


☒ Info Package

Date: May 17, 2018


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver INFORMATION REPORT TO COUNCIL

May 17, 2018

File: 08.3060.20/042.18

AUTHOR: Kevin Zhang, Development Planner

**SUBJECT: PUBLIC INFORMATION MEETING: DELBROOK NON-MARKET RENTAL
AND SENIORS RESPITE CARE**

REASON FOR REPORT:

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

SUMMARY:

Catalyst Community Developments Society is holding the required Public Information Meeting for the OCP Amendment and Rezoning of the southern portion of the site located at 600 West Queens Road. The staff report on the detailed application will include a summary of the input received.

PUBLIC INFORMATION MEETING DETAILS:

Date: May 30, 2018
Time: 6:30-8:00pm (Open house format)
Location: New Delbrook Community Centre (851 West Queens Road)
Arbutus Meeting Room

SITE AND SURROUNDING AREA:

The site of this proposal is the parking lot of the former Delbrook Community Centre (highlighted in red on the following page), which is approximately 37,000 square feet.

The site is currently designated Institutional (INST) in the Official Community Plan (OCP) and zoned Public Assembly (PA).

Surrounding the site include existing apartments to the west, single family to the south and east, and the remainder of the Delbrook site to the north. The remainder of the Delbrook site will be a separate planning exercise led by the District's Parks Department.

**SUBJECT: PUBLIC INFORMATION MEETING: DELBROOK NON-MARKET RENTAL
AND SENIORS RESPITE CARE**

May 17, 2018

Page 2



Site location (highlighted in red)

PROJECT DESCRIPTION:

The proposed OCP Amendment and Rezoning application is for a 5 storey mixed use building over one level of underground parking. The first floor will be an 18 bed seniors' respite care facility operated by CareBC. The remaining four floors above will be 80 non-market rental units administered by Catalyst Community Developments Society. The District will retain ownership of the land.



Artist's rendering from the corner of West Queens Road and Stanley Avenue

**SUBJECT: PUBLIC INFORMATION MEETING: DELBROOK NON-MARKET RENTAL
AND SENIORS RESPITE CARE**

May 17, 2018

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FORMAT OF MEETING:

The Public Information Meeting will be conducted in an open house format. In addition to materials regarding this application, there will also be boards and handouts relating to the conclusion of the Delbrook Dialogues Process and future initiation of the Parks planning process.

Public input and a summary of the public information meeting will be forwarded to Council in the staff report at Council's consideration of the detailed application. A copy of the meeting notification package is attached.

PUBLIC NOTIFICATION:

1. The Notification Flyer for the Public Information Meeting has been sent to neighbours within a 100m radius and the Delbrook and Upper Delbrook community associations;
2. Notification signs have been erected onsite; and
3. A newspaper advertisement has been placed in two editions of the North Shore News.

Respectfully submitted,

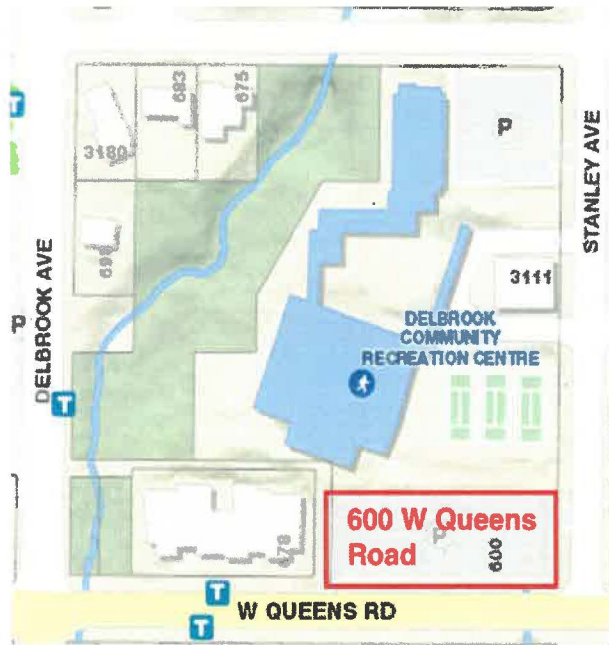


Kevin Zhang
Development Planner

Attachment

1. Notification Flyer

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



Site Location



Building Rendering

Public Information Meeting Notice

Catalyst Community Developments Society is hosting a Public Information Meeting to present the development proposal for a 5 storey mixed-use building at 600 West Queens Road.

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

Meeting Time & Date:

**Wednesday May 30, 2018
6:00-8:00pm**

Meeting Location:

**Delbrook Community Recreation Centre
Arbutus Meeting Room
851 West Queens Road
North Vancouver, BC V7N 4E3**

Meeting Agenda

Doors Open: 6:00pm

Open House Discussion: 6:00-8:00pm

For further information please contact:

Danielle Dhaliwal Catalyst Community
250.320.9321 Developments Society

Kevin Zhang District of North Vancouver,
604.990.2321 Planning Department

The Proposal

Catalyst Community Developments Society proposes to construct a 5 storey mixed-use building at 600 West Queens Road, at the corner of Stanley Avenue and West Queens Road.

