "Not now."

Yours truly,

[REDACTED]
Lorraine Harvey, Chair
Seymour Community Association

From: Lou, Bel & Josh
To: [DNV Input](#)
Subject: Public Hearings Tuesday, June 26, 2018 Re: 3428-3464 Mt. Seymour Pkway and 3468, 3472, 3484 & 3490 Mt. Seymour Pkway
Date: June 17, 2018 6:11:21 PM

Thank you for allowing me to provide written submission Re: Projects 3428-3464 Mt. Seymour Pkway and Project 3468, 3472, 3484 and 3490 Mt. Seymour Pkway respectively.

My questions and input are based on Seymour Local Plan (63-page document), the DNV and both developers (if there are two separate ones) are surely familiar with.

Following bullet points are taken directly from this document:

- *Seymour & Its Environment: Recognize and consider the relationship between the Seymour community and its natural environment in all planning and decision making.*
- *Manage limited and gradual growth, which balances environmental concerns and community aspirations, to enhance and sustain the Seymour community.*
- *Preserve and enhance wildlife habitat and corridors.*
- *Protect the forested character of Seymour.*
- *Developers and tree companies will conform to required standards for tree protection and preservation in accordance with the District Environmental Protection and Preservation Bylaw (EPPB). 3.3.3.6 Continue to ensure effective protection of trees during land development activities in accordance with the District Environmental Protection and Preservation Bylaw (EPPB). Policy ..4 Protect wetlands, creeks, streams, rivers and waterfront as natural landscapes and identify restoration opportunities.*
- *With traffic congestion a daily reality for commuters and residents, access and transportation are key determinants of the liveability in Seymour and a prime consideration in planning for the area.*
- *Transportation & Access: Achieve a flexible, efficient and responsive transportation system, which particularly addresses east-west movement, to enhance the liveability of Seymour.*
- *Pressures of growth will limit access to bridges, highways, hospitals, schools and support services for all residents. While this situation is considered serious, it is possible that limited improvements will be realized in the coming ten years. Should this occur, managed residential growth and development may be possible. If improvements are made more rapidly than expected, the phasing could be advanced; whereas, if improvements are slower than expected, development would likewise proceed more slowly.*
- *The Plan therefore highlights the need for transportation improvements as a condition of development and to acknowledge the direct influence of traffic on Seymour's liveability.*

- *Reflecting Seymour's desire to promote community sustainability, plan statements also strongly encourage the development and improvement of alternative transportation options, including improved bus service, other forms of public transit (such as community mini-buses and future marine linkages) and an increased emphasis on cycle and pedestrian linkages.*
- *Community Services: Provide a level of community services in Seymour that supports the community's needs, is equitable and keeps pace with growth and change.*
- *Seymour's community vision of a high quality of life for current residents and future generations includes the notion of maintaining an attractive community that supports residents as their needs change. Therefore, the Plan also recognizes that the social needs of residents must be supported in order to maintain a truly sustainable, healthy community over time. In the Plan, "community services" describes a range of activities and facilities that contribute to the health and well-being of Seymour, including recreation, health, social, safety, education or spiritual services. Currently, Seymour's residents have access to a wide range of community services and recreational facilities and programs. Because of the residential growth experienced in recent decades and the subsequent "catching up" of community services that was required, there is a persistent concern that the provision of community services keeps pace with any future development.*
- *Examine the potential for Seymour to accommodate additional recreational facilities and resources to serve local and District community needs, such as a running track, additional playing fields or other active uses. (See also 7.3.2)*
- *Work with all community partners to design, adapt and implement recreational, educational, health and social services and programs to meet current and changing needs. Implementation 8.3.6.1 Review library services, hours of operation and meeting room facilities to enhance access to these services.*
- *Work towards zero pollution.*
- *Minimizing change in established neighbourhoods - Ensuring that community services & facilities keep pace with change.*
- *Buffer from Parkway, mitigate noise, acoustical design · DNV/Private partnership.*

My questions for the DNV and developers of these two projects:

1. Seymour's community vision of a high quality of life for current residents and future generations includes the notion of maintaining an attractive community that supports residents as their needs change. By adding 27-units and 29-units respectively and possibly around 240 people and dozens of new cars to this area of Seymour: **How will DNV and developers manage the growth, recognize and consider the relationship between the Seymour community and its natural environment, preserve and enhance wildlife habitat**

and corridors and protect the forested character of Seymour?

2. By adding more population and cars to this area of Seymour: With traffic congestion a daily reality for commuters and residents living here, DNV has acknowledged that access and transportation are key determinants of the liveability in Seymour. **How will DNV achieve a flexible, efficient and responsive transportation system to enhance the liveability of Seymour?**
3. Same area size and 8 houses will be replaced by 56 units and quite possibly 8 cars cars will be replaced by 100 cars: **What specific and concrete steps will DNV take to work towards zero pollution as stated in the Seymour Local Plan?**
4. **What will DNV do to minimize change in established neighbourhoods?**
5. SLP notes there is a persistent concern that the provision of community services keeps pace with any future development. More units built means more residents will be using our parks, libraries, community and recreation centres. **Are there plans for library and community centre extensions? Are we going to see a second floor added to the gym? Third floor to the Library? Is DNV going to build new recreation centre or renovate our aging facility of Ron Andrews Centre built in the 1970's, add more swimming pools, tennis courts, build a running track? SLP suggests, if improvements are slower than expected, development would likewise proceed more slowly. Will it?**
6. We're all noticing our neighbourhood is changing. There is more litter on the streets, vandalism in the area is increasing (just last night all bus stops with glass shields along Mt. Seymour Pkway were smashed), not evens sacred place like St. Pius X. Church has been spared and was damaged and vandalized several times recently in series of widely publicised attacks. **Is there a plan to increase safety, to combat vandalism and litter and maybe even set up a Community Police station in Parkgate area?**
7. Buffer from Parkway, mitigate noise, acoustical design · DNV/Private partnership: **This particular point is very important to us living across the street from the new developments. Our apartment faces directly Mount Seymour Parkway. This busy highway is a classic example and reflection on all changes that have taken and will take place between SeyLynn Village and Parkgate: It's loud, it's busy, it's dusty, it's fast and it's nonstop. We all know it won't get any better and that this road will get busier, louder and dustier. Community amenity contributions (CACs) - are often provided by developers to offset the impacts of a project on the community. It would be great for the developers of these new 27-unit and 29-unit complexes to work together with DNV, Bowron Court owners, its Strata Plan VR 1980 Council and its Stratawest Management and provide a buffer in a form of new cedar trees planted in front of Bowron Court complex's north side. This act of good will would not only serve as a great example of all parts working together and as an important step towards building healthy partnerships and respectful relationships, it would lessen the severity of noise and pollution coming to our suites already from Mount Seymour Parkway and something that would most certainly increase even more with all developments being**

planned and realized. I would be very happy to be part of this project and wouldn't hesitate to volunteer and work together with all parts involved to have this simple, nevertheless, important CAC taken place. I've spoken with other owners in our complex and they're all thrilled by this idea.

Again, Thank you for the opportunity.

Sincerely,

Lou Novosad

[REDACTED]

North Vancouver, BC

From: Smith, Matt
To: [DNV Input](#)
Subject: Support for rezoning of the site at 3428-3464 Mt Seymour Parkway, North Vancouver
Date: June 20, 2018 2:07:37 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

To whom it may concern,

My name is Matt Smith and I live at [REDACTED], North Vancouver and I am in full support of the above referenced project on Mt Seymour Parkway. I grew up in the immediate area, went to Dorothy Lynas elementary school, followed by Windsor Highschool, am a member at Seymour Golf & Country Club & the Deep Cove Yatch club, so I am very invested in the area and know it well. I was fortunate enough to be able to buy a house last year in the area I grew up in but that is certainly not the case for 90% of my friends who have had to move to other municipalities and are still trying to find ways to move back.

This DNV has a real opportunity with these types of projects to supply the market with housing options that satisfy a very large demand of buyers, both first time buyers and downsizers. As it relates to first time buyers/young families, providing housing options to that type of purchaser will no doubt help ensure that the schools are full and the local businesses and amenities thrive. With respect to downsizers, this location is ideal as it's close to shopping, banks, medical offices, transit, walking trails, etc. The project looks to be well thought out with different types of housing options, nice designs, and ample parking.

Thank you,

Matt Smith

[REDACTED]

[REDACTED]

[REDACTED]

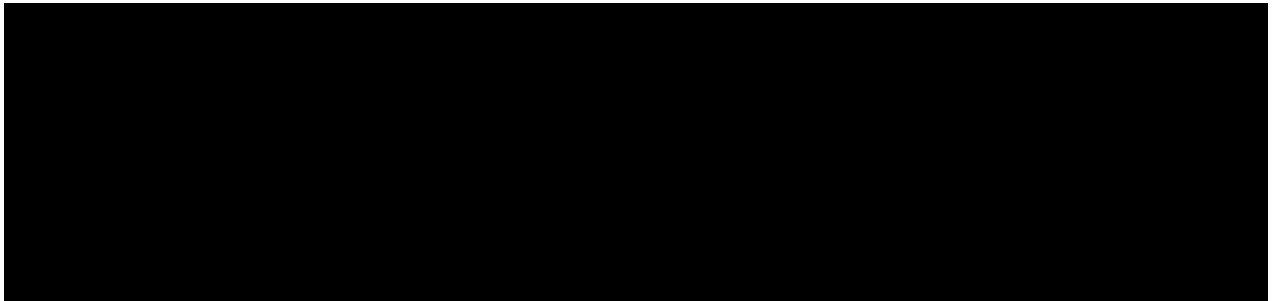
[REDACTED]

From: Brooke Morris
To: [DNV Input](#)
Subject: Attn: Municipal Clerk re: 3428-3464 Mount Seymour Parkway
Date: June 20, 2018 2:29:38 PM
Attachments: [image001.png](#)

Hi there,

I wish to express my support for the proposed redevelopment of 3428-3464 Mount Seymour Parkway. I live at [REDACTED], North Vancouver. I believe this development will have a positive impact on the community and contribute towards balancing the housing supply issues we have all been directly or indirectly affected by.

Sincerely,
Brooke Morris



From: Vickie McDonnell
To: [DNV Input](#)
Subject: 3428 - 3464 Mount Seymour Parkway, North Vancouver, BC
Date: June 21, 2018 4:11:21 PM

To the Municipal Clerk, District of North Vancouver:

I am writing to express support for Allaire Living and Headwater Living's planned 29 townhome development at **3428-3464 Mount Seymour Parkway**. As a long-time resident of the District of North Vancouver (moved to Deep Cove in 1980, currently reside in the Blueridge area at [REDACTED]), I am very much in favour of the proposed plans.

The reasons I am in support of this project are:

- There is a shortage of townhomes on the North Shore and in the District;
- The North Shore is growing and we need to ensure people who live here have housing options that they can afford to buy;
- Young people trying to stay on the North Shore, older residents who need to move on from their single-family home and employees who want to live near their work are all struggling due to the shortage of affordable housing - the townhomes that Allaire/Headwater want to build will provide lower cost options for residents who can't afford a single-family home and seniors whose single-family homes no longer suite their needs;
- The development will provide pedestrian trail connections and upgrades to the area, along with sufficient parking;
- The size of the development is not too large for the area, and it is a good location for moderate densification along an arterial road and close to amenities;
- The plans would work well within the natural beauty and character of the area, which is important to me as a resident of North Vancouver.

I would be happy to speak with you if you have any questions regarding my support for this project. I can be reached on my mobile – 604-603-5885 or at my work number below – 604-648-0304.

Best regards,

S. Vickie McDonnell

[REDACTED]

[REDACTED]

From: James Roberts
To: [DNV Input](#)
Cc: jrobertsbc@shaw.ca
Subject: Re townhouse....3428...3468...3472...3484...3490 Mt Seymour Parkway...
Date: June 21, 2018 6:29:50 PM

Dear Sir/Madam...

Re Parking...

The developers have indicated that that 27 unit complex will have two parking stalls. Per unit, but seems to be only one regular and one 'small' car....and they say that there will only 2 designated visitor/unloading stall on the west side of Parkgate. This means

That visitors or residents unable to park in their underground stalls will be using Parkgate Ave.....

Quite often drivers turning onto Parkgate will suddenly do a quick U Turn blocking
The street....

Re Traffic...

Lots of traffic in our future as the second townhouse complex as a the second complex planned will use the roadway...YIKES....come and visit the site personally councillors....

Would YOU want to live here?

James Roberts

[REDACTED]

Sent from my iPad

From: Stephanie Maxwell
To: [DNV Input](#)
Subject: 3428-3464 Mt. Seymour Pkwy - hearing input
Date: June 21, 2018 10:02:51 PM

I would like to give my input regarding a new Townhouse Project (3428-3464 Mt. Seymour Pkwy) as requested in the June 15th & 20th North Shore News.

Some info about me/my family:

- My husband and I are both 40 Year old professionals (university degrees), I am a secondary teacher in the NVSD
- We have two young boys (8 months & 2 years)
- We both grew up and went to elementary and high school in North Vancouver
- We just bought our first house [REDACTED] last year

I find it important to give some personal information to give some background for our perspective. We can identify with young(ish) families that have grown up on the North Shore and value all that it has to offer. Rarely will you meet an individual who grew up on the North Shore who does not want to stay here to raise their own family - but unfortunately this rarely becomes their reality. We were very fortunate and happened to meet much later in life and each own our own apartments with which we were able to scrape enough together to come up with a down payment for one of the least expensive houses in North Vancouver. There are very few people our age or younger who are able to do this, and there are very few other options for a growing family in North Van as condo living just does not provide enough space.

Although we just bought (a small, very old) house in North Van, I would have much preferred to buy a townhouse. We are struggling to meet maintenance costs and other huge expenses like property tax that are much less significant in a townhome. Unfortunately there was very little on the market over the time we were looking and we were forced to stretch ourselves thin in order to find a place bigger than our condo to fit our new family. This is why I find it so important for a less expensive option for young families here. It is not that we did not work hard in school, or expect things to be handed to us. We have worked very hard to be where we are and want to extend to our own families the life on the North Shore that was provided to us by our parents.

Developments like these are key to allowing families like mine to make North Shore life affordable. A house is most often an impossibility (and will become even more so for future generations) - and so to allow more, less expensive options, will allow more young families a chance to live in this great place so many want to call home.

Thank you for your time,

Stephanie Maxwell
(Please contact me if I can give you any more information)

From: Carole Smythe
To: [DNV Input](#)
Subject: Public Hearing June 26, 2018
Date: June 22, 2018 9:45:35 AM

Regarding the public hearing June 26, 2018 regarding 3428-3464 Mt. Seymour Parkway and 3468, 3472, 3484 and 3490 Mt. Seymour Parkway:

I live at [REDACTED] and this project plus the proposed Gaspe Project will greatly impact [REDACTED]. With a total of 100 units and the possibility of at least 300 people and 200 cars, how can this be justified?

With three years of construction ahead of us, it is a daunting proposal, not only for noise, dirt, traffic but taking away wild life in a big way. What hours would construction be and on what days? When do we get to sleep or sit outside with a bit of peace and quiet ?????? We have young families, working families and seniors so all times of day and night have to be taken into consideration. Will you be arranging for off site parking for trades people and that the work trucks would not be on the Parkway?

Where will moving vans, garbage trucks, delivery trucks, etc. access this project when completed?

With the number of cars exiting the developments at peak time, it will be about 44 cars at a time. How are we even going to get out of our complex without waiting for several lights? This does not account for foot and bicycle traffic. These projects plus the other proposed one are not realistic for a neighbourhood that is trying to maintain some degree of privacy and maintaining green space.

Will you have green space buffers on Mt. Seymour Parkway and other areas to create a sound barrier and give a degree of privacy?

Carole Smythe
[REDACTED]

From: Amy McCristall
To: [DNV Input](#)
Subject: Townhouse Project on Mt Seymour Pkwy
Date: June 22, 2018 11:29:32 AM

I am writing to share my support for the proposed townhouse development project at 3428-3464 Mt. Seymour Pkwy.

Over the past few years with the increase in single family home prices on the North Shore we have seen a number of our friends and long time North Vancouver residents move away from North Vancouver in search of more affordable living in places such as Kelowna, Surrey and Squamish etc.