The proposal is for 80 non-market rental homes (16 studios, 41 one bedroom units, 15 two bedroom units, and 8 three bedroom units) and an 18 bed seniors' respite care centre.

The seniors' respite care centre has a pick-up/drop-off area accessed from a driveway off of Stanley Avenue. Access to the site is also provided off of West Queens Road to the underground parking garage for residents (60 stalls), visitors (8 stalls) and respite care staff (12 stalls).



To: Kevin Zhang
Development Planner
District of North Vancouver

From: Robin Petri
Vice-President, Development
Catalyst Community Developments Society

Date: June 4, 2018

RE: Public Information Meeting Summary- 600 West Queens Road

Project Overview:

In May 2017, the District of North Vancouver invited proponents to submit proposals for the development of an affordable rental housing project and an adult respite care facility at 600 West Queens Road in North Vancouver. Catalyst Community Developments Society ("Catalyst") was selected to develop 80 affordable rental homes above an 18 bed respite care facility operated by Care BC.

Event Details:

A public information meeting was held for the proposed project at 600 West Queens Road. The event details are outlined below:

Date: Wednesday, May 30, 2018

Time: 6:00pm – 8:00pm

Place: New Delbrook Community Recreation Centre
851 West Queens Road
North Vancouver, BC

Notification Details:

Mail Notification

A notification was sent by Canada Post to all property owners within 100 metres of 600 West Queens Road (approximately 129 addresses) to notify them of the meeting. Mail notifications were also sent to the Delbrook Community Association and Upper Delbrook Community Association.

A copy of the notification is attached in the Appendix.

Site Sign

A site sign was erected on Wednesday May 16, 2018 (two weeks prior to the meeting) to notify the community of the meeting.

A picture of the site sign is attached in the Appendix.

Newspaper Advertisement

Advertisements were placed in the North Shore News on May 23, 2018 and May 25, 2018.

A copy of the advertisement is attached in the Appendix.

Number of Attendees:

There were approximately 65 people at the meeting. The District of North Vancouver sign in sheet includes 44 of these attendees. A number of attendees did not sign in.

Feedback:

There were 41 comment forms received during the public information meeting. The forms that have been submitted to date are included in the Appendix and the comments are summarized below.

The comments included concerns about:

- the number of parking stalls being provided by the proposed development;
- height and the number of storeys;
- shading of tennis courts and surrounding single family homes;
- percentage of family housing (25% too little);
- construction noise and traffic;
- tenant selection;
- childcare not being part of the project;
- amount of park space remaining;
- setback from Queens (min 25'); and
- length of lease (60 years too long).

There were also positive comments about:

- the provision of affordable rental housing;
- the respite facility;
- the height, massing and unit mix;
- streetscape, landscape, look and design elements;
- location of parking entrance off of Queens Avenue;
- tenant selection; and
- parking supply.

APPENDIX

Mail Notification - Page 1 of 2



Site Location



Building Rendering

Catalyst Community Developments Society
90-425 Carrall Street
Vancouver, BC V6B 6E3
Catalystcommdev.org

Public Information Meeting Notice

Catalyst Community Developments Society is hosting a Public Information Meeting to present the development proposal for a 5 storey mixed-use building at 600 West Queens Road.

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

Meeting Time & Date:

Wednesday May 30, 2018

6:00-8:00pm

Meeting Location:

Delbrook Community Recreation Centre

Arbutus Meeting Room

851 West Queens Road

North Vancouver, BC V7N 4E3

Mail Notification - Page 2 of 2

Meeting Agenda

Doors Open: 6:00pm

Open House Discussion: 6:00-8:00pm

For further information please contact:

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Kevin Zhang District of North Vancouver,
604.990.2321 Planning Department

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Sign on Site at 600 West Queens Road



Newspaper Advertisement (North Shore News)

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 600 West Queens Road, to construct a 5 storey, mixed-use building.

You are invited to a meeting to review and discuss the project.

Date: Wednesday May 30, 2018
Time: 6:00 – 8:00pm
Location of Meeting: Delbrook Community Recreation Centre
Arbutus Meeting Room
851 West Queens Road
North Vancouver, BC V7N 4E3

The applicant has applied to rezone the site from a public assembly zone to a comprehensive development zone to permit an 18 bed seniors' respite care centre and 80 non-market rental homes with 1 level of underground parking.



Information packages are being distributed to residents within a 100 metre radius of the site. If you would like to receive a copy or more information, please contact Danielle Dhaliwal of Catalyst Community Developments Society at 250.320.9321 or Kevin Zhang of the Development Planning Department at 604.990.2321 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.**

Completed Comment Forms

PUBLIC INFORMATION MEETING COMMENT SHEET *The District of North Vancouver*

PROPOSAL: 80 Non-Market Rental Units and Seniors Respite Care Centre
ADDRESSES: 600 West Queens Road, North Vancouver
MEETING DATE: May 30, 2018
MEETING ADDRESS: 851 West Queens Road, North Vancouver (Arbutus Room)

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

- FIRSTLY, MUCH NEEDED IN THE COMMUNITY, GOOD USE OF THE SITE. 😊
- I LIKE THE "CURB APPEAL" OF THE BUILDING - IT LOOKS LIKE IT BELONGS ON THE NORTH SHORE.
- Q: WHAT IS THE ESTIMATED COST / SQUARE FOOT TO DEVELOP THIS?
IF IT CAN BE DONE HERE, THEN WHY NOT ELSEWHERE?
- LOVE, LOVE, LOVE!!! THE "COMMUNITY SPACE" OUT BACK!!
I STILL HAVE LOTS TO DIGEST, BUT MY INITIAL REACTION
IS VERY POSITIVE.
- YOU SHOULD PARTNER WITH MOOD OR CARZGO AND HAVE UNITS STATIONED AT THIS FACILITY!!

Your Name [REDACTED] Street Address [REDACTED]

Please check this box if you desire your contact information to be available to the applicant: ☒

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**Please provide sheet within meeting comment box
or provide by mail or email by June 13, 2018 to:**

Kevin Zhang, Development Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: zhangk@dnv.org
Tel: 604-990-2321

PUBLIC INFORMATION MEETING COMMENT SHEET
The District of North Vancouver

PROPOSAL: 80 Non-Market Rental Units and Seniors Respite Care Centre
ADDRESSES: 600 West Queens Road, North Vancouver
MEETING DATE: May 30, 2018
MEETING ADDRESS: 851 West Queens Road, North Vancouver (Arbutus Room)

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

① misleading drawing from the view from the east. [REDACTED]

is drawn as a 3 storey townhouse which makes the building look more "in place". It would be good to see how that building looks with single family (surrounding) houses.

② Concerns about parking - with only 61 spaces

Your Name [REDACTED] Street Address [REDACTED]

Please check this box if you desire your contact information to be available to the applicant: ☒ over

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and 80 units, then ppl will be parking on the street. Concerned about constantly having cars out front of our place

③ concerned about height; nothing over 4 floors north of 24th St.

Also would encourage height to be pushed east instead of west, we have concerns about losing our sun exposure and think that it makes more visual sense for the height to be closer to the 3.5 storey townhouse rather than by the single family homes.

④ for Parks planning - would appreciate any entrance to be off of Windsor to minimize traffic along Stnley.

⑤ would like there to be a childcare component in future planning

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

1. the project is too tall for the community.
7th storeys is too high
2. 25% family housing is not enough. This is
a family community with 4 elementary schools
and a high school within walking distance
3. where is the market study supporting this housing mix?
4. Very upset the District is considering reducing
potential park space for additional childcare. This
was promised to be in the proposed project

Your Name [REDACTED] Street Address [REDACTED]

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(see over)

5. Queens is considered for a frequent transit network. I understand the DNU is considering further densification on Queens. Is a 5-story development here a precedent?
6. we need answers on what construction mitigation will look like: truck staging, contractor parking. Will the North Lot be used for contractors?
7. What steps will be taken to ensure children can cross safely at Delbrook/Windsor, Windsor/Stanley and Stanley/Queens.
8. Will the DNU continue to lease the south building for movie shoots during construction?
9. Finally promised consultation on this with the community has not happened. 'we could put anything in writing because it was 'in camera' is not good enough

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

What kind of park will take place on Del Lands?

What will the hours of the tennis court lights be?

What about the fauna/animals using the Mission Creek area as a traverse route?
Will they be protected?

Your Name [REDACTED] Street Address [REDACTED]

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

I have 2 concerns about the development
① Catalyst will choose the tenants based on income and diversity I have been told. I am uncomfortable with a ^{and arbitrary} non-public approach to tenancy. These are public lands, this seems paradoxical.
② I have been told the parking formula has been calculated. I do NOT feel there are sufficient resident stalls for our hilly North Shore.

Your Name [REDACTED] Street Address [REDACTED]

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

Suggestion: Take one floor off the top - reasons!
- sunshine for the tennis courts (drying them) and park.
- remove these units to reduce parking requirements
- Does a 5 storey building fit with the neighbourhood
✓ OCP - NO!!!
- There are no other 5 storey buildings in Edgemont,
Delbrook, Norwood-Queens, Carisbrooke.

Your Name [REDACTED] Street Address [REDACTED]

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

*I think that the proposed building is too big. If you go ahead with this building it should be much smaller, leaving park on the side so it is not so close to the next building (678 W. Queens Rd.) it should be 3 to 4 stories high and have garden in front, so it blends better with the neighbourhood.
Also I think that the parking proposed is not sufficient, there is not enough space to park in the street.*

Your Name [REDACTED] Street Address [REDACTED]

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Building style is out of place and grotesque.
Building proposed is too big, too many units. It is out of character for the neighbourhood + neighbouring areas. It is too high. Parking in the area will become a problem because not even 1 parking spot per unit is given. We live in ^{the} area and people in this area all drive. Houses across the street from proposed building have 3-4 cars per family home. The ^{Public} transportation as it stands will not allow people to get to work easily. [redacted] and it takes 1h to get from Queens + Delbrook to Canada Place by 1 bus + seabus. Too long, it takes 20 min by car. As for biking people will not bike up the hill and with 8 months of rain per year it is crazy to think people will leave the car behind. This is not a smart construction it lacks insight and planning.