My husband and I (and three young kids ages 8, 5 and 2) are proud to call North Vancouver home surrounded by a wonderful community and our family.

Fortunately we purchased our home in North Vancouver 9 years ago when prices were a lot more affordable for a young family. We would love to see the development of these Mt Seymour Pkwy townhouses approved to give the opportunity for other young families like ours to join our community.

Sincerely,

Amy Green



From: Alex Messina
To: [DNV Input](#)
Subject: 3428-3464 Mt Seymour Parkway - Support
Date: June 24, 2018 1:43:54 PM

Hello,
I'm a North Vancouver District resident who lives at [REDACTED].

I grew up in the District and moved back here two years ago to raise my young family.

As someone who recently purchased a home, I saw first-hand the limited number of housing options that are available in the District.

Townhomes are an affordable alternative for young families struggling to enter the single-family market, yet they remain in very short supply.

This proposed project is essential to ensuring a good future for our community.

For this reason, I support the development of 3428-3464 Mt. Seymour Parkway.

Sincerely,

Alex Messina
[REDACTED]

From: Gabe Hoffart
To: [DNV Input](#)
Subject: 3428-3464 Mt. Seymour Pkwy Zoning Amendment
Date: June 24, 2018 10:15:51 PM

To whom it may concern,

It has been brought to my attention that the developer that built the project at 3500 Mt. Seymour Parkway is doing another project and that the district is looking for some feedback.

I have seen the plans for the new project, and am in support of the redevelopment that is being proposed. I assisted on financing some of the new families that bought in the project at 3500, and i am say that the developer / builder were very professional to deal with and the families that i assisted to move in are happy with their purchases.

I am also a local resident that is does many activities with my own family that brings me to travel by the above mentioned location. The project looks very nice, and will be a welcome addition to what is currently there.

Assisting the district by providing some density and affordability to the area is a good thing in my opinion. I have a family of three young boys, and do welcome these types of projects as it brings the next generation of North Vancouver residents.

If you have any questions please contact me,
Gabe

Gabe Hoffart,

From: Loring Phinney
To: [DNV Input](#)
Subject: Letter of support
Date: June 25, 2018 9:33:40 AM
Attachments: [DNV Mt. Seymour Parkway.pdf](#)

Please find attached a letter of support for the development of 3428-3464 Mt. Seymour Parkway in advance of tomorrow evening public hearing.

Many thanks.

Loring Phinney



June 25 2018

Municipal Clerk

District of North Vancouver

355 West Queens Road

North Vancouver, BC

V7N 4N5

Delivered via email to input@dnv.org

I am writing in support of the proposed development at 3428-3464 Mt. Seymour Parkway. Unfortunately, I am unable to attend the public hearing scheduled for tomorrow in Council Chambers.

A long time resident of North Vancouver (20 years), I have watched carefully as the District has created a community where families can grow and succeed. While apartment growth across the district seems to be on the incline, I consider the opportunity for townhomes to be more in keeping with the make-up of younger families or empty nesters looking to transition away from larger homes.

The Mount Seymour development of 29 townhomes seems a natural project to support as it puts density on a major thoroughfare, adjacent to amenities and transportation.

I believe the quality of the developer and the development should pass the District's test and I hope to see more projects like this going forward.

Thank you for continuing to develop our community with a plan towards enhanced density, improved options and continued access to world-class amenities and nature.

Respectfully,



Loring Phinney

, North Vancouver

From: Greg Ambrose
To: [DNV Input](#)
Subject: Regarding 3428-3464 Mount Seymour Parkway
Date: June 25, 2018 9:39:41 AM

Hi,

I wanted to write a quick note supporting Allaire and HeadwaterLiving's proposed project located at 3428-3464 Mount Seymour Parkway. It looks to be a well thought out development scheme, similar to some of the other townhomes already existing on Mt Seymour Parkway, that will bring much needed new homes to the area which is facing the same housing crisis that is being experienced across Metro Vancouver. As a local resident, I regularly speak with friends and family who are looking for 2 and 3-bedroom property options in the area that are more affordable than the existing single-family stock which is not a feasible option for many either financially or from a maintenance perspective.

I am impressed by the vision for the project at 3428-3464 Mount Seymour Parkway and would hope the District of North Vancouver shares similar enthusiasm. I look forward to attending the public open house June 26th.

Greg Ambrose
[REDACTED]
North Vancouver BC
[REDACTED]

From: Geoffrey Dzikowski
To: [DNV Input](#)
Subject: Re: 3428 - 3464 Mt Seymour Parkway Housing Proposal
Date: June 25, 2018 11:48:55 AM
Importance: High

Municipal Clerk,

My name is Geoffrey Dzikowski. I live [REDACTED], North Vancouver. I have watched development in my area grow over the past five years and I support this growth. My current neighbourhood is becoming a better self sustainable community with more options for families and different income levels. It is important to offer diverse options for all residents to allow for a more balanced community.

After some personal changes, I have been seeking different housing options that more suited my lifestyle. Townhomes in the District are greatly needed to meet the need of up-and-coming families AND existing families that have had a change in their lives, and wish to continue to stay in the community. I am not alone and have many active friends along the Seymour Parkway corridor who have expressed their frustrations to find alternative housing options due to their current situations. The development at 3428-3464 Mt. Seymour Parkway will help provide a more affordable option to the Parkgate Community. I support this project and hope to see more of these options for all types families in the future.

Thank you for your time.

Geoff Dzikowski
[REDACTED], North Vancouver

From: Karen Hutton
To: [DNV Input](#)
Subject: 3428-3464
Date: June 25, 2018 11:50:29 AM

3428-3464 MOUNT SEYMOUR PARKWAY

I am a long term resident on the North Shore. I am writing to express my support for the development 3428-3464 Mount Seymour Parkway. Allaire Living purchased houses Mount Seymour Parkway to build stacked townhomes, as set out in the Official Community Plan (OCP). My support as it is proposed without any changes.

This neighborhood needs more family developments for family living. This location is perfect for a development as it is close the community center, schools, restaurants, transit as well as shopping. The neighborhood needs more affordable housing. I have young children and without these developments how will are children ever afford to live here on the North Shore. This is the best place for children to live in and enjoy all the benefits of living on such a great area on the North Shore.

I am very happy that they will help with the connection to the Spirit Trail. They will have a financial commitment to upgrade the Spirit Trail and a new sidewalk along Mount Seymour Parkway. This enhancement of pedestrian accessibility will be fantastic for the children.

Warm regards,

Karen Hutton

From: Heather Dowling
To: [DNV Input](#)
Subject: 3428-3464 Mt Seymour Parkway Development
Date: June 25, 2018 12:24:08 PM

Dear Municipal Clerk,

I would like to express my support for the 3428-3464 Mt. Seymour Parkway development. I think it is important to continue with these types of more affordable projects as they offer more options for single income earners like myself. I grew up in Lynn Valley and always expected that I would raise my children here. I recently was lucky to buy a townhouse in the Lynn Valley Bosa Project after being pushed out of the single family market due to prices. I don't take possession for another year but it gave me an opportunity to own where I grew up. I hope that my children will have the ability to live here as well, so it is important that the District continues to accept other forms of housing that make it more affordable to live in our community. We need all types of housing options that allow communities to grow and flourish! I would hate to see what has happened on the upper Westside, favouring larger single family homes in communities where we should see more diversity.

Sincerely,

Dr. Heather Dowling

Current address: [REDACTED] North Vancouver

From: Burton, Jessica
To: [DNV Input](#)
Subject: Townhome development - Seymour Parkway
Date: June 25, 2018 2:44:49 PM

Municipal Clerk,

I am a resident of North Vancouver and I would like to offer my support for the [3428-3464 Mt. Seymour Parkway](#) development. Allowing moderate densification in core areas will hopefully help to make North Van more accessible to a broader group of people. Not everyone needs huge houses and lots, they need homes – townhouses are great option for families and downsizers and are currently a gap in our community, in my opinion. In fact we hope to downsize to a townhome in the future and would like to be able to stay in the District.

Thank you,
Jessica Burton

[REDACTED]

Jessica Burton

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Menning, Jay
To: [DNV Input](#)
Subject: Mount Seymour Parkway Development
Date: June 25, 2018 4:00:12 PM

I am writing to note my SUPPORT for the proposed development at 3428 to 3464 Mount Seymour Parkway. I live in North Vancouver and have two teenagers who would love to continue living on the North Shore when they move out and start families of their own. Smart developments like this one that create affordable housing are a great value to the North Shore community.

Thank you.

Jay

Jay and Grace Menning

[REDACTED]

North Vancouver, BC

[REDACTED]

From: Jarvis Rouillard
To: [DNV Input](#)
Subject: 3428-3464 Mt. Seymour Parkway, North Vancouver
Date: June 25, 2018 4:41:29 PM

Dear Mayor and Council,

I am a resident of the neighborhood [REDACTED] and am writing in support of the above noted site rezoning. The application is in compliance with the OCP, is providing diverse, attainable housing options for young families and "empty nesters" along the area's major thoroughfare which is key for the long-term health of our community. It provides suitable parking and is located within walking distance to retail and community amenities. Furthermore, it will enhance and upgrade the street level pedestrian realm and connections to trails. It is the right project for this specific location.

Regards,

Jarvis Rouillard

From: Megan Enns
To: [DNV Input](#)
Subject: My Seymour Parkway 3428-3464
Date: June 25, 2018 10:01:29 PM

Dear Municipal Clerk,

I would like to express my support for the [3428-3464](#) Mt. Seymour Parkway development. I think it is important to continue with these types of more affordable projects as they offer more affordable housing options for young families. I grew up in Lynn Valley and have never wanted to leave the North Shore. I was lucky to get into the housing market early and we have been able to remain on the North Shore. I hope that our children will have the ability to live here as well, so it is important that the District continues to accept other forms of housing that make it more affordable to live in our community. We need all types of housing options that allow communities to expand. We need young families to keep North Vancouver alive. Sadly young families have long since been priced out of the single family home market, projects like this give them hope to raise a family on the Beautiful North Shore.

Sincerely,

Megan Enns
North Vancouver resident since 1987

From: stephanie d'avellar
To: [DNV Input](#)
Subject: 3428-3464 Mt seymour parkway
Date: June 26, 2018 7:41:22 AM

To whom it may concern,

My name is Stephanie D'Avellar and reside with my family at [REDACTED] Our daughter [REDACTED] school and we are members of the St Pius church. We have lived here for 8 1/2 years and love the Deep Cove community.

We are definitely in support of this project as we know and have repeatedly heard how members of the community are unable to afford to buy in this area. One of those families is of a local doctor in Deep Cove, who has considered leaving because "how do you save for a \$300,000 deposit?" as they shared with me. We also know owners of local restaurants and businesses who are currently renting and are hoping to buy soon. Last year we heard stories from Cove Cliff, Sherwood Park and this year Deep Cove where teachers left their position at the school here to move closer to their home in the suburbs. Although they would love to live here, it is unaffordable. We need to provide more options for families or our community will suffer in the future. Otherwise our Dr's, teachers, and business owners will take their families and services elsewhere.

Sincerely,
Stephanie D'Avellar

Sent from my iPhone

From: Christian Paul
To: [DNV Input](#)
Subject: Letter of Support for Northgate Project
Date: June 26, 2018 10:32:51 AM
Attachments: [Northgate letter of support.pdf](#)

Please see the attached letter of support for the Northgate Project.

Regards,
Christian

June 26, 2017

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

Dear Mayor and Council,

Re: Support for Tatla Developments 3468–3490 Mount Seymour Parkway Townhouse Project

I am writing to express my support for Tatla Developments' proposed 27-unit townhouse project on Mount Seymour Parkway.

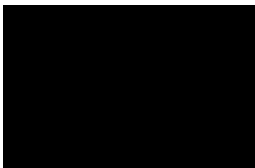
As a resident of North Vancouver, I feel that this project offers exactly the kind of housing choice that this area needs. Many young families who want to move to Seymour can't afford the typical single-family house costs, and a townhouse offers a more affordable option. It will also appeal to downsizers and seniors who wish to stay in this community.

I believe that the project is consistent with both the OCP and what the community supported during the District's Seymour Local Plan process, and it will help deliver some of that Plan's goals and objectives. With good available public transit, this is the right location for townhouses. The project will also help support local businesses in the area, by bringing more local customers to nearby stores and services.

This project will serve a growing demand for alternative forms of housing that is relatively more affordable and more sustainable. We want to see Seymour grow and thrive as a more complete community. Tatla's project will contribute towards this.

I urge Council to approve the project.

Yours truly,

A large black rectangular redaction box covering the signature of the sender.

C - an Paul

From: Ryan Kerr [REDACTED]
To: [DNV Input](#)
Subject: Support Letter Mount Seymour Parkway Development - Public Hearing
Date: June 26, 2018 10:50:46 AM
Attachments: [20180626103710789.pdf](#)

Hi There,

Please see attached in support of the referenced development.

Regards,

Ryan
[REDACTED]

Attention: Municipal Clerk


June 24th, 2018

To whom it may concern,

RE: Proposed Redevelopment 3428-3464 Mount Seymour Parkway

I am fairly new to the north shore, living here just under 3 years now. I live in the Parkgate area and have found the community to be a welcome change in my life. As a young couple purchasing a home on the north shore, it was challenging to find something affordable. Our first child is due to arrive next month and it was important to find a community that we could call our own for the long term. We chose this area because we knew that there would be an allowance for affordable housing thus encouraging more families to move in and call this community home.

I am in support of the project at 3428-3464 Mount Seymour Parkway and I hope to see more projects like this in the future.



Ryan Kerr
635 Roslyn Boulevard
North Vancouver

From: Noel Dattrino
To: [DNV Input](#)
Subject: Mount Seymour Parkway Development
Date: June 26, 2018 12:33:03 PM

To whom it may concern,

My wife and I moved to North Vancouver in 2015. The majority of our time 'house hunting' was in North Vancouver because it reminded me a where I grew up. With a new baby and one on the way, it was important for us to bring our kids up in that environment. We bought a house on Browning Place in Blueridge that needed a renovation. We chose the renovation route as it was the most affordable. I'm sure you're aware of the challenges to find affordable housing. We have friends that bought in the neighbourhood in the last 3 years as well for the same reasons.

I am in full support of the project at 3428-3464 Mount Seymour Parkway and will encourage families like mine to come in to the neighbourhood.

Regards,

Noel Dattrino



North Vancouver

From: Dan Turner
To: [DNV Input](#)
Subject: Development Project at 3428-3464 Mount Seymour Parkway
Date: June 26, 2018 1:29:44 PM
Attachments: [20180626132216613.pdf](#)

Please find attached my letter of support for the development project at 3428-3464 Mount Seymour Parkway, North Vancouver.

DAN TURNER

[REDACTED],
North Vancouver, BC [REDACTED]
Tel: [REDACTED]
Email: [REDACTED]

DAN TURNER

[REDACTED], North Vancouver, BC [REDACTED]

Tel: [REDACTED]

Email: [REDACTED]

To whom it may concern,

Today I am writing to you in support of the development project at 3428-3464 Mount Seymour Parkway. My family and I have lived in the community of Blueridge for the past 23 years. We want to stay in our community and hope to downsize in the near future but have found that there is a lack of product in our area. There is currently a need for more density (townhomes and condos) in the area for both downsizers and young families. We were fortunate when we were entering the market as homes for easier to afford but now with rising costs our children will not have the same opportunities. Developments like this offer more opportunity for those young and old to stay in the communities that they grew up in or have called home for so many years.

Thank you.

[REDACTED]
Dan Turner

[REDACTED]
North Vancouver, BC
[REDACTED]

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Development applications 3490 Mt Seymour Parkway and 3464 Mt. Seymour Parkway
Date: June 26, 2018 1:31:31 PM

From: [REDACTED]
Sent: June 26, 2018 12:53 PM
To: Infoweb <infoweb@dnv.org>
Subject: Development applications 3490 Mt Seymour Parkway and 3464 Mt. Seymour Parkway

We reside at [REDACTED] and have been for the past 25 years. We are deeply concerned about the future development along the Mt. Seymour Parkway that increases density. Before Mayor and Council approve any further development along this route there needs to be more infrastructure in roadways completed. The congestion is becoming unbearable during the rush hour periods and on the weekends during the day time.