Your Name [redacted] Street Address [redacted] N VAN [redacted]

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

My neighbors (and I) are concerned about the massing —

however, I am very impressed with the streetscape, look, and design elements (brick, siding, etc) — so don't change that. And, the "park" behind is wonderful!

Your Name [REDACTED] Street Address [REDACTED]

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

*In this 18 Sr Residents (with beds for overnight) + 25 above
this for day only - 43 Total - any transport for the 25?
How long can any of 18 stay - what age - what capacity?
No provision for caretakers is provided & where do they come from.
This in no way helps in providing care given notes
mostly come from the South Shore, traffic delays for all.*

*Where do the care givers & service people live? No places
available on North Shore - regulation need change
Consider small quarters for at least 4 overnight staff*

Your Name [REDACTED] Street Address [REDACTED]

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

Five stories seems too high, it will be the tallest building north of Queens.

Does it have to be 80 units?

I approve of the garage entrance on Queens.

I approve of the setback off of Stanley.

Is it strange to have a 2:1 FSR next to a 0.35 FSR across the street?

Your Name [REDACTED] Street Address [REDACTED]

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MEETING ADDRESS: 851 West Queens Road, North Vancouver (Arbutus Room)

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

In general, I am supportive of what has been proposed. I think the proposed uses are desperately needed in the District and the community (and what was asked for in public consultation to this point). As a very close resident to the site and a frequent pedestrian of the crosswalk @ Queens & Stanley, please ensure that any lane widening and crosswalk/light treatments increase and ensure the safety of local pedestrians and increased traffic in the area. This is currently a very dangerous crosswalk.

Your Name [REDACTED] Street Address [REDACTED]

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**Please provide sheet within meeting comment box
or provide by mail or email by June 13, 2018 to:**

Kevin Zhang, Development Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: zhangk@dnv.org
Tel: 604-990-2321

PUBLIC INFORMATION MEETING COMMENT SHEET
The District of North Vancouver

PROPOSAL: 80 Non-Market Rental Units and Seniors Respite Care Centre
ADDRESSES: 600 West Queens Road, North Vancouver
MEETING DATE: May 30, 2018
MEETING ADDRESS: 851 West Queens Road, North Vancouver (Arbutus Room)

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

- Not enough parking stalls for residents.
- Rest of space should be guaranteed parkland before this project is approved.

Your Name [REDACTED] Street Address [REDACTED]

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Delbrook Community Association has been asking for a park. We are amazed that Catalyst feels it can remove what was planned for a day care centre from their lowest floor of their building and force it on the park.

We expect the land above the South Parking Lot to include the day care centre as planned and agreed to by the community dialogue.

Delbrook Community Association has asked Councils for a park for 50 years and three times have been denied.

It seems Catalyst is only concerned with making as much money as they can from a FIVE STOREY building. It's obvious they have not considered the wishes of the Delbrook community.

There is already one daycare Little Racers and that's enough.

If a daycare is needed, it should go on some other district owned land.

Your Name [REDACTED] Street Address [REDACTED]

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- IT WOULD BE GREAT TO HAVE A DAYCARE HERE ON THE SAME LEVEL AS THE SENIORS SO THEY COULD INTERACT.
 - (EVEN SEEN THE STORIES OUT OF EUROPE WHERE THEY SHARE FACILITIES?)
 - IF NOT ON DISTRICT FACILITIES, THEN WHERE?
- IS THERE A BUS STOP IN FRONT?

Your Name [REDACTED] Street Address [REDACTED]

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

- > We think the ^{proposed} parking density ^{is} ~~may be~~ too low.
The spillover will affect SF home residents on adjacent streets.
- 5 stories is pretty imposing considering the neighbourhood ^{profile}
I understand only 4 are residential, with 1st Floor being respite care. ~~But~~ I think the max height should be reduced to max 4 floors in total.

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1. For the building being built on the lower parking lot; more parking needs to be created in order to preserve calm in the neighbourhood. Visibility is already difficult at corners because of too many cars during events.
- Housing no more than 3 storeys. at Delbrook.
- Park/land (green space) retained for neighbourhood.
-

Your Name [REDACTED] Street Address [REDACTED]

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

5 STOREYS IS TOO MUCH FOR THIS AREA

WOULD LIKE TO SEE CHILD-CARE INCLUDED
IN THE PROJECT, BUT NOT TAKEN OUT OF
THE PARK AREA. THE PARK HAS TO REMAIN
DUE TO THE LACK OF PARKLAND IN THIS AREA.

I AM NOT SURE THERE IS PROVIDED FOR
SUFFICIENT PARKING - WILL THERE BE A
SPILL-OVER EFFECT ON NEIGHBOURING STREETS

Your Name [REDACTED] Street Address [REDACTED]

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

- The proposed project has many positive attributes:
- 1) Respite centre is needed in NVan.
 - 2) Mix of rental units & design is good
 - 3) Income qualification & ability to average over more than 1 year is good.
 - 4) Architecturally very attractive & functional.
 - 5) Parking ratio is adequate as many tenants will use transit & car co-op programs. (Also bikes)
 - 6) It will be very beneficial to have future on-site day care. Result is less traffic & good for intergenerational activities on DNV site.