Along with this, the congestion has resulted in frustration with some drivers and they have become more reckless with their driving habits. Both speed and weaving in and out of traffic is regularly noticeable. People riding their bicycles are at a greater risk for their safety.

Along with this, I live and work on the North Shore and I commute to and from my home in Blueridge to Lonsdale Avenue. I have chosen to both work and live on the North Shore in order to avoid a long commute, however, whenever there is vehicle accident on the Iron Workers Memorial Bridge or along any of the feeder routes to it, my commute can take up to 1hr. This is unacceptable.

Please do not approve anymore development until the roads and access to the area is substantially improved.

Yours truly,

Brian and Donna Riedlinger
[REDACTED]

Sent from [Mail](#) for Windows 10

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Share your thoughts with Mayor and Council
Date: June 26, 2018 1:32:37 PM

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

From: infoweb@dnv.org <infoweb@dnv.org> On Behalf Of District of North Vancouver
Sent: June 26, 2018 1:18 PM
To: Infoweb <infoweb@dnv.org>
Subject: Share your thoughts with Mayor and Council

Submitted on Tuesday, June 26, 2018 - 13:18 Submitted by user: Anonymous Submitted values are:

Your name: Tara Cree

Your email address: [REDACTED] Your phone number: [REDACTED] What would you like to tell Mayor and Council? Please please slow down on the plans to develop Maplewood area to ensure that there is enough consideration given to transportation/traffic issues. We live east of that area and it is already incredibly difficult to get anywhere in all of the traffic and I have not seen any indication that a well thought out plan is in place. Many thanks.

Add additional information:

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: 3428 - 3464 Mount Seymour Parkway - Public Hearing June 26
Date: June 27, 2018 8:51:58 AM
Attachments: [3428 - 3464 Mount Seymour Parkway\[1\].docx](#)
[image002.png](#)

From: Eric Godot Andersen [REDACTED]
Sent: June 26, 2018 1:53 PM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: [REDACTED]
[REDACTED]
[REDACTED] Erik Wilhelm
<WilhelmE@dnv.org>
Subject: 3428 - 3464 Mount Seymour Parkway - Public Hearing June 26

Good afternoon, Mayor Walton and members of Council,

Kindly find attached the report prepared by the Seymour Local Plan Monitoring Committee pertaining to the proposed development at 3428-3464 Mount Seymour Parkway. It was prepared in January 2017 when we had the opportunity to review the Preliminary Planning Application. We have since compared this with the current proposal and found no specific reasons to change our report, as we did not find that the points, we had initially brought up in our report, have been addressed in the meantime.

The report is the one, that staff had very surprisingly omitted to attach, when their report was sent to Council prior to the Council meeting of May 28.

We noted in staff's report of May 16 regarding this application that they refer to compliance with the Seymour Local Plan regarding four specific points – see page 11 of the report. However, much to our surprise a couple of crucial points from the very same page in the Seymour Local Plan (see page 29 of the plan) were not included by staff, viz.:

The number of units on the north side of Mount Seymour Parkway (blocks 3200 to 3500) was supposed to be MAXIMUM 105 units. This number was already reached and exceeded before this proposal was made.

Additionally the Seymour Local Plan clearly stipulates that one of the conditions for development on these blocks is 'community support'. This does definitely not seem to be the case for the proposal in question.

We respectfully ask you to take our comments into consideration when considering this development proposal.

Very truly yours,

Eric Godot Andersen

Dennis Bevington
Leslie Buerschaper
Alf Cockle
Katherine Fagerlund
Chloe Hartley
Mike Potyok

Eric Godot Andersen

[REDACTED]
North Vancouver, B.C.

[REDACTED]
Phone: [REDACTED]

Fax: [REDACTED]



Before printing this e-mail, please assess if it is really needed

3428 - 3464 Mount Seymour Parkway:

Reference is made to the Planning Department's letter of December 20 pertaining to the Preliminary Planning Application (29 Unit Townhouse Development) at the above site.

We regret to report that the Seymour Local Plan Monitoring Committee (SLPMC) has not been approached by the developer to discuss this proposal, as is usually the protocol. Please make sure that we are kept in the loop with future development plans.

The SLPMC has several concerns with this proposal: density being pushed to maximum limits without obvious community benefit, development density exceeding the rate suggested in the OCP for areas outside of Village centres, the risk of creating a visual "wall of development" along Mt. Seymour Parkway, community awareness and support of the opening of the laneway, and finally, density outpacing infrastructure development.

1. Housing density

The intent of the SLP for developments in this area of Mt. Seymour Parkway (MSP) was to restrict density to a floor space ratio (FSR) of 0.6 unless there is community benefit provided from the increased density - ref Table 6-1 of the SLP. There is no evidence presented by the developer to this point. Further, allowing this scale of density (27 units on 4 lots for the 3468-3490 block MSP and 29 units on 4 lots for this proposal) will significantly exceed the limits for the four blocks (3200-3500) on MSP for which the SLP called for a MAXIMUM of 105 units – ref Table 4-1 of the SLP.

Since 2013 in these four blocks, the density has already increased by 73 ADDITIONAL units in the three developments: 60 new units (built on 7 lots = 53 additional units) at 3294-3366 Mount Seymour Parkway, 16 units (built on two lots = 14 additional) at 3508 MSP and 8 units (built on 2 lots = 6 additional) at 3568-3572 MSP. These units total 84 units, adding up to 140 when adding the proposed 56 units on the 8 lots in the 3400 block MSP. This is ONLY counting multi-family units, and not including any of the now relatively few still existing single-family lots. The maximum limit of 105 units as per the SLP was already exceeded (111 units) before the current proposal (3428-3464 MSP) was even made.

2. Recommended Form and Character

A significant goal of the development guidelines in the SLP was to protect against the visual "wall" (ref Table 6-1 of the SLP) effect in response to the developments at 3200-3500 Mount Seymour Parkway. The IRCA development at Apex and 3294-3366 Mount Seymour Parkway was configured to break up the visual constraint of their proposed development. The proposed design for 3428 -3464 Mount Seymour Parkway calls for the maximum SLP density on all four lots with three stories in height plus rooftop patios. We are concerned that this, along with several other proposed adjacent developments will create the "wall" effect. We suggest a revised design that sets the buildings further back from the road and steps the second story back to open the sightlines and allow more light in.

There is another four-lot proposal immediately east of this one (4 lots to 27 units) at 3468-3490 Mount Seymour Parkway. Just east of these two proposed sites is the completed boxlike building at 3508 Mount Seymour Parkway (totally 12 units), which is not stepped back. In the same block east of 3508 Mt. Seymour Parkway there is another proposal of 8 units at 3568-3572 MSP. The result of these four

developments on just two blocks will be 12 lots being transformed into 80 units, presenting a solid wall of development for these two entire blocks!

3. Mount Seymour Parkway Access

This development calls for the opening of the laneway north of the four lots. This laneway would open to Parkgate Avenue and Gaspé Place. The laneway would need to be widened based on conventional requirements for primary vehicular access routes, which is not explicit in the proposal. We are curious as to whether a traffic study has been done that considers both this proposal and the adjacent proposal at 3468-3490 Mount Seymour Parkway. We are wondering whether all residents on Parkgate Avenue have been informed of the potential traffic changes proposed here.

We have been given to understand that a number of residents in Gaspé Place and on Mount Seymour Parkway object (Table 6-1) to opening the laneway on Gaspé Place to provide vehicular access for the two proposed developments, 3424-3468 and 3468-3490 MSP.

4. Infrastructure in Seymour

Infrastructure development has been a concern east of Seymour for many years. It is an issue we are continually bringing up because it is not being addressed. There is significant development completed and proposed in the Maplewood area, the Polygon development along Dollarton Highway is soon to be completed, the Tsileil-Waututh are continuing to develop their lands, there are these 3 developments proposed for Mt. Seymour Parkway and another large plan for the Raven Pub location at Deep Cove Road and Mt. Seymour Parkway. There is still no ambulance station east of the Seymour (Policy 8.4.1 in the SLP). Leaving this neighborhood at rush-hour or coming back is increasingly difficult and is lengthening commute times and affecting people's quality of life. The highway and the rivers create pinch points for exiting this neighborhood. Development cannot exceed the capacity of this constriction.

Since Mount Seymour Parkway is not identified as part of a Town Center in the OCP, we feel that this proposal is not supporting the aim of concentrating growth in Town Centers.

Conclusion

In conclusion the SLPMC does not support the density, form and character and proposed access to Mount Seymour Parkway presented in the proposed development for 3428 - 3464 Mount Seymour Parkway.

From: Beverly Linseisen
To: [DNV Input](#)
Subject: Attn Municipal Clerk - June 26 - Re Proposed Rezoning RS1 to CD 114 & 108
Date: June 26, 2018 5:57:28 PM
Attachments: [Attn Municipl Clerk - June 26 - Re Proposed Rezoning RS1 to CD 114 & 108.docx](#)

Thank-you for considering the attached submission.

Sincerely,

Mrs. B. McLeod L.

To: input@dnv.org

"Caring for what we have."

June 26, 2018

Re: Rezoning of the Single Family Residential One Acre Zones (RS1)
3428-3464 Mt. Seymour Pkwy and 3468, 3472, 3484 & 3490 Mt. Seymour Pkwy
to Comprehensive Development Zones 114 and 108, Respectively

Dear Ladies and Gentlemen of the North Vancouver District Council

Thank-You, for your service, particularly to the soon to retire Mayor Walton.

I do not see population density increase as a goal on reading the of the Official Community Plan. It certainly will not help bridge traffic challenges. I oppose sawing off the branch that we, residents, as well as visitors who appreciate what they see, like and stand on. (Population *redistribution* is not precluded by OCP guidelines. The tortoise and hare story suggests that any such be gradual).

Replacing Single family dwellings with townhouse units (if assume between 2-6 occupants per home the former would change from 6-18 residents to 29 units with at least 29 residents, the latter from 8-24 residents to 27 units with at least 27 residents) is an invitation to a local population density increase.

If the homes currently there are maintainable, I am not in favour of the rezoning. A quick look around the (Parkgate) area shows plenty of high density housing already in place.

That said, I am far from a planning expert and may not be not aware of all the details that council members must consider. Thank-You for the opportunity to give input (and an excellent website to facilitate this).

Sincerely,
Mrs. B. McLeod L.
Resident of the District of North Vancouver

From: The Bonds
To: [DNV Input](#)
Subject: Bylaw 8275--3428-3464 Mount Seymour Parkway
Date: June 26, 2018 6:41:57 PM

Dear District Council and Staff.

It will come as no surprise to you to learn of my disappointment that this project for a 29 unit townhouse development contains no purpose-built market rental townhomes and therefore I am unable to give it my support.

An application that involves district land should have been negotiated to ensure the inclusion of a purpose built rental component, using both the district land AND various incentives to encourage the developer to make it so. Property tax exemptions under municipal revitalization agreements would be a good way to achieve this going forward. More market rental townhomes are needed in the District. A proportion of them could even be below-market rental, if a partnership with Metro Vancouver and BC Housing were sought for this location.

It is disappointing that the District of North Vancouver has NO Metro Vancouver housing projects, whereas the City of North Vancouver has four. More must be done to bring this type of housing project-- that combines market rental and non-market rental-- to the District of North Vancouver. The market component of this type of project helps to pay off the subsidized portion of the project. It is, in a sense, a win-win.

Please make affordable housing for the District of North Vancouver a priority by allocating the \$521,274 CAC's from this project to affordable housing as suggested in the staff report. Or at the very least, please legislate a consistent and generous ratio of CAC's earned from rezoning applications to be allocated to affordable housing. A formula or policy as it applies to CAC use is long overdue.

I appreciate the inordinate amounts of time and attention you are spending to read and consider public input from your citizens, particularly during this insane quantity of applications being brought forth for consideration in such a short span of weeks.

Respectfully,

Kelly Bond

Michael and Kelly Bond
[REDACTED]

From: [Louise Simkin](#)
To: [DNV Input: Erik Wilhelm](#)
Subject: FW: Standard Shadow Studies - Public Hearings of Tuesday June 26 2018
Date: June 27, 2018 8:57:01 AM
Attachments: [ShadowStudiesFinal_Feb2012.pdf](#)

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

From: Corrie Kost <corrie@kost.ca>
Sent: June 26, 2018 5:47 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Standard Shadow Studies - Public Hearings of Tuesday June 26 2018

Your Worship & Members of Council,

Please do not redact any information supplied in this submission.

The public hearings being held on Tuesday June 26th - on
3428-3464 Mt. Seymour Parkway and
3468, 3472, 3484, & 3490 Mt. Seymour Parkway have substandard shadow studies (10am, noon, 2pm) The more
generally accepted standards are 1-2 hours after sunrise, noon, and 1-2 hrs before sunset.
Please see a sample standard, from Mississauga Ontario, in the attachment.

Your truly,
Corrie Kost
2851 Colwood Dr.
N. Vancouver, BC
V7R2R3



STANDARDS FOR SHADOW STUDIES

August 2011

STANDARDS FOR SHADOW STUDIES

Shadow Studies illustrate the impact of development in terms of sun and daylight access to the surrounding context including surrounding buildings, the public realm, public and private open space.

Shadow Studies may be required in support of development applications to demonstrate that the location and height of a proposed building if greater than 10.7m, will not cause undue shade on the subject lands, and on surrounding context including building facades, private and public outdoor amenity and open spaces, public parkland, sidewalks and other components of the public realm.

Shadow Studies and Analyses will be conducted for the following dates:

- **June 21**
- **September 21** (similar to March 21, and therefore, criteria for Sept. 21 are deemed to apply to March 21)
- **December 21**

At the following times:

- **Solar Noon (SN)**
- **Hourly intervals before and after Solar Noon (SN), up to and including 1.5 hours after sunrise and 1.5 hours before sunset**

Hourly solar data are specified for each date

See Tables 2, 3 and 4: Mississauga Sun Angle Data

Sun Angles:

Sun Angles are based on the latitude and longitude of the Mississauga Civic Centre at 300 City Centre Drive, Mississauga ON L5B 3C1

- Latitude: 43 deg. 35' 20" N
- Longitude: 79 deg. 38' 40" W

Time Zone: Eastern

Standard Time: UT - 5 hours

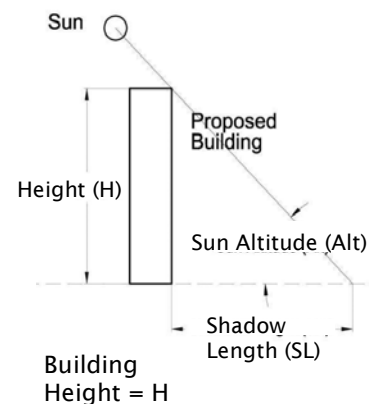
Daylight Time : UT - 4 hours

UT denotes Universal Time i.e. Greenwich Mean Time

Shadow Length (SL) = Building Height (H) x Shadow Length Factor (SLF). See Fig. 1



FIG. 1: DETERMINING SHADOW LENGTH



Shadow Length Factor (SLF) = $1/\tan(\text{Alt})$

Shadow Length (SL) = H x SLF

Ensure Adequate sunlight on the following:

1. Residential Private Outdoor Amenity Spaces

To maximise the use of private residential amenity spaces during spring, summer and fall, shadow impacts from proposed developments should not exceed one hour in duration on areas such as private rear yards, decks, patios and pools of surrounding residential dwellings on each of the following dates:

- **June 21**
- **September 21** (Mar. 21 shadow patterns are similar but occur 14 minutes later)

This criterion is met if there is shadow impact for no more **than two consecutive hourly test times** within the space between the exterior wall of the dwelling that abuts the amenity space and the line of impact assessment (“No Impact Zone”).

The line of impact assessment shall be, a line 7.5m minimum from the rear wall or other appropriate exterior building wall of the dwelling that abuts the private amenity space. See Fig. 2 and 3

New shadows shall not result in less than 2 hours of direct sunlight. Where less than 2 hours of sunlight already exists within the “No Impact Zone”, no new shade may be added.

Balconies are not considered “residential private outdoor amenity spaces” unless they are the only outdoor living area available to the dwelling unit, are unenclosed, and project 4m or more from the exterior wall of the building.