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- 7) Proposed 5 story building is needed to provide affordable/non-market housing & respite rooms. Need to maximize use of scarce DNV public land!

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THE OVERALL PLANNING & EFFORT PUT INTO
THIS PROJECT IS EXCELLENT.
I AM EXTREMELY DISAPPOINTED WITH THE
COMPLETE LACK OF ATTENTION PAID TO
FAMILIES. THE REAL LOSERS IN TODAY'S
REAL ESTATE MARKET ARE FAMILIES REQUIRING
3 BED ROOM ACCOMMODATION. A PROJECT PROVIDING
8-3 BR & 41 1-BR UNITS IS A FAILURE.

Your Name [REDACTED]

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

Looks OK - seems to fit w/ expectation from 2 yrs ago
When ~~the~~ is Advisory Design Panel not scheduled?

Your Name _____ Street Address _____

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

- 1) - The max. storey must be 3 (Three)
 - 2) - Minimum Setback must be 25' from Queens Rd.
 - 3) - Minimum Parking stall must be 1.5 stall/unit + 0.5 stall/unit Visitor
+ 25 for Community Centre (Care Centre)
- If not, I am highly against it, while the area is
single family zone area

Your Name _____

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Good Idea.

- 1. Day Care Facility remain on site*
- 2. Tennis courts remain and re furbished*
- 3. During Renovation, keep tennis courts open and Day Care too.*

Your Name _____

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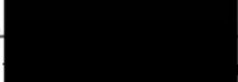
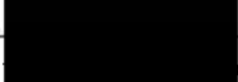
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To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

** Park: There's much info on the park design.*

Housing: There's very little 2 & 3 BRS, assuming this is intentional. Not to sure what's the intention here? Would like to see more family housing here.
Theresa

Good work!

Your Name  Street Address _____
Please check  if you want your contact information to be available to the applicant: ☐

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DONT BUILD - Keep as PA LAND
3 Storeys max
3-4 Bedroom apts only
Need to see plan for entire complex
prior to building units. -
park should come first!!!
- No Trucks
No Needs assessment - We have NO
idea what needs are

Your Name _____

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I can't help but feel that Council saw the chance to ram this whole deal through without a PLAN for non market housing for the entire District. Council is ignoring the need for parkland as more and more density is being built and the need for gardens and open space grows.

This whole subject needs to be analyzed - Both the City and District are charging ahead with condos and town houses etc etc with little or no regards. Not everyone can walk or hike the trails.

There is a need for an oasis of tranquility in Dellbrook. The DCA has several designs already.

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The parking plan is completely inadequate. This project will be a duplicate of the new Dellbrook Rec Centre where Queens Road is lined on both sides with parked cars.

Question: Did the District do a proper study of the land when they decided NOT to have a two level parking under the building? I could go on and on - I am disgusted with this whole concept. The needs of our neighbourhood have NOT been even considered.

Your Name

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

- ① The building should be no more than 4 stories
- ② There needs to be at least 80 parking spots.
- ③ It is very important to retain the tennis courts
- ④ If possible the building set-back from the road should be increased to reduce the apparent bulk
- ⑤ The extra daycare is important but should not encroach on the tennis courts.

Your Name [REDACTED] Street Address [REDACTED]

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I support the concept of the housing & service options planned for the building. My main objection is the height of the building - I would prefer to see it one floor less and spread further north. (the tennis courts could go as they are very underused now.) My other concern is traffic safety - turning into the proposed parking entrance will be a problem - drivers assume once you pass Stanley Ave. going West & turn on tight turn signal that you are turning at Delbrook.

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

I would LOVE the entire complex to be devoted to seniors 55+. It would make sense to have a senior building above a respite and the day care on the site. The older and the younger next to each other.

Your Name

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or provide by mail or email by June 13, 2018 to:**

Kevin Zhang, Development Planner
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5

Email: zhangk@dnv.org

Tel: 604-990-2321

PUBLIC INFORMATION MEETING COMMENT SHEET
The District of North Vancouver

PROPOSAL: 80 Non-Market Rental Units and Seniors Respite Care Centre
ADDRESSES: 600 West Queens Road, North Vancouver
MEETING DATE: May 30, 2018
MEETING ADDRESS: 851 West Queens Road, North Vancouver (Arbutus Room)

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

Need higher % of units suitable for families.

Parking entrance / egress concerns. Possibly allow one way in and one way out to some parking facilities

How many parking spots are available for people with disabilities?

Concerns about overall height of project. Consider lowering to 4 storeys and larger site / building coverage.

Deem 60 year lease time excessive.

Unable to determine if estimated rents are suitable since sq-footage for each category is not specific. eg) what is size of say a 2 bedroom unit?

Lack of "numbers" is disappointing. Need to know dimensions of shown material.

Bus should stop directly in front of building. Its community needs that!

Lets have truly "affordable" housing - not just "below market" housing.

Your Name _____

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

I am concerned that there are not enough parking spaces for the units (including visitor parking + respite visitor parking). I don't want the streets to be filled with cars from the complex & visitors to the complex. Visitors to our home would not be able to find any parking.