FIG. 2: SHADOW IMPACT ON PRIVATE RESIDENTIAL OUTDOOR AMENITY SPACES (PLAN VIEW)

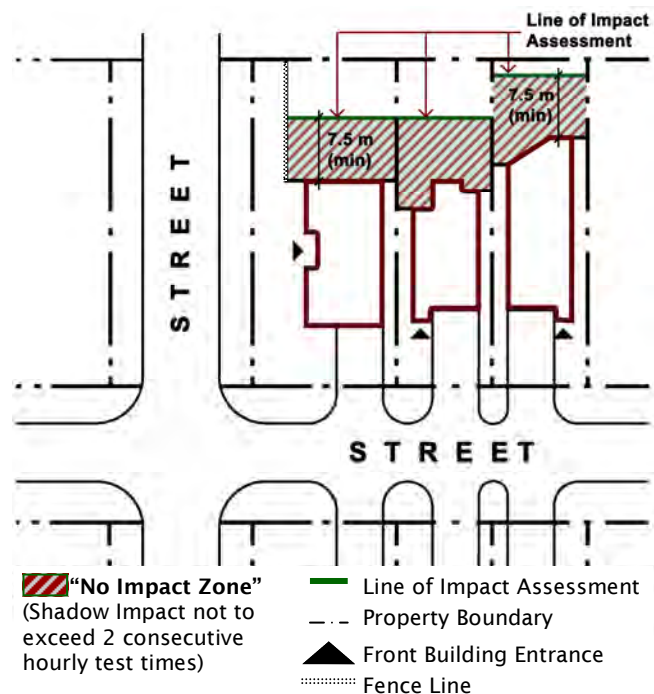
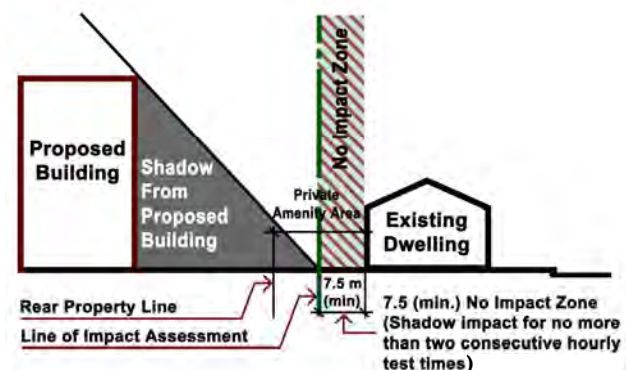


FIG. 3: SHADOW IMPACT ON PRIVATE RESIDENTIAL AMENITY SPACES (SECTION)



Ensure Adequate sunlight on the following:

2. **Communal outdoor amenity areas including, children's play areas, school yards, tot lots, and park features such as sandboxes, wading pools etc., and outdoor amenity areas used by seniors and those associated with commercial and employment areas during spring, summer, fall and winter.**

Shadows from proposed developments should allow for full sun on the above places at least half the time, or 50% sun coverage all the time, on each of the following dates:

- **June 21**
- **September 21**
- **December 21**

This criterion is met if the “sun access factor” is at least 50% or 0.5 on each of the test dates ($A_{s(ave)}/A_T = 0.5$ or more)

See 2a for Calculation of Sun Access Factor

This criterion applies to public amenity areas and common outdoor amenity areas that are part of a proposed or existing development.

2a) Calculating Sun Access Factor:

- Measure the total Area (A_T) of the space or feature
- Measure the area in sunshine (A_s) for each of the test times from 1.5 hours after sunrise to 1.5 hours before sunset both inclusive
- Find the average of the A_s values ($A_{s(ave)}$)
- Sun Access Factor = $A_{s(ave)}/A_T$



3. **Public realm including sidewalks, open spaces, parks and plazas to maximize their use during the shoulder seasons (spring and fall)**

a) Low and Medium Density Residential streets

Developments should be designed to allow full sunlight on the opposite boulevard including the full width of the sidewalk on September 21 as follows:

For a total of at least **4 hours** between **9:12 a.m.** and **11:12 a.m.** and between **3:12 p.m.** and **5:12 p.m.**

This criterion is met if there is no incremental shade from the proposed development at **9:12 a.m., 10:12 a.m. and 11:12 a.m., and at 3:12 p.m., 4:12 p.m. and 5:12 p.m.**

See Fig. 4, 5, 6 and Table 1.

b) Mixed Use, Commercial, Employment and High Density Residential streets

Developments should be designed to allow full sunlight on the opposite boulevard including the full width of the sidewalk on September 21 as follows:

For a total of at least 5 hours that must include the 2 hour period between 12:12 p.m. and 2:12 p.m., and an additional 2 hour period from either 9:12 a.m. to 11:12 a.m. or from 3:12 p.m. to 5:12 p.m.

This criterion is met if there is no incremental shade from the proposed development at 12:12 p.m., 1:12 p.m. and 2:12 p.m., and three consecutive times either 9:12 a.m., 10:12 a.m. and 11:12 a.m. or 3:12 p.m., 4:12 p.m. and 5:12 p.m.

See Fig. 4, 5, 6 and Table 1 for angular planes that will achieve this criterion for Hurontario Street, Eglinton Avenue and streets with a similar alignment.

c) Public Open Spaces, parks and Plazas

Developments should be designed to provide a sun access factor of at least 50% on public open spaces, parks and plazas on September 21.

See 2a for calculating Sun Access Factor

Please note the following:

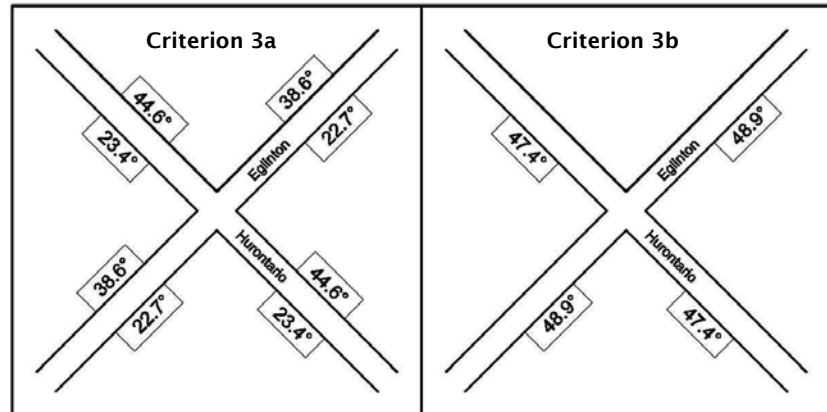
- **Solar Noon in Mississauga on September 21 is 1:12 p.m.**
- **Shadow Patterns for September 21 and March 21 are similar**
- **Criteria for September 21 are deemed to apply to March 21**

TABLE 1	Criterion 3a Low and Medium Density Residential Streets	Criterion 3b Mixed use, Commercial, Employment and High Density Residential Streets
	Maximum Angular Plane	Maximum Angular Plane
Eglinton Avenue		
Proposed building on north side of Eglinton Ave.	38.6 degrees	—
Proposed building on south side of Eglinton Ave.	22.7 degrees	48.9 degrees
Hurontario Street		
Proposed building on west side of Hurontario Street	23.4 degrees	47.4 degrees
Proposed building on east side of Hurontario Street	44.6 degrees	—

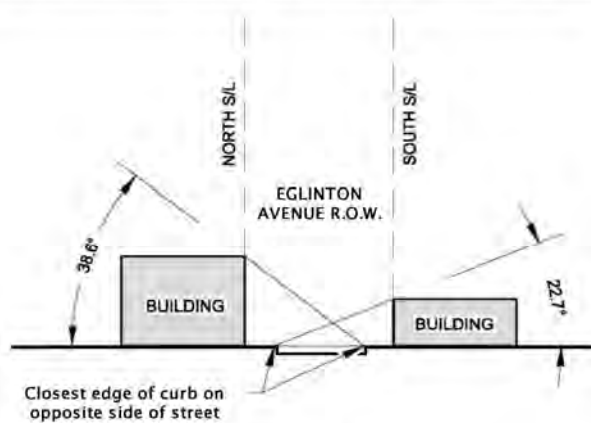
NOTES:

1. Angular planes given above apply to the alignment of Eglinton Avenue and Hurontario Street and streets with equivalent orientation.
2. Angular planes are measured from the closest edge of the opposite curb (see Fig.5).
3. Angular planes are measured beginning at grade.
4. Angular planes are measured perpendicular to the street.
5. See Figures 4, 5, 6 for graphical representations of the angular plane limits.

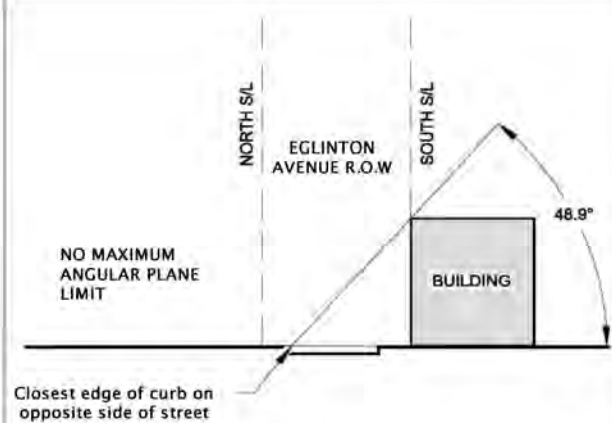
**FIG. 4:
MAX. ALLOWABLE ANG.
PLANES TO PROTECT
OPPOSITE BOULEVARDS
AND SIDEWALKS**



ANGULAR PLANE SECTION VIEWS

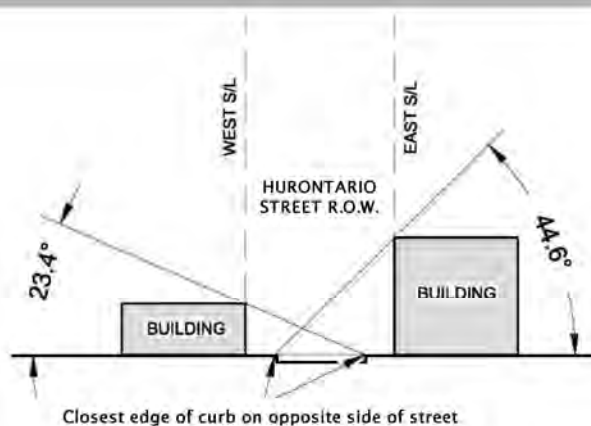


Criterion 3a
low and medium density residential streets

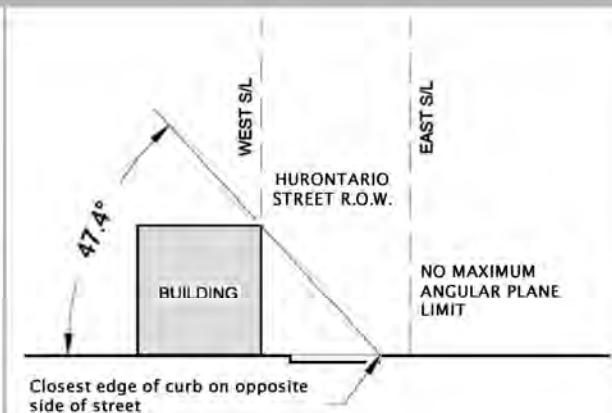


Criterion 3b
mixed use, commercial, employment and high density residential areas
with pedestrian traffic

FIG. 5: EGLINTON AVENUE



Criterion 3a
low and medium density residential streets



Criterion 3b
mixed use, commercial, employment and high density residential areas
with pedestrian traffic

FIG. 6: HURONTARIO STREET

Ensure Adequate sunlight on the following:

4. Turf and flower gardens in public parks

Proposed developments should allow for adequate sunlight during the growing season from March to October by allowing for a minimum of **6 hours of direct sunlight on September 21**.

This criterion is met if full sun is provided on any **7 test times** on September 21, from 1.5 hours after sunrise to 1.5 hours before sunset.



5. Building faces to allow for the possibility of using solar energy

Shadow impacts from proposed developments should not exceed **one hour** in duration on the **roofs, front, rear and exterior side walls** of adjacent **low rise** (one to four storeys) residential buildings including townhouses, detached and semi-detached dwellings on **September 21**.

The line of impact assessment shall be a line at grade, 3m from the front, rear and exterior side wall of the adjacent low rise residential building.

This criterion is met if there is shadow impact for no more than two consecutive hourly test times in the “No Impact Zone” i.e. the space between the front, rear and exterior side walls of the adjacent low-rise residential buildings and the respective lines of impact assessment.

See Fig. 7 and 8

Incremental shadows do not necessarily represent adverse or undue impacts, and each proposal will be assessed on its own merits.

FIG. 7: PLAN

Line of Impact Assessment to be 3m from the front, rear and exterior side walls of existing dwelling

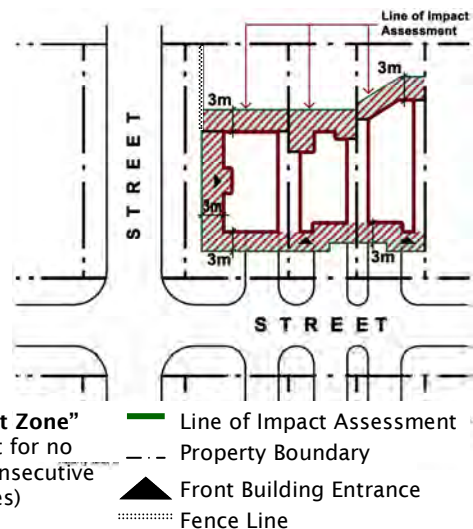
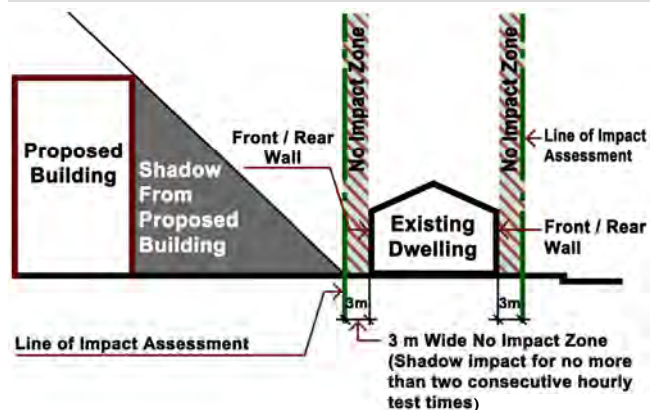


FIG. 8: SECTION



Material to be submitted with Development Application:

1. Complete set of shadow drawings for the dates and times shown in **Tables 2, 3, and 4: Mississauga Sun Angle data**, from **1.5 hours after sunrise to 1.5 hours before sunset**
2. Base mapping must include a minimum coverage area as follows:
 - a) 4.0 times the building height to the north, east and west
 - b) 1.5 times the building height to the south
3. Shadow drawings may be based on 2D mapping or air photos showing shadows from only the proposal, or they may be based on 3D mapping and include shadows from the proposed building and all buildings within the coverage area.
4. Shadow drawings shall include the following:
 - a) North Arrow and scale bar
 - b) Reference bearing for at least one street adjacent to the subject site
 - c) A scale suitable to show the entire shadow coverage area
 - d) Existing and incremental shadows differentiated by hatching or colour
 - e) Approved but not yet constructed buildings identified in contrasting colour.
 - f) The name of the individual who has prepared the shadow drawings
5. Shadow drawings must be submitted with a written analysis which shall include the following information:
 - a) Confirmation of site latitude and longitude used in shadow drawings
 - b) A statement describing how astronomic north was determined
 - c) Origin/source of base plan
 - d) Description of all locations/uses of areas not meeting the shadow impact criteria (include a key plan for reference)
 - e) Quantification and assessment of the impact in the areas listed in 5(d)
 - f) Summary outlining how the shadow impact criteria have been met and describing any mitigating features that have been incorporated into the site and building design
- 6) The shadow drawings and reports shall be prepared by individuals qualified and/or experienced in this field.

Additional study times and analyses may be required to properly determine the degree of impact.

The intent and objectives of the Standards For Shadow Studies are as interpreted by the Development and Design Division of the Planning and Building Department.

TABLE 2: MISSISSAUGA SUN ANGLE DATA (JUNE 21)

DATE: JUNE 21	SHADOW DIRECTION AND LENGTH		COMMENTS
	Az (deg)	SLF (ratio length/height)	
LOCAL TIME EDT			
5:37	235.73		Rise
7:07	250.48	4.1230	Rise + 1.5 hr.
7:20	252.58	3.5045	SN - 6 hr.
8:20	262.02	2.0048	SN - 5 hr.
9:20	272.04	1.3106	SN - 4 hr.
10:20	283.79	0.8976	SN - 3 hr.
11:20	299.52	0.6203	SN - 2 hr.
12:20	323.67	0.4375	SN - 1 hr.
13:20	0.00	0.3670	Solar Noon (SN)
14:20	36.32	0.4375	SN + 1 hr.
15:20	60.47	0.6203	SN + 2 hr.
16:20	76.21	0.8975	SN + 3 hr.
17:20	87.96	1.3105	SN + 4 hr.
18:20	97.98	2.0047	SN + 5 hr.
19:20	107.42	3.5042	SN + 6 hr.
19:33	109.41	4.0852	Set - 1.5 hr.
21:03	124.27		Set

TABLE 3: MISSISSAUGA SUN ANGLE DATA (SEPT. 21)

DATE: SEPTEMBER 21	SHADOW DIRECTION AND LENGTH		COMMENTS
	Az (deg)	SLF (ratio length/height)	
LOCAL TIME EDT			
7:05	268.27		Rise
8:35	284.22	3.6329	Rise + 1.5 hr.
9:12	291.23	2.5132	SN - 4 hr.
10:12	304.14	1.6445	SN -3 hr.
11:12	319.68	1.2181	SN -2 hr.
12:12	338.54	1.0011	SN -1 hr.
13:12	0.00	0.9329	Solar Noon (SN)
14:12	21.45	1.0022	SN + 1 hr.
15:12	40.28	1.2205	SN + 2 hr.
16:12	55.79	1.6495	SN + 3 hr.
17:12	68.68	2.5255	SN + 4 hr.
17:48	75.63	3.6493	Set - 1.5 hr.
19:18	91.46		Set

TABLE 4: MISSISSAUGA SUN ANGLE DATA (DEC. 21)

	SHADOW DIRECTION AND LENGTH		
DATE: DECEMBER 21	Az (deg)	SLF (ratio length/height)	COMMENTS
LOCAL TIME EST			
7:49	302.37		Rise
9:19	319.05	4.8874	Rise + 1.5 hr.
10:17	331.25	3.1643	SN -2 hr.
11:17	345.21	2.5293	SN -1 hr.
12:17	0.00	2.3589	Solar Noon (SN)
13:17	14.79	2.5293	SN + 1 hr.
14:17	28.75	3.1644	SN + 2 hr.
15:15	41.06	4.9172	Set - 1.5 hr.
16:45	57.63		Set

Standards for Shadow Studies August 2011

Adopted by Council on November 23, 2011

Resolution No. 0266-2011

City of Mississauga

Planning and Building Department, Development and Design Division

300 City Centre Drive, 6th Floor, Mississauga ON, L6B 3C1 — Tel: 905-896-5511 Fax: 905-896-5553

www.mississauga.ca



Peter Teevan

From: Mark Cohen [REDACTED]
Sent: Tuesday, June 26, 2018 11:57 AM
To: Peter Teevan
Subject: Letter re Parkgate development - DNV council meeting June 26 2018
Attachments: signature.asc

SUBMITTED AT THE
JUN 26 2018
PUBLIC HEARING

Peter,

As mentioned, I'm unable to attend the meeting tonight due to work commitments. Here's a letter I'd appreciate you read at council meeting tonight.

"My name is Mark Cohen, and I live on the 3500 block of Mount Seymour Parkway.

The proposed development on Mount Seymour Parkway and Parkgate Avenue is completely inappropriate for the area and the community, and does not provide adequate consideration for the existing members of the community, who's quality of life will be directly and negatively affected by the proposed development. Ever more disconcerting, as that this is but one of three currently proposed developments, the total of which will wreak havoc on the lives of residents, for years.

With regards to the size and design of the development:

- Residents will find their privacy invaded by towering townhouse that border directly on their properties, staring into their yards, and their lives. This will inevitably create tension, stress, and significant discomfort in the community, for both exiting and new residents.
- The golf course lands are designated as a park for good reason - we need green spaces to strike an appropriate balance with nature, and provide healthy habitats for our residents. Natural spaces are essential to combating noise and pollution, and are not to be cut back at the whim of council simply to service the needs of developers.

With regards to parking - DNV documents regarding this property state the following:

- "Despite anecdotal testimonials, Parkgate Avenue was found to have ample on-street parking available throughout the day"
- "find that the development will not adversely effect on-street parking along Parkgate Avenue"

I live on this street, and can tell you that street parking is already approaching capacity, and with the removal of a significant portion of available street parking that would result should the development proceed, any available capacity will be quickly exceeded.

With regards to traffic - DNV documents regarding this property state the following:

- "vehicular movements are expected to function within acceptable parameters"

We currently have residents, seniors, church goers, and visitors to the Parkgate park all using this street. What is our intention here? To build livable communities, or simply maximize density at any cost? The increased density of traffic that would result should a development of this size proceed, will create a level of danger and congestion that this small arterial street simply cant support. Add to this the chaos that will result during the construction stages, with heavy machinery mixing with children playing, seniors walking about and residents trying to live their lives, and this neighborhood will be anything but livable.

I recognize the growing needs of our community, but a community plan is to be planned by and for the community, not exclusively by council, or private interests who have no stake in the community, save for the profits they intend to take from it.

Thank you."

Let me know what you think.

Thanks Peter.

COMMENT SHEET
District of North Vancouver

PROPOSAL: 29 Unit Townhouse Development on Mt. Seymour Pkwy.
PROPOSAL ADDRESS: 3428-3464 Mount Seymour Parkway
DEVELOPER: Allaire Headwater Residences

Please provide us with any input you have on this project and feel free to attach additional sheets to help the District of North Vancouver understand neighbourhood concerns and views:

SUBMITTED AT THE

JUN 21 2017

PUBLIC HEARING

SEE ATTACHED

Your Name CHRIS POWELL

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 insert your comment sheet into the comment box provided at the Public Information Meeting; or alternatively, mail or email your comment sheet (no later than October 6, 2017) to:

c/o Erik Wilhelm, Development Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5

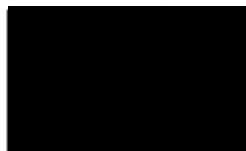
Email: ewilhelm@dnv.org

Laneway access via Gaspé Place

While am not opposed to all development, I am adamantly opposed to any laneway access between Gaspé Place and either Apex Ave or Parkgate Ave.

- There is absolutely no need for this type of access because there are sufficient direct access routes already available from Apex, Parkgate, and Mount Seymour Parkway where there are already lights at both Apex and Parkgate, as well as left turn lane access to and from Gaspé. In addition, there is already east and west access on Gaspé place that may be used with proposed and future developments.
- With respect to traffic flows, there is nothing to be gained with an additional thoroughfare in this limited area. Furthermore, this sort of access is unprecedented in the area.
- Such a laneway would irreparably destroy a portion of what little greenspace there is in this unique area.
- The laneway would contribute to the destruction of habitat of for many species of wildlife, including the following species of birds that have been sighted persistently in this area (to name only a few that come to mind):
 - Chickadees
 - Crows
 - Flickers
 - Grosbeaks
 - Juncos
 - Pileated woodpeckers
 - Robins
 - Sparrows
 - Steller's Jays
 - Titmice
 - Varied thrushes
 - Waxwings
 - Western tanagers
 - Several other unidentified species, including at least two other varieties of woodpeckers
 - Transient species (seen but not resident) include the Blue heron and Great Grey Owl
- The laneway would also result in a traffic coming extremely close to the path that exists between Mount Seymour Parkway and the golf course. This will detract from the sanctity of the nature walk for all future generations, not just current residents but for anyone residing in proposed new developments. The laneway would destroy the very nature of this this area and violate the intention of creating these sorts of walkways within the district.
- This access can benefit no one, with the possible exception of a handful of developers who would simply parachute in, reap short term benefits and then move on. This is to the detriment of all existing and future long-term residents.

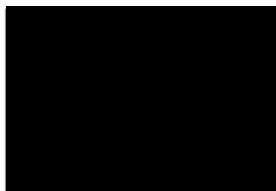
For the sake of all current and future generations, it is important to preserve the special character of this area and its unique quality of life. Furthermore, before moving into the area, I inquired to the District of North Vancouver, which, at that time, assured me that the area under now proposed for laneway was specifically intended to be excluded from redevelopment.



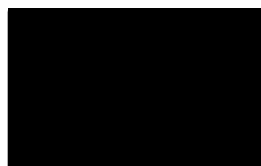
Roof top decks on Mount Seymour Parkway

I am opposed to roof top decks as part of any development on this area of Mount Seymour Parkway for many reasons, including the following.

- Roof top decks would ruin any privacy for residents on Gaspé Place as they would peer down on the homes there. This also creates considerable security concerns.
- There are no other developments that have rooftop decks in the area, so they would be out of character for the area.
- Noise after hours is a real concern. It only takes one irresponsible owner or tenant to detract appreciably from the sanctity of this area. District and strata bylaws and regulations are insufficient to ensure practical enforcement noise restrictions.



Finally, I have concerns over the pace of development given that there are multiple development proposals for the 3400 block on Mount Seymour Parkway. I believe these should be implemented over time to ensure managed growth whereby the impact on the neighborhood and infrastructure can be properly assessed. This is of particular concern given proposed developments in the 3300 and 3500 blocks as well.



To the District of North Vancouver.

With reference to the 2 townhouse projects.

3428-3464 and 3468, 3472, 3484 and 3490 Mt. Seymour Parkway.

I am totally opposed to the above development.

Gaspe place is a pleasant small community these two projects will destroy the whole atmosphere of the area, making it have an urban setting.

The main issues are:

The height of the buildings.

Roof top balconies.

The closeness of the buildings to each other in each project.

Creating a lane way between Gaspe Place and Park Gate Avenue which if wide enough could create more traffic on Gaspe Place.

Increase traffic flow on Mt. Seymour Parkway which is already a problem turning left from Gaspe Place on to the Parkway and turning from the Parkway into Gaspe Place.

[REDACTED]
Keith and Liz Stannard [REDACTED]

[REDACTED] North Vancouver.

23 June 2018



COMMENT SHEET
District of North Vancouver

PROPOSAL: 29 Unit Townhouse Development on Mt. Seymour Pkwy
PROPOSAL ADDRESS: 3428-3464 Mount Seymour Parkway
DEVELOPER: Allaire Headwater Residences

Please provide us with any input you have on this project and feel free to attach additional sheets to help the District of North Vancouver understand neighbourhood concerns and views:

SUBMITTED AT THE
JUN 21 2014
PUBLIC HEARING

We oppose this project for
2 main reasons:

- The traffic. We do not want another street lane coming out on Parkgate Avenue. We already have a new condo on the corner of Mt. Seymour & Parkgate. This traffic comes out on Parkgate - 16 units. Now we face more traffic if this goes ahead LESS PARKING
- We will also lose the trail from Parkgate behind our property that runs along the golf course. We like to walk along this natural walkway. We don't want to lose our green space.

Your Name

Steechey

Street Address

[REDACTED]

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Email: ewilhelm@dnv.org

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District of North Vancouver

PROPOSAL: 29 Unit Townhouse Development on Mt. Seymour Pkwy.
PROPOSAL ADDRESS: 3428-3464 Mount Seymour Parkway
DEVELOPER: Allaire Headwater Residences

Please provide us with any input you have on this project and feel free to attach additional sheets to help the District of North Vancouver understand neighbourhood concerns and views:

I am against this new development proposal, as it is double the ~~den~~ density of units in the Seymour local community plan. And that is supposed to be honoured.

I am also against opening up the lane allowance for a road. There is already a small trail for residents, so there is no need for another one, there is no need to destroy trees and greenery. It would negatively impact our little community.

Your Name Linda Salo

Street Address [REDACTED]

N. Vanc

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Please provide us with any input you have on this project and feel free to attach additional sheets to help the District of North Vancouver understand neighbourhood concerns and views:

I don't wish to see an extension
to Gorge place. We don't want to see
more traffic on Gorge place. parking
~~is a problem~~ is limited.

I don't want to see any change
to Gorge place as it is a nice
area to be in.

Your Name Keith Stannard, Street Address [REDACTED] North Vancouver

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DEVELOPER: Allaire Headwater Residences

Please provide us with any input you have on this project and feel free to attach additional sheets to help the District of North Vancouver understand neighbourhood concerns and views:

I am opposed the development
of the 3400 Block Mt Seymour
Parkway.
The access to nature especially
the greenbelt and tall
trees would be destroyed.
The residences of North Van value
and cherish these green spaces.
It's what makes life here so
unique and connection with
nature and our easy & close
accessibility to it.
Opening up the lane at the end
of Lorne place is unnecessary & would
destroy this natural setting.

Your Name Loraine Campbell Street Address 

The personal information collected on this form is done so pursuant to the *Access to Information Act* 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.

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DEVELOPER: Allaire Headwater Residences

Please provide us with any input you have on this project and feel free to attach additional sheets to help the District of North Vancouver understand neighbourhood concerns and views:

I am against the development
of the 3400 Block Mt Seymour
Parkway. We live here because of
our access & relationship to Nature.
Please don't destroy it!!

Opening up the lane allowance would destroy
what's left of the neighborhood.

Your Name Lindsay Collins

Street Address

North Van

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DEVELOPER: Allaire Headwater Residences

Please provide us with any input you have on this project and feel free to attach additional sheets to help the District of North Vancouver understand neighbourhood concerns and views:

I am against developing 3400 Block
into town houses - & opening up the
home allowance behind it.

However the Seymour plan
has is too much to fast.

JULIE MCQUADE

N. Van B.C.

Kristle Nyhus

N. Van

Your Name Christine Staley Street Address [REDACTED]

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PROPOSAL: 29 Unit Townhouse Development on Mt. Seymour Pkwy.
PROPOSAL ADDRESS: 3428-3464 Mount Seymour Parkway
DEVELOPER: Allaire Headwater Residences

Please provide us with any input you have on this project and feel free to attach additional sheets to help the District of North Vancouver understand neighbourhood concerns and views:

To the District of North
Vancouver,

Oct 2, 2017

I object to developing the
3400 block of Mount Seymour

Parkway and opening up the
lane allowance, destroying the
lower elevation green spaces

Your Name

that remain. Especially the
huge trees.

The person
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Ashli Saffran



[Redacted signature area]

COMMENT SHEET
District of North Vancouver

PROPOSAL: 29 Unit Townhouse Development on Mt. Seymour Pkwy.
PROPOSAL ADDRESS: 3428-3464 Mount Seymour Parkway
DEVELOPER: Allaire Headwater Residences

Please provide us with any input you have on this project and feel free to attach additional sheets to help the District of North Vancouver understand neighbourhood concerns and views:

*I am against this development proposal.
I am against opening up the end of
Gaspe Place cul-de-sac to traffic as
a wide path from Pargate Avenue.
I am against opening up Gaspe Place to
traffic from Apex Avenue. There is already
a trail for residents.
This development would have a very
negative affect on our quality of life.*

SUBMITTED AT THE

JUN 26 2018

PUBLIC HEARING

Your Name Val Hambleton 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 insert your comment sheet into the comment box provided at the Public Information Meeting; or alternatively, mail or email your comment sheet (no later than October 6, 2017) to:

c/o Erik Wilhelm, Development Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5

Email: ewilhelm@dnv.org

October 6, 2017

To the District of North Vancouver Municipal Council and
Erik Wilhelm, Community Planner.

Please cc this letter to the Seymour Local Plan Monitoring Committee, and the
Seymour Community Association.

I live at [REDACTED].

My family is the most affected by this development proposal.

And I am also writing on behalf of my mother Vale Hambleton and my father Arthur Hambleton.

In the early 50's my mother bought 4 lots at [REDACTED]
[REDACTED]

My parents built the 4 homes that are still on those lots, and my family lived in
each of the 4 houses.

The residents in the 6 houses behind my house - [REDACTED] are upset about this
development proposal.

We all are against the District thinking of opening up the lane-allowance to create
a road from Parkgate Avenue through the Gaspé Place cul-de-sac - then down to
Apex Avenue. There already is a walking trail through the small green-space at the
end of Gaspé Place for the residents to use, and that's the way we want it to
remain.