Your Name [REDACTED]

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MEETING DATE: May 30, 2018
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To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

- the idea of keeping much of this land as a community park is good,
- however a 5 storey building is too high for this neighbourhood. It should be kept at same height as apartment building next to it
- senior respite / daycare a good idea
- rental fine. Height is the concern.

Your Name

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ADDRESSES: 600 West Queens Road, North Vancouver
MEETING DATE: May 30, 2018
MEETING ADDRESS: 851 West Queens Road, North Vancouver (Arbutus Room)

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

The 5 story building in the plan I feel is too high for the neighbourhood. I would be comfortable with a building no higher than the existing building to the left of the proposed location (I believe it is 3 stories high).

Your Name _____

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ADDRESSES: 600 West Queens Road, North Vancouver
MEETING DATE: May 30, 2018
MEETING ADDRESS: 851 West Queens Road, North Vancouver (Arbutus Room)

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

Re Respite services - how long?

Transportation to Adult Day Care?

Also concern re day care & respite care workers who can't afford to live on N Shore. Traffic congestion & from North Shore will be here for years to come - and only get worse - N Shore needs to recognize the need for low rental housing - forget expensive house homes!

Your Name

Please check

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

Please consider # of families that have two children of opposite sex. You need 3 bedrooms. So I think that you need more 3 bedroom units. This is in keeping with District comments to keep families that grew up here in North Van.

Also it would be good to have building moved more to west and put a green space where entrance is now so houses in front, have some more

Your Name

Please check

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

Suggestion is for Respite drop off + pick up to be
1 way exit (must turn right onto Stanley), otherwise
will be a traffic jam on Stanley at drop off +
pick up time (similar to how they deal with traffic
flow at Carson Graham (no. 1 side).

Your Name _____

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

Once the 60 spots are occupied by rental residents, what happens if someone wants to live there but they have a car? Will they be told no or will they just park on the nearby residential streets.

The nearby streets are narrow and there are kids riding bikes etc. don't want more cars parked on the street.

Your Name 

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

I am pleased with the respite care & a mix of size of units. However I am surprised at how limited family units are (just under 1/3 of project). The studios & 1 bedroom units make up almost 2/3 of project. Is this project geared to young professionals? Rather than families because of the respite care? I am also pleased about your plans to provide "affordable" & stable housing. The design & materials ~~are~~ fit with N.Van character

Your Name 

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

- ① Affordable housing in North Van is extremely important to FAMILIES!!! The proposal only has 8 3-bedroom units. Why is more than half the space dedicated to singles and couples when FAMILIES are most in need of Non-market housing
- ② Traffic is horrible at Queens + Delbrook. In the afternoon, travelling north on westview, there is a left lane and then a right / thru lane. This intersection already gets backed up. With more cars, plus more pedestrians (blocking right hand turns)

Your Name [REDACTED] Street Address _____

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Traffic will only get worse. The Queens / Delbrook intersection needs to be addressed if this development is to proceed.

③ Why is the development being separated from the park when it comes to permitting? The development of the centre will affect the park, so why build a 5-storey building without considering the lay-out, use of the park.

④ Why is the building 5 storeys? This is higher than any building in Edgemont and noticeably higher than the adjacent condo building. The building should be lower to fit with the character of the neighbourhood.

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

of protected forest
I love the inclusion of park space, enhanced riparian protection, a childcare facility, an adult/seniors' respite care facility and non-market housing for eligible people w/disabilities, with modest incomes, etc. (Amazing overall plan!)

* My only concern is with the size of the residential building - 5 storeys is too high - completely out of proportion to all nearby development - And it looks claustrophobically close to the building at 678 W. Queens (where I live) - Please reduce size of building (3-4 storeys & more space between buildings)

Your Name

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District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: zhangk@dnv.org
Tel: 604-990-2321

From: Carol Milne
To: [DNV Input](#)
Subject: 600 W. Queens Road, N.V.
Date: July 01, 2018 11:08:15 AM

I just want to register my vote against this building at 600 W. Queens.. Bigger is not better. What happened with the community plan... it seems whenever a developer wants to change it, make it bigger and bolder it's just allowed. Regardless of having a plan in place. Stick to what it was supposed to be.. Stop making things bigger.. We have enough out of control building in both the district and the city and not enough realization of the transit plan.. Everyone keeps saying we need it but we DON'T need it. We have 2 bridges and that's it. It's like living on an island and no one gets that.

Stop the insane expansion one development at a time.

Carol Milne

Cell: 

From: W. Dave Watt
To: [DNV Input](#)
Subject: 600 W Queens Bylaws 8344 & 8345
Date: July 01, 2018 4:08:52 PM

Mayor and Council,

Good news! Project is good..but I think it can be better for more than only the future residents of the building. Consider moving the building siting 20 feet to the North. Our community owns all the land. Future Councils will wonder why we didn't correct a traffic hazard when we have the ability.

Every day, NV District residents complain/comment on Housing and Traffic Congestion.

The proposed project, appears to help with the housing file, however, as proposed, seems to miss a wonderful opportunity to ease an existing problem area on our roads.