We are a little community of 8 homes. We do not want our sense of home
disrupted by the short-term agenda of developers.

When I was at the Public Information meeting about this development proposal,
and I spoke at the meeting, I was surprised to hear planner Eric Wilhelm downplay
people's concerns about the fact that this development proposal is double the
projected density envisioned by the Seymour Local Plan. The OCP policy of the
District of North Vancouver clearly shows that the Seymour Community Plan must
be respected.

I am opposed to having all these lots proposed for development all at once.

The community can't absorb that much development going on.

The impacts and disruptions are too drastic for this neighbourhood.

The 3500 block development proposal on the north side of Mount Seymour
Parkway has been approved. Let us see what the cumulative impacts of that
development are, before trying to push through the 3400 and 3300 blocks of

Mount Seymour Parkway.

The District is letting the community down here.

The neighbourhood values are being overlooked.

The District is supposed to be managing growth responsibly and it is not.

The majority of these new units are not making more affordable housing, but what it is doing is destroying the character and going against a lot of the plans and policies that the District was supposed to follow to keep these areas liveable.

Making concessions to the demands of developers and destroying the last of our lower elevation natural areas should never be considered in the current plans by our District planners.

The District is letting the developers have their way without thinking about the consequences, and what it means to so many of us.

It's not like the District 'needs' to provide this overdevelopment of the 3200-3500 blocks Mt. Seymour Pkwy.

It's an attempt to over-develop this part of the Parkway, to try to double what was projected in the Seymour Plan.

Doubling the density of what was projected goes against those of us who live here and who are committed to this area, and who care about our neighbourhoods.

It's not going to add anything to the neighbourhood. It's only going to create more traffic problems and add to the already unsustainable infrastructure.

These developments don't contribute. They actually consume more in services than they give in taxes. And this type of development is a losing game.

It diminishes our quality of life and it's not sustainable.

The rate and scale of the development is too much.

There are currently 2 separate proposals in the 3400 block. Now the developers along with the District are trying to combine 2 proposals into 1.

They need to be addressed as they were presented.

We are against mowing down the entire 3400 block up to the side of our home. We are against having high balconied townhouses looking over our small unique community of 8 homes.

There are 2 wonderful old growth trees in the 3400 block Mt. Seymour Parkway and 2 lower elevation green spaces. One is the District lot held in trust for the residents of the District of North Vancouver. These need to be protected.

There is also a proposal for development in the 3300 block, another online, and another at Parkgate Terrace.

The original proposal was that 39 units would become 105 units. The District has already passed the 105, so if you add these current proposals, there would be more than 200 units.

This is a significant increase to what was promised by the District.

We all know there's a gridlock and we know there's infrastructure problems. These developments will create more problems.

Towers are already being built down by Mountain Hwy.

There's developments along 3rd all the way to Lonsdale.

And the cities of North Vancouver and West Vancouver are over-developing.

The impacts and the long-term vision for the North Shore seem to be overlooked.

We need to try to retain what we have of our community character, history and heritage.

People prefer to live in communities that have a sense of home and access to Nature.

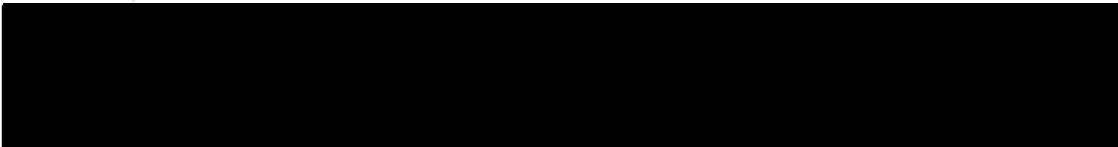
Having a wall of condos all the way up and down the parkway is not what my family and those who grew up here want to see.

If the councillors of the District of North Vancouver did not say no in the mid 90's, Deep Cove and the Mountain Forest at the top of Blueridge would have been wrecked.

Thank goodness for certain councillors who have the courage of their convictions, to vote no and to be a deciding vote.

The District planners and Councillors must manage the growth of our District responsibly and with a vision for now and for the future.

Sincerely,

A large black rectangular redaction box covering the signature area.

Alice Hambleton

Vale Hambleton and Arthur Hambleton

Oct. 6/17

To the District of North Vancouver Municipal Council and Erik Wilhelm, Community Planner.

Please cc this letter to the Seymour Local Plan Monitoring Committee, and the Seymour Community Association.

I live at [REDACTED]

My family received a Preliminary Planning Application notice in the mail, for a proposed development: 3468 - 3490 Mt. Seymour Parkway mid-August, 2016

4 months later, the day before Christmas/2016, we received another Preliminary Planning Application notice in the mail, for the proposed development: 3428-3464 Mt. Seymour Parkway. This proposal would build townhomes right up to the side of our house - leveling all the houses on the north side of Mt. Seymour Pkwy. from Parkgate Avenue to our house at [REDACTED]

We are against these developments.

To receive a notice about the development that most negatively affects my family, the day before Christmas shows that the District planners are in favour of this development. We are the house on the block that would not sell to these developers.

We did not receive a notice in the mail or in our mailbox regarding any of the Public Information meetings that are part of these development proposals. This is improper procedure by the District of North Vancouver.

The first meeting was July 19, 2017.

The District notice sign was barely visible from Mt. Seymour Parkway.

I only saw the sign just before the information meeting while turning at the corner of Parkgate Avenue and Mt. Seymour Parkway. But I still had to park the car on the side-street to read what it said.

That sign should have been posted in clear view on the corner of Parkgate Avenue and Mount Seymour Parkway, and across the street on Mount Seymour Parkway (north and south), for all people driving in their cars along Parkgate Avenue and Mount Seymour Parkway, but it wasn't.

Most people probably did not see it. That is not the way information is supposed to be given to the families most affected, when notifying the neighbourhood of development proposal info meetings.

2 months after the July, 2017 meeting I saw a barely noticeable piece of wet 5X8 inch paper laying at the front of the front lawn. Turns out, it was a flyer for the July information meeting.

We received no letter or flyer for the September 20, 2017 meeting. This is the development proposal meeting that would most negatively affect my family.

It is District Policy that residents most affected must be properly notified of Development Proposals and Public Information Meetings regarding these proposals.

Receiving notices during Holiday times is not proper due-process.

People are often too busy and on holiday.

When I spoke to the mediator at the recent September Public Information meeting about District signs that people can't see from the road, and about having received development proposal notices during busy holiday times when people are often over worked and on vacation, he said he didn't think the District was following proper due-process either. And he also mentioned that he was a former District planner for about 6 years. So he should know the District policy regarding notices.

The planners at the District have put a 2-week time frame deadline for neighbours to reply to information meetings about proposed developments that directly affect them.

The District planners have mentioned that the reason for a shorter 2-week response window rather than up to a month (which they can readily do), is because they say this shorter window for comments produces more responses from the residents.

In truth, this short window only serves the District planners and the developers.

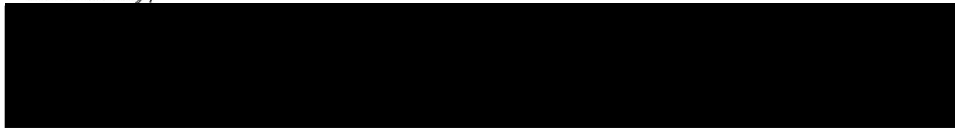
It does not in any way serve the residents who live here, or the residents of the neighbouring communities who care about what happens to our District as a whole.

The longer response window is the right thing to do for the residents of the District of North Vancouver.

A 2 week window to respond to these kinds of development proposals is ridiculous. People are busy and it takes time and a lot of effort to respond - and the District planners know this.

We want the response time to public information meetings, for residents of the District of North Vancouver to be one month.

Sincerely,

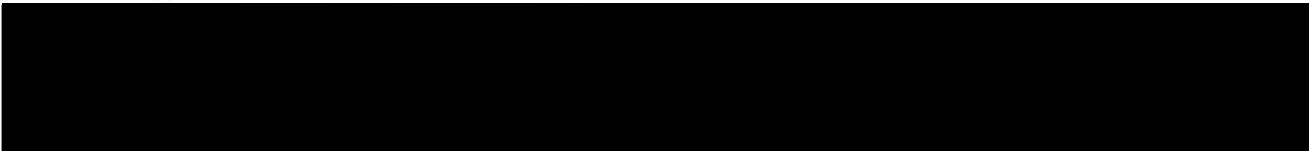
A large black rectangular redaction box covering the signature area.

Alice Hambleton
Vale Hambleton and Arthur Hambleton

Oct. 6/17

- ★ To receive a notice about the proposed developments the day before Christmas and in mid-July is not proper due process. People are often too busy and some on holiday. The mediator at the September public information meeting thought that was not proper due process, *and he had worked as a "planner" for a number of years.*
- ★ The July notice sign was barely visible from Mt. Seymour Parkway. Luckily I saw the sign near the end of the 2 weeks while turning at the corner of Parkgate Avenue and Mt. Seymour Parkway. But I still had to park the car to read it.
- ★ My family, who is most negatively affected by this recent development proposal did not receive a written notice about the public information meeting until the last minute, when I spotted a barely noticeable wet piece of paper laying in the middle of the front lawn.

Sincerely,



Alice Hambleton
Vale Hambleton and Arthur Hambleton

SUBMITTED AT THE
JUN 26 2018
PUBLIC HEARING

June 26, 2018

To the honourable Mayor and Council,

I live at [REDACTED]

I am also writing on behalf of my mother Vale Hambleton and father Arthur Hambleton who designed and built this home in the early 1950's when Mt. Seymour Parkway was a two lane dirt road.

My family is the most affected by these three storey condo development proposals, one of which is proposed to overshadow our home with rooftop balcony lookouts.

My parents were harassed relentlessly for four years by developers and real estate agents, who tried to pressure my elderly mother into signing contracts even after she said no over and over again.

The residents in the six houses behind my home, who live on Gaspé Place, are also not in favour of these two condo development proposals, and we are all against any opening at the end of Gaspé place, which would completely destroy our small community.

We are a little community of 8 homes. We do not want our sense of home eradicated by the short term agenda of development speculators.

The former president of the #1 Parkgate condo closest to the trail entrance at Parkgate Avenue, has thirty signatures from the 60 residents who live there. Many were on holiday when the signatures were gathered. They are also not in favour of these condo developments and the destruction of our small lower elevation greenspaces.

The condo #2 residents on Parkgate avenue are also not in favour to these condo development proposals.

The residents in the Atrium on Parkgate Avenue are not in favour of these proposed developments as well.

And so are the residents in the Lions Co-op.

The residents on all sides of these proposed developments are not in favour of them.

The Atrium chairman and board members have a long-time previously-scheduled board meeting tonight, and therefore cannot attend.

It is not good public process to hold Public Hearings at times when large numbers

of the affected neighbours cannot be here.

When I spoke at one of the Public Info meetings about these development proposals, the planner downplayed people's concerns about the fact that these development proposals would double the projected density envisioned in the Seymour local area plan. The North Van District OCP states that local area plans must be respected.

The rate and scale of development is too much too fast, and the negative impacts are too great to absorb.

There's already an approved proposal on the 3500 block Mt. Seymour Parkway. That is more than enough cumulative impact, demolition, and disruption.

The District council is letting its community down.

The District council has a duty to manage growth responsibly.

These developments will not contribute to housing affordability in any way.

These developments would consume more in services than they would contribute in taxes.

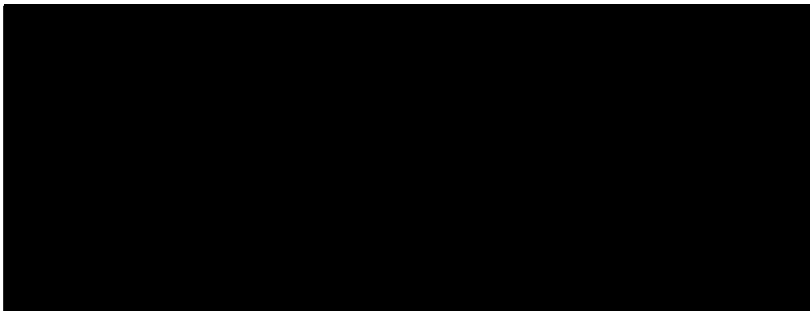
They would destroy the character, history, and treasured natural environment of our neighbourhood, and thus diminish the quality of life in this whole part of Seymour.

There are three greenspace District owned lots in the 3400 and 3300 blocks Mt. Seymour Parkway . These public lots are held in trust to retain the natural ambience of Seymour. They should not be sold and destroyed.

There are a few old growth trees in these areas and they need protection.

The District of North Van is one of the few municipalities that makes money from the sale of our last vestiges of lower elevation neighbourhood greenspaces.

We are totally against mowing down the entire 3400 block Mt. Seymour Parkway to create an unbroken wall of condos and townhomes between Apex Ave and Parkgate Mall. It's not needed, it's not wanted, and it should not be allowed to proceed.



JUN 26 2018

Input for Public Hearing: 3428-3464 Mount Seymour Parkway June 26th, 2018

I am speaking tonight in opposition to the proposed development of 29 new townhomes to be located at 3428 to 3464 Mt Seymour Parkway (Rezoning Bylaw 8275 and Housing Agreement Bylaw 8276). I am generally in favour of townhomes being developed along the Parkway, but not these ones. I think we can and should demand better.

There are primarily two things about the proposal that I'd like to see improved: the density should allow for more outdoor space and the units should step back to lessen the "wall" effect from the street.

About the density...

From Staff report:

The site is designated "Residential Level 4: Transition Multi Family" in the Official Community Plan. This designation envisions a mix of townhouse and apartment developments in close proximity to centres and corridors with a density of up to approximately 1.2 FSR. The proposed density of 1.2 FSR is in keeping with the OCP density provisions for the site.

From Seymour Local Plan Table 6.1:

- Density at 0.6 FSR with possibility to achieve maximum 1.2 FSR depending on:
- Community benefit provided;
- design acceptable to community & with "Seymour theme"

to a total of 105 so certainly not 1.2 throughout!

In the minutes of a March 18, 2013 meeting, Council reaffirmed the status of the SLP "as a reference policy document to help inform land use decisions." Staff suggest that the proposed density of this development is in keeping with the OCP. I'd disagree as I see no community benefit, not the character in keeping with the "Seymour theme" of predominantly single-family housing. I'm in favour of townhouses along the Parkway, but not at this density.

And then there's form and character...

From Staff report:

The proposal complies with the "Design Guidelines for Ground-Oriented Housing" as outlined within the OCP. Further details outlining the project's compliance with the Form and Character Design Guidelines will be provided for Council's consideration at the Development Permit stage should the rezoning bylaw proceed.

From Seymour Local Plan Table 6.1:

- Predominantly townhouses, but with variety to avoid "wall" effect

Referring again to the SLP as a reference policy, the current design for this proposed development is essentially boxy and absolutely presents a three storey "wall" façade to the Parkway, with roof top decks that will only exacerbate that appearance.



We can expect better ...

There is a townhouse development on St George's in North Vancouver City that I have always thought must be a nice place for families. It consists of 8 homes (with underground parking) where 2 used to be, but provides a common green space along the back patios. What a perfect place to bring up children...parents have oversight while the kids gather for a game of tag or badminton; neighbours can share a pot luck barbeque. There's also space on the street side that allowed for the preservation of a few heritage trees.



Townhomes in the Seymour area are selling for upwards of \$1,000,000. At that price "affordability" is not really the issue. Instead, we should be asking developers to provide more compatibility with our existing communities.

This development proposes to replace 4 family units with 29, more than a six-fold increase...too much! Please send this back and ask for something better both in terms of family-friendly density and a street profile that more closely aligns with the "Seymour theme".

Submitted by:
Katherine Fagerlund
[REDACTED]

Affordability? No.

This looks to go market.

Can Council do anything to explore non-market^{non-profit} or at least low-market developments. That's the constant plea, but few of the proposals that come forward do anything meaningful to address that plea. With great respect for those speaking tonight in search of affordable housing, this proposed development won't help them unless they already have a foot in the market.

To Council Members

Re 3428-3464 and 3468,3472,3484,3490 Mt Seymour Parkway Townhouse Project

I am strongly opposed to the two developments on Mt Seymour Pkwy as it will destroy our small community and surround us with townhouses overlooking our street on Gaspé Place-The townhouses are three stories, plus a fourth floor for rooftop patios. They would be very close to Gaspé Place and create noise and parking issues. And the canopied forest will be destroyed in order to build these townhouses.

I oppose the opening of the laneway between Gaspé Place and Parkgate Avenue during any construction of the townhouses on Mt Seymour Pkwy.

Gaspé Place at the present time does not have a lot of parking for its visitors, renters and day care pickups- and opening up a laneway gives us even less!

If the townhouses are to be built, then during construction, why don't the trucks take up the curb lane between Parkgate Ave and Gaspé Place on Mt Seymour Pkwy.

For one block there will on one lane for vehicles on Mt Seymour Parkway- this would be similar to the situation we have right now between Emersén and Plymouth while they are installing pipes

The traffic advisor said that Mt Seymour Parkway can take 4000 cars at one time, but that it only utilizes 1200 at a time- so by reducing one lane for one block shouldn't be a problem and we keep the trucks off of Gaspé Place.

Also- I am concerned about the roof top patios. It seems lately that all new townhouse projects seem to include rooftop patios. That's fine if the entire area is made up of these types of townhomes. But when there are still single family homes in the same area- these single family homes will be greatly affected by these patios and our privacy becomes an issue. These fourth floor patios will be looking down into our properties. There will be additional noise and traffic and the peaceful atmosphere of Gaspé Place will be gone.

From a concerned home owner on Gaspé Place on June 23 2018

Linda Salo

SUBMITTED AT THE
JUN 26 2018
PUBLIC HEARING

SUBMITTED AT THE

JUN 26 2018

PUBLIC HEARING

Subject: 3428 - 3464 and 3468 - 3490 Mount Seymour Parkway
Date: Tuesday, June 26, 2018 at 5:04:28 PM Pacific Daylight Time
From: Eric Godot Andersen
Attachments: image001.png

Good evening, Mayor Walton and members of Council,

My name is Eric Andersen and I live at [REDACTED] and tonight I do not speak on behalf of any committees or associations that I may belong to.

I would like to express my opposition to both development proposals before you tonight.

There is not much positive to be said about them:

1/ They are NOT in accordance with the Seymour Local Plan which is calling for a maximum of 105 units for the four blocks, 3200 – 3500 Mount Seymour Parkway. This number has already been exceeded before these two proposals were even made.

2/ The plan is considering community support as one of the conditions for support. When you look at the support for the 3428 development you will see that at the public information meeting in September of last year two residents expressed support and 13 residents expressed various types of concerns about this development.

3/ These developments are NOT in town centers which is where we were told that the vast majority of the new residential units would be located.

4/ The Seymour Local Plan was urging developments to avoid the 'wall effect'. This does not seem to be the case here.

5/ The infrastructure has not been properly addressed yet. Admittedly a lot of money is being spent on the #1 Highway interchanges, but the job is far from finished yet. Realistically we do not even know how much the changes will help, and particularly how much they will help the residents in the eastern side of the DNV. The proof is in the pudding. Let's wait to see if it really helps before all kinds of other projects get approved.

6/ These are NOT the developments that we need at this time in the DNV. We constantly hear about the need for non-market and affordable housing. This is not what we are dealing with here.

7/ When one of the developments will have 57 parking stalls, is it very likely to believe that the new residents will not be using their cars, but use public transportation or bike or walk to work? The impact may not be colossal for each development proposal, but it is the COMBINED impact from the various proposals in the Seymour area (including on First Nations lands over which you have no control) and in the DNV overall that Council should consider – and not look at only what each smaller development – on its own – will result in.

There is just too much happening at the same time. Last night's Council meeting gave a good idea of what so many residents feel. ~~Too much is happening at the same time, Council.~~
Only 7 years into the plan we are already far ahead of what was suggested for the growth in the District's OCP with a 20 year timeline. Why does it all have to happen at once and at the beginning of the plan?

I would really like Council to LISTEN to the residents – particularly those who live here and who will

have to live with the consequences of this uncontrolled and massive growth everywhere in the DNV. It is time to take a breather and let us deal with what has already been approved and what is in the pipeline and is being built.

The OCP was supposed to enhance our lives. It has done quite the opposite. Traffic is the #1 problem on the North Shore, and I am sorry to say, but you cannot build yourself out of this problem.

A member of Council feels that we have no right or reason to complain about traffic on the North Shore, because it is far worse in other parts of the world. I would like to compare this with the following analogy: If your spouse is cheating on you once in a while, should it make you feel better to know that your neighbour's spouse is cheating monthly on his/her spouse?

Thanks for listening.

Eric Godot Andersen

[REDACTED]

North Vancouver, B.C.

[REDACTED]

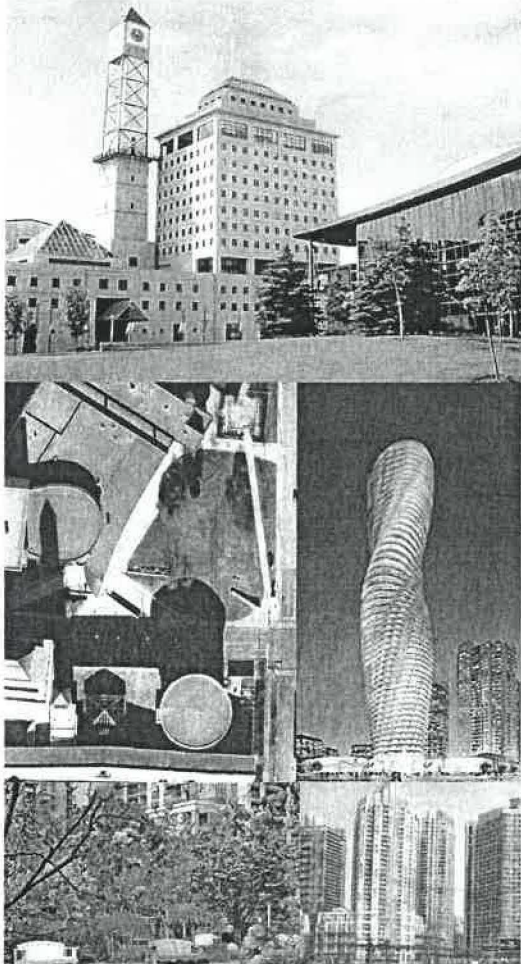
Phone [REDACTED]

Fax: [REDACTED]



Before printing this e-mail, please assess if it is really needed

*Submitted electronically
by CORRIE KOST*



SUBMITTED AT THE
JUN 26 2018
PUBLIC HEARING

STANDARDS FOR SHADOW STUDIES

August 2011

STANDARDS FOR SHADOW STUDIES

Shadow Studies illustrate the impact of development in terms of sun and daylight access to the surrounding context including surrounding buildings, the public realm, public and private open space.

Shadow Studies may be required in support of development applications to demonstrate that the location and height of a proposed building if greater than 10.7m, will not cause undue shade on the subject lands, and on surrounding context including building facades, private and public outdoor amenity and open spaces, public parkland, sidewalks and other components of the public realm.

Shadow Studies and Analyses will be conducted for the following dates:

- **June 21**
- **September 21** (similar to March 21, and therefore, criteria for Sept. 21 are deemed to apply to March 21)
- **December 21**

At the following times:

- **Solar Noon (SN)**
- **Hourly intervals before and after Solar Noon (SN), up to and including 1.5 hours after sunrise and 1.5 hours before sunset**

Hourly solar data are specified for each date

See Tables 2, 3 and 4: Mississauga Sun Angle Data

Sun Angles:

Sun Angles are based on the latitude and longitude of the Mississauga Civic Centre at 300 City Centre Drive, Mississauga ON L5B 3C1

- **Latitude:** 43 deg. 35' 20" N
- **Longitude:** 79 deg. 38' 40" W

Time Zone: Eastern

Standard Time: UT - 5 hours

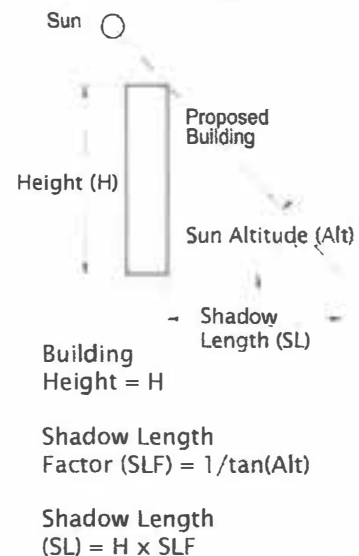
Daylight Time : UT - 4 hours

UT denotes Universal Time i.e. Greenwich Mean Time

Shadow Length (SL) = Building Height (H) x Shadow Length Factor (SLF). See Fig. 1



FIG. 1: DETERMINING SHADOW LENGTH



Ensure Adequate sunlight on the following:

1. Residential Private Outdoor Amenity Spaces

To maximise the use of private residential amenity spaces during spring, summer and fall, shadow impacts from proposed developments should not exceed one hour in duration on areas such as private rear yards, decks, patios and pools of surrounding residential dwellings on each of the following dates:

- **June 21**
- **September 21** (Mar. 21 shadow patterns are similar but occur 14 minutes later)

This criterion is met if there is shadow impact for no more **than two consecutive hourly test times** within the space between the exterior wall of the dwelling that abuts the amenity space and the line of impact assessment ("No Impact Zone").

The line of impact assessment shall be, a line 7.5m minimum from the rear wall or other appropriate exterior building wall of the dwelling that abuts the private amenity space. See Fig. 2 and 3

New shadows shall not result in less than 2 hours of direct sunlight. Where less than 2 hours of sunlight already exists within the "No Impact Zone", no new shade may be added.

Balconies are not considered "residential private outdoor amenity spaces" unless they are the only outdoor living area available to the dwelling unit, are unenclosed, and project 4m or more from the exterior wall of the building.

FIG. 2: SHADOW IMPACT ON PRIVATE RESIDENTIAL OUTDOOR AMENITY SPACES (PLAN VIEW)

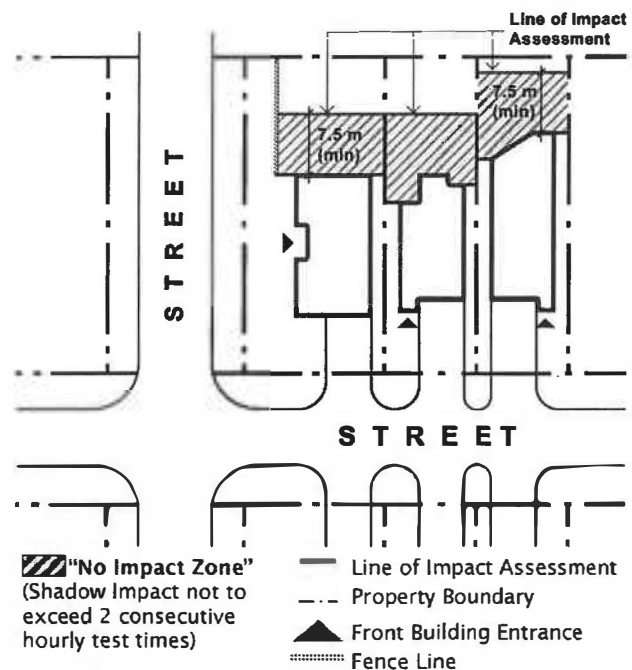
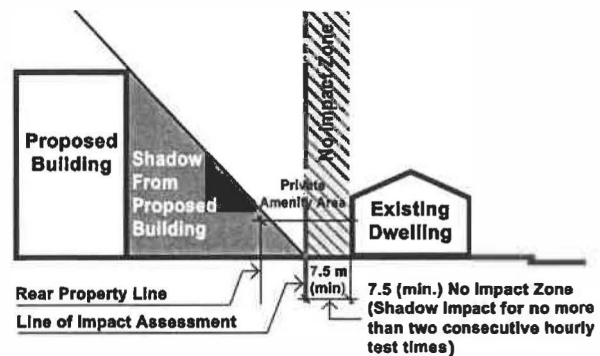


FIG. 3: SHADOW IMPACT ON PRIVATE RESIDENTIAL AMENITY SPACES (SECTION)



Ensure Adequate sunlight on the following:

2. **Communal outdoor amenity areas including, children's play areas, school yards, tot lots, and park features such as sandboxes, wading pools etc., and outdoor amenity areas used by seniors and those associated with commercial and employment areas during spring, summer, fall and winter.**

Shadows from proposed developments should allow for full sun on the above places at least half the time, or 50% sun coverage all the time, on each of the following dates:

- **June 21**
- **September 21**
- **December 21**

This criterion is met if the "sun access factor" is at least 50% or 0.5 on each of the test dates ($A_{s(ave)}/A_T = 0.5$ or more)

See 2a for Calculation of Sun Access Factor

This criterion applies to public amenity areas and common outdoor amenity areas that are part of a proposed or existing development.

2a) Calculating Sun Access Factor:

- Measure the total Area (A_T) of the space or feature
- Measure the area in sunshine (A_s) for each of the test times from 1.5 hours after sunrise to 1.5 hours before sunset both inclusive
- Find the average of the A_s values ($A_{s(ave)}$)
- Sun Access Factor = $A_{s(ave)}/A_T$



3. **Public realm including sidewalks, open spaces, parks and plazas to maximize their use during the shoulder seasons (spring and fall)**

a) Low and Medium Density Residential streets

Developments should be designed to allow full sunlight on the opposite boulevard including the full width of the sidewalk on September 21 as follows:

For a total of at least 4 hours between 9:12 a.m. and 11:12 a.m. and between 3:12 p.m. and 5:12 p.m.

This criterion is met if there is no incremental shade from the proposed development at 9:12 a.m., 10:12 a.m. and 11:12 a.m., and at 3:12 p.m., 4:12 p.m. and 5:12 p.m.

See Fig. 4, 5, 6 and Table 1.

b) Mixed Use, Commercial, Employment and High Density Residential streets

Developments should be designed to allow full sunlight on the opposite boulevard including the full width of the sidewalk on September 21 as follows:

For a total of at least 5 hours that must include the 2 hour period between 12:12 p.m. and 2:12 p.m., and an additional 2 hour period from either 9:12 a.m. to 11:12 a.m. or from 3:12 p.m. to 5:12 p.m.

This criterion is met if there is no incremental shade from the proposed development at 12:12 p.m., 1:12 p.m. and 2:12 p.m., and three consecutive times either 9:12 a.m., 10:12 a.m. and 11:12 a.m. or 3:12 p.m., 4:12 p.m. and 5:12 p.m.

See Fig. 4, 5, 6 and Table 1 for angular planes that will achieve this criterion for Hurontario Street, Eglinton Avenue and streets with a similar alignment.

c) Public Open Spaces, parks and Plazas

Developments should be designed to provide a sun access factor of at least 50% on public open spaces, parks and plazas on September 21.