My wife and I have lived in the [REDACTED] Block of [REDACTED], for approximately 9 years. We know from experience, how the intersections of Stanley and West Queens, plus the very busy intersection West Queens and Delbrook/Westview function...or better put, barely function. Terrible alignment. An accident waiting to happen.

Much of the neighbourhood to the east and north-east, travel south on Stanley, turn right on W Queens, so that they can use the left turn lane at Delbrook, to be able to turn onto Westview. This last intersection is a choke point. There are bus stops on West Queens that are on both sides of the street, within probably 100 meters of Delbrook. The west bound bus, if stopped in their stop, prevents all traffic from proceeding. Equally so, the east bound stop is so close to Delbrook/Westview, that if stopped, prevents east bound thru traffic. One of the dangerous results is that impatient drivers, often cross double lines to get by, putting others at risk.

If you move the building to the North, the two stops can be relocated far enough east from Delbrook. This would also allow the bus, which likely will serve the needs of many of those who occupy the new building, a safe place to board their bus.

Another advantage of sliding the building north, is that the exit from the drop off portion of the respite section, would be a much better distance from Stanley and W Queens. The cross walk that allows a safe crossing from Stanley and Queens to the south side of Queens, provides at least some safety for children crossing, as they walk to and from Larson School.

I know that the Proponent needs to build something that works financially. I am a bit concerned that the height of the building will leave much of the remaining site to the North, in shade during the winter months. This will reduce the value and enjoyment for those using that section of land.

As one area resident who participated in a few public meetings to discuss the future of this site, I do not recall that one of the goals is to frustrate local traffic. If we can fix something, let's.

Sincerely

W. Dave Watt
[REDACTED]
North Vancouver, B.C.
[REDACTED]

From: Jan Zawadzki
To: [DNV Input](#)
Subject: 600 West Queens Road
Date: July 05, 2018 1:55:56 PM

To the Municipal Clerk:

In the opinion of my wife and myself, the changes proposed in Bylaw 8344 should not be accepted.

The proposed five-storey building is out of character for the area. We believe that the current residents of the area have chosen to do so in large part due to the open character of the area and the view of the mountains.

Having spoken to our neighbours on the street [REDACTED] we feel that a building no higher than three-storeys would be more in keeping with the wishes of the neighbourhood.

Thank you,

From: [DNV Input](#)
To: [DNV Input](#)
Subject: FW: support for two housing projects
Date: July 10, 2018 8:27:25 AM

From: Lionsview Seniors Planning Society <lions_view@telus.net>
Sent: July 09, 2018 11:44 AM
To: DNV Input <input@dnv.org>
Subject: support for two housing projects

To the District Mayor and Council
Public Hearing – July 10th, 2018
District Hall.

Your worship and council.

Lionsview Seniors Planning Society would like to support the two proposals which are going to Public Hearing tomorrow, July 10th at District Hall. Lionsview is a non-profit society dedicated to the interests of seniors on the North Shore. We act as a strong voice for senior and our mandate is to support seniors in all their needs including affordable housing.

We support the Kiwanis Project because it will bring additional rental units for seniors on the North Shore, that the additional units will be affordable and the project is in a good location. We also support the fact that one of the older buildings will get a face lift. We feel that the Kiwanis has a well-deserved community reputation for serving the people(especially seniors) on the North Shore.

We support the Catalyst project as it will be the kind of housing the District needs: significant addition to the rental stock for seniors, for singles, families and couples who want to work and live locally. We like the idea of the District long-term lease on the Delbrook land with Catalyst and CareBC (also a registered non-profit society) who will operate the 80 non-market rental units and the seniors' respite care facility respectively. We also note the fact that the

affordability and the housing mix are in sync with the OCP and the Rental and Affordable Housing Strategy.

Thank you for supporting these two important Housing projects.

Margaret Coates
Coordinator
Lionsview Seniors' Planning Society

600 West Queens Road
North Vancouver, BC
V7N 2L3

T: 604-985-3852

E: lions_view@telus.net

W: www.lionsviewseniorsplanning.com

600 West Queens Development Proposal – Comments

I support the use of District land at the West Queens site for the provision of non-market housing and seniors respite care.

However, I have some comments/concerns regarding the proposed development

The proposal is consistent with the consensus at the Delbrook Deliberative Dialogue Series (I attended the Dialogue)

However, the Deliberative Dialogue did not conclude the percentage allocation of property space for various uses. Agreement on this distribution would provide a context for any proposed component use including the proposed Non-market Housing and Seniors Respite Care and avoid fragmented decisions.

The density of the proposed five story building is a significant increase/change to any other building developed or contemplated for non-commercial areas outside the Town Centres in the District. This raises the risk of creating a precedent for other proposals elsewhere.

The proposed building appears to make no attempt at transitioning from the existing town houses immediately west of the new proposal.

The staff report states that five stories are needed to deliver the non-market units and residential care centre. Would a lower building with an increased footprint deliver the same or similar economic model?