See 2a for calculating Sun Access Factor

Please note the following:

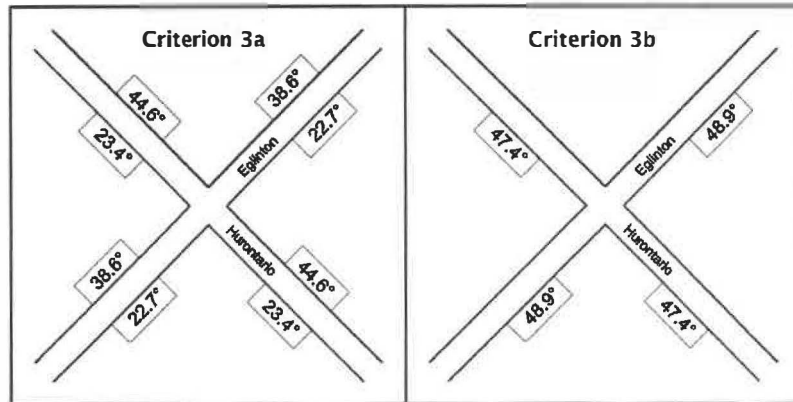
- Solar Noon in Mississauga on September 21 is 1:12 p.m.
- Shadow Patterns for September 21 and March 21 are similar
- Criteria for September 21 are deemed to apply to March 21

TABLE 1	Criterion 3a Low and Medium Density Residential Streets	Criterion 3b Mixed use, Commercial, Employment and High Density Residential Streets
	Maximum Angular Plane	Maximum Angular Plane
Eglinton Avenue		
Proposed building on north side of Eglinton Ave.	38.6 degrees	—
Proposed building on south side of Eglinton Ave.	22.7 degrees	48.9 degrees
Hurontario Street		
Proposed building on west side of Hurontario Street	23.4 degrees	47.4 degrees
Proposed building on east side of Hurontario Street	44.6 degrees	—

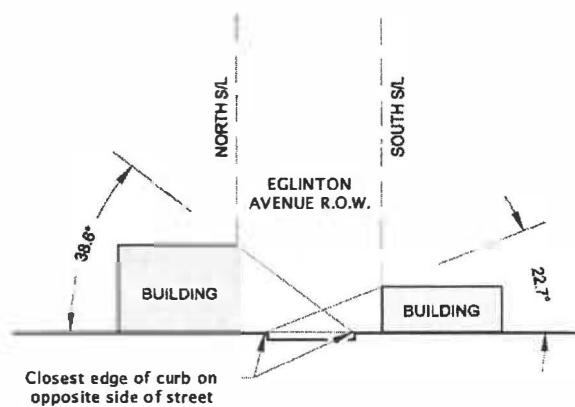
NOTES:

1. Angular planes given above apply to the alignment of Eglinton Avenue and Hurontario Street and streets with equivalent orientation.
2. Angular planes are measured from the closest edge of the opposite curb (see Fig.5).
3. Angular planes are measured beginning at grade.
4. Angular planes are measured perpendicular to the street.
5. See Figures 4, 5, 6 for graphical representations of the angular plane limits.

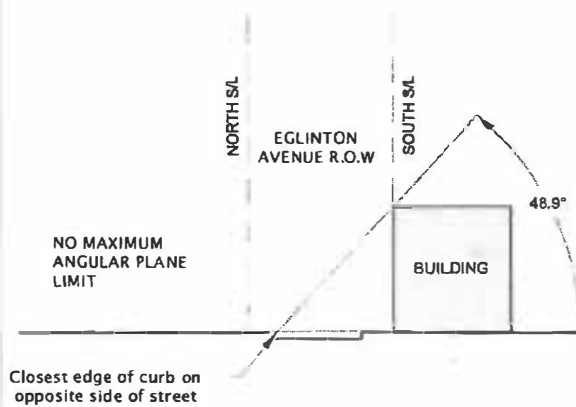
**FIG. 4:
MAX. ALLOWABLE ANG.
PLANES TO PROTECT
OPPOSITE BOULEVARDS
AND SIDEWALKS**



ANGULAR PLANE SECTION VIEWS

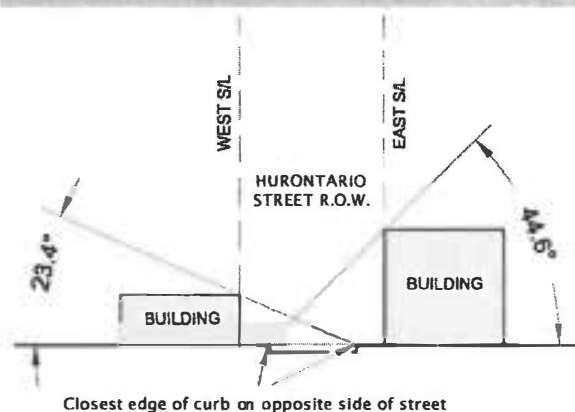


Criterion 3a
low and medium density residential streets

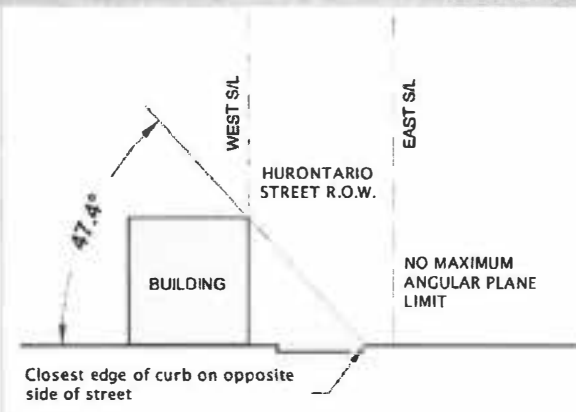


Criterion 3b
mixed use, commercial, employment and high density residential areas
with pedestrian traffic

FIG. 5: EGLINTON AVENUE



Criterion 3a
low and medium density residential streets



Criterion 3b
mixed use, commercial, employment and high density residential areas
with pedestrian traffic

FIG. 6: HURONTARIO STREET

Ensure Adequate sunlight on the following:

4. Turf and flower gardens in public parks

Proposed developments should allow for adequate sunlight during the growing season from March to October by allowing for a minimum of **6 hours of direct sunlight on September 21**.

This criterion is met if full sun is provided on any **7 test times** on September 21, from 1.5 hours after sunrise to 1.5 hours before sunset.



5. Building faces to allow for the possibility of using solar energy

Shadow impacts from proposed developments should not exceed **one hour** in duration on the **roofs, front, rear and exterior side walls** of adjacent **low rise** (one to four storeys) residential buildings including townhouses, detached and semi-detached dwellings on **September 21**.

The line of impact assessment shall be a line at grade, 3m from the front, rear and exterior side wall of the adjacent low rise residential building.

This criterion is met if there is shadow impact for no more than two consecutive hourly test times in the "No Impact Zone" i.e. the space between the front, rear and exterior side walls of the adjacent low-rise residential buildings and the respective lines of impact assessment.

See Fig. 7 and 8

Incremental shadows do not necessarily represent adverse or undue impacts, and each proposal will be assessed on its own merits.

FIG. 7: PLAN

Line of Impact Assessment to be 3m from the front, rear and exterior side walls of existing dwelling

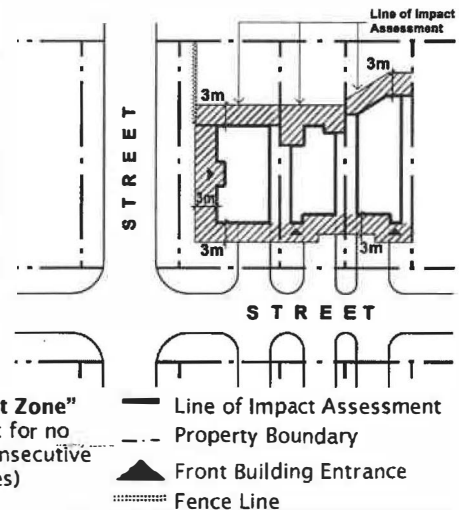
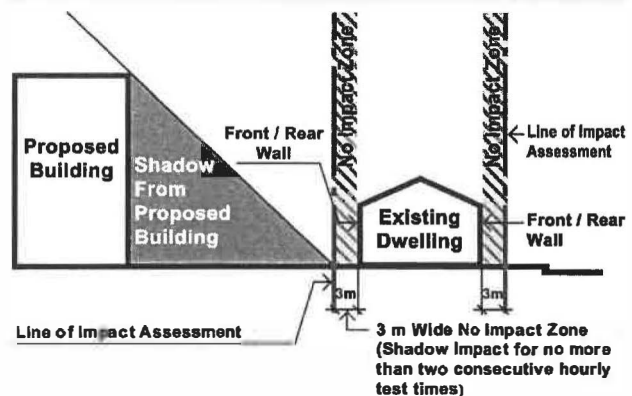


FIG. 8: SECTION



Material to be submitted with Development Application:

1. Complete set of shadow drawings for the dates and times shown in **Tables 2, 3, and 4: Mississauga Sun Angle data**, from 1.5 hours after sunrise to 1.5 hours before sunset
2. Base mapping must include a minimum coverage area as follows:
 - a) 4.0 times the building height to the north, east and west
 - b) 1.5 times the building height to the south
3. Shadow drawings may be based on 2D mapping or air photos showing shadows from only the proposal, or they may be based on 3D mapping and include shadows from the proposed building and all buildings within the coverage area.
4. Shadow drawings shall include the following:
 - a) North Arrow and scale bar
 - b) Reference bearing for at least one street adjacent to the subject site
 - c) A scale suitable to show the entire shadow coverage area
 - d) Existing and incremental shadows differentiated by hatching or colour
 - e) Approved but not yet constructed buildings identified in contrasting colour.
 - f) The name of the individual who has prepared the shadow drawings
5. Shadow drawings must be submitted with a written analysis which shall include the following information:
 - a) Confirmation of site latitude and longitude used in shadow drawings
 - b) A statement describing how astronomic north was determined
 - c) Origin/source of base plan
 - d) Description of all locations/uses of areas not meeting the shadow impact criteria (include a key plan for reference)
 - e) Quantification and assessment of the impact in the areas listed in 5(d)
 - f) Summary outlining how the shadow impact criteria have been met and describing any mitigating features that have been incorporated into the site and building design
- 6) The shadow drawings and reports shall be prepared by individuals qualified and/or experienced in this field.

Additional study times and analyses may be required to properly determine the degree of impact.

The intent and objectives of the Standards For Shadow Studies are as interpreted by the Development and Design Division of the Planning and Building Department.

TABLE 2: MISSISSAUGA SUN ANGLE DATA (JUNE 21)

DATE: JUNE 21	SHADOW DIRECTION AND LENGTH		COMMENTS
	Az (deg)	SLF (ratio length/height)	
LOCAL TIME EDT			
5:37	235.73		Rise
7:07	250.48	4.1230	Rise + 1.5 hr.
7:20	252.58	3.5045	SN - 6 hr.
8:20	262.02	2.0048	SN - 5 hr.
9:20	272.04	1.3106	SN - 4 hr.
10:20	283.79	0.8976	SN - 3 hr.
11:20	299.52	0.6203	SN - 2 hr.
12:20	323.67	0.4375	SN - 1 hr.
13:20	0.00	0.3670	Solar Noon (SN)
14:20	36.32	0.4375	SN + 1 hr.
15:20	60.47	0.6203	SN + 2 hr.
16:20	76.21	0.8975	SN + 3 hr.
17:20	87.96	1.3105	SN + 4 hr.
18:20	97.98	2.0047	SN + 5 hr.
19:20	107.42	3.5042	SN + 6 hr.
19:33	109.41	4.0852	Set - 1.5 hr.
21:03	124.27		Set

TABLE 3: MISSISSAUGA SUN ANGLE DATA (SEPT. 21)

	SHADOW DIRECTION AND LENGTH		
DATE: SEPTEMBER 21	Az (deg)	SLF (ratio length/height)	COMMENTS
LOCAL TIME EDT			
7:05	268.27		Rise
8:35	284.22	3.6329	Rise + 1.5 hr.
9:12	291.23	2.5132	SN - 4 hr.
10:12	304.14	1.6445	SN -3 hr.
11:12	319.68	1.2181	SN -2 hr.
12:12	338.54	1.0011	SN -1 hr.
13:12	0.00	0.9329	Solar Noon (SN)
14:12	21.45	1.0022	SN + 1 hr.
15:12	40.28	1.2205	SN + 2 hr.
16:12	55.79	1.6495	SN + 3 hr.
17:12	68.68	2.5255	SN + 4 hr.
17:48	75.63	3.6493	Set - 1.5 hr.
19:18	91.46		Set

TABLE 4: MISSISSAUGA SUN ANGLE DATA (DEC. 21)

DATE: DECEMBER 21	SHADOW DIRECTION AND LENGTH		COMMENTS
	Az (deg)	SLF (ratio length/height)	
LOCAL TIME EST			
7:49	302.37		Rise
9:19	319.05	4.8874	Rise + 1.5 hr.
10:17	331.25	3.1643	SN -2 hr.
11:17	345.21	2.5293	SN -1 hr.
12:17	0.00	2.3589	Solar Noon (SN)
13:17	14.79	2.5293	SN + 1 hr.
14:17	28.75	3.1644	SN + 2 hr.
15:15	41.06	4.9172	Set - 1.5 hr.
16:45	57.63		Set

Standards for Shadow Studies August 2011

Adopted by Council on November 23, 2011

Resolution No. 0266-2011

City of Mississauga

Planning and Building Department, Development and Design Division

300 City Centre Drive, 6th Floor, Mississauga ON, L6B 3C1 — Tel: 905-896-5511 Fax: 905-896-5553

www.mississauga.ca



COMMENT SHEET
District of North Vancouver

PROPOSAL: 29-Unit Townhouse Development on Mt. Seymour Pkwy.
PROPOSAL ADDRESS: 3428-3464 Mount Seymour Parkway
DEVELOPER: Allaire Headwater Residences

Please provide us with any input you have on this project and feel free to attach additional sheets to help the District of North Vancouver understand neighbourhood concerns and views:

SEE ATTACHED.

SUBMITTED AT THE

JUN 26 2018

PUBLIC HEARING

Your Name CHRIS POWELL

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 insert your comment sheet into the comment box provided at the Public Information Meeting; or alternatively, mail or email your comment sheet (no later than October 6, 2017) to:

c/o Erik Wilhelm, Development Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5

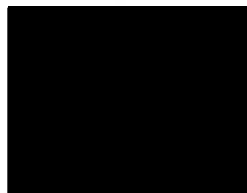
Email: ewilhelm@dnv.org

Laneway access via Gaspé Place

While I am not opposed to all development, I am adamantly opposed to any laneway access between Gaspé Place and either Apex Ave or Parkgate Ave.

- There is absolutely no need for this type of access because there are sufficient direct access routes already available from Apex, Parkgate, and Mount Seymour Parkway where there are already lights at both Apex and Parkgate, as well as left turn lane access to and from Gaspé. In addition, there is already east and west access on Gaspé place that may be used with proposed and future developments.
- With respect to traffic flows, there is nothing to be gained with an additional thoroughfare in this limited area. Furthermore, this sort of access is unprecedented in the area.
- Such a laneway would irreparably destroy a portion of what little greenspace there is in this unique area.
- The laneway would contribute to the destruction of habitat of for many species of wildlife, including the following species of birds that have been sighted persistently in this area (to name only a few that come to mind):
 - Chickadees
 - Crows
 - Flickers
 - Grosbeaks
 - Juncos
 - Pileated woodpeckers
 - Robins
 - Sparrows
 - Steller's Jays
 - Titmice
 - Varied thrushes
 - Waxwings
 - Western tanagers
 - Several other unidentified species, including at least two other varieties of woodpeckers
 - Transient species (seen but not resident) include the Blue heron and Great Grey Owl
- The laneway would also result in a traffic coming extremely close to the path that exists between Mount Seymour Parkway and the golf course. This will detract from the sanctity of the nature walk for all future generations, not just current residents but for anyone residing in proposed new developments. The laneway would destroy the very nature of this area and violate the intention of creating these sorts of walkways within the district.
- This access can benefit no one, with the possible exception of a handful of developers who would simply parachute in, reap short term benefits and then move on. This is to the detriment of all existing and future long-term residents.

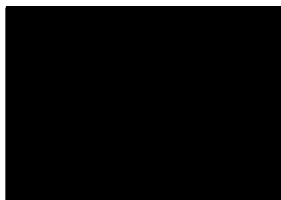
For the sake of all current and future generations, it is important to preserve the special character of this area and its unique quality of life. Furthermore, before moving into the area, I inquired to the District of North Vancouver, which, at that time, assured me that the area under now proposed for laneway was specifically intended to be excluded from redevelopment.



Roof top decks on Mount Seymour Parkway

I am opposed to roof top decks as part of any development on this area of Mount Seymour Parkway for many reasons, including the following.

- Roof top decks would ruin any privacy for residents on Gaspe Place as they would peer down on the homes there. This also creates considerable security concerns.
- There are no other developments that have rooftop decks in the area, so they would be out of character for the area.
- Noise after hours is a real concern. It only takes one irresponsible owner or tenant to detract appreciably from the sanctity of this area. District and strata bylaws and regulations are insufficient to ensure practical enforcement noise restrictions.



Finally, I have concerns over the pace of development given that there are multiple development proposals for the 3400 block on Mount Seymour Parkway. I believe these should be implemented over time to ensure managed growth whereby the impact on the neighborhood and infrastructure can be properly assessed. This is of particular concern given proposed developments in the 3300 and 3500 blocks as well.