[REDACTED]
July 10, 2018

Peter J Thompson

[REDACTED]

[REDACTED]

T: [REDACTED]

From: The Bonds
To: [Mayor and Council - DNV](#); [Dan Milburn](#); [Kevin Zhang](#); [DNV Input](#)
Cc: [REDACTED]
Subject: Questions about 600 West Queens Road Project.
Date: July 10, 2018 1:38:52 PM
Attachments: [Public Input May 30 Kelly Bond.pdf](#)

Dear Council and Staff:

While I concede that non-market housing is URGENTLY needed, this proposal (or at least the additional materials available to the public for this specific proposal) is **sorely lacking** in information. I would suggest the unprecedented RUSH to push this through process in advance of summer vacation is compromising the District's information-sharing/full disclosure with the public. It is extremely regrettable to not even have held an advisory design panel consultation on this prior to public hearing. How can a rezoning be fully and completely considered without such important committee feedback?

We cannot and must not compromised full and due process and community impact in the race to approve rezoning and OCP amendments.

Some of my concerns are listed below:

1) Why is there no housing agreement/ bylaw in this public hearing package that would secure the non-market rentals in perpetuity? Where is the list of unit mixes? Where is the proposed below-market rental rates? Should there not be a housing agreement that lists the proposed parking space rental cost etc? Recognizing this housing agreement is through Catalyst, it still should be included in this rezoning information.

2) How is Catalyst allowed to propose LESS (82) than the District bylaw-required parking stalls (127)? Where is the shortfall made up?

On reading the traffic study, the "by guess or by golly" or "wing and a prayer" approach to parking (with piece-meal studies from City of Toronto, Metro Vancouver and 'other' below market housing in North Van) for this proposed development is a bit of a fairy tale: "It is expected that a car share program will help support the proposed parking supply rates for the site and **potentially reduce** parking demand." There is NO assurance or guarantee this will happen, and if it doesn't, the neighbourhood is hampered by excess cars with nowhere to park....residents forced to park at metres?

Catalyst also proposes to charge a monthly rent of parking stalls?? At what rate? **How does this affect the monthly budget for renters in the below-market units here?** Suddenly "affordability" is compromised even further....

Please do not allow developers to dicate or redefine district policies such as parking requirements. An almost 50% reduction from bylaw requirements is irresponsible.

3) Protection of the Natural Environment, Creek Hazard, and Streamside Protection

This property is within the Development Permit Areas for Protection of the Natural Environment, Creek Hazard, and Streamside Protection. However, the project does not fall

within the setback areas for the above three DPAs. As a result, this proposal is exempted from the requirements of the above three DPAs.

Say WHAT? Please explain these exemptions more fully. A development permit area is a development permit area and compliance must be assured.

Also:

Please direct me to this report mentioned below in the Sept 6/16 staff report? Is it included in the Public Hearing materials?

Environmental Impact:

Participants deliberated on site ideas with a shared understanding regarding the environmental constraints, such as protection and enhancement of Mission Creek. Staff will conduct a refined **analysis on the environmental impact of the site options** which will be presented to Council in late fall.

4) Regarding Public Information Meeting of May 30, 2018

The staff report suggests the following:

"The Public Information Meeting Summary Report is attached as Attachment 4"

I note the summary of the Public Information meeting was provided by Catalyst/Care BC. It speaks to 41 comment cards submitted. I am curious about the number of email responses that may have come into the project planner, Mr. Zhang, following the public meeting. I know that I did send one in myself. Where are these comments reflected or recognized in the public information summary? If they are not included, then the summary is incomplete.

Was this additional "email" feedback, which was invited by the comment sheets provided at the meeting, shared with Catalyst/Care BC for inclusion in the Summary? I have included my email feedback for your reference.

5) Is there a public art requirement on this project?

6) What ARE the offsite works associated with this project? Where is the Financial plan amendment report promised in the staff report regarding proposed off site works?

7) As mentioned in my public input of May 30, I would suggest this location is more suitable for FAMILY units than single work force housing....it is close, walkable distance to recreation and schools. It accommodates a family lifestyle well in its location, rather than family housing in the 'town centres' of Seylynn or Lower Cap where schools are limited or completely absent. There should be a heavier emphasis on FAMILY sized units in this development.

Thanks for your time, I hope we might hear some answers to these questions by staff either in advance of the hearing or during the hearing tonight.

Kindly,

Kelly Bond

Michael and Kelly Bond
[REDACTED]

The Bonds

From: "Kevin Zhang" <zhangk@dnv.org>
To: "The Bonds" [REDACTED]
Sent: June-04-18 8:26 AM
Subject: RE: Comments RE: 600 West Queens Road Public Information Meeting
 Hi Kelly,

Thank you very much for your comments. Your input has been included as part of neighbourhood feedback for this application.

Please feel free to contact me should you have any further questions or comments.

Thanks,

Kevin J. Zhang
 Development Planner
 District of North Vancouver
 E: ZhangK@dnv.org
 T: 604-990-2321

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From: The Bonds [REDACTED]
Sent: June 01, 2018 8:18 PM
To: Kevin Zhang <zhangk@dnv.org>
Subject: Comments RE: 600 West Queens Road Public Information Meeting

While I understand the need for height in order to obtain affordability, I feel the height of this proposed building will overpower/overshadow the multifamily residence directly west of the location along Queens.

Thank you for considering a 100% below market rental housing project. I had the pleasure of speaking to the architect, the landscape representative, and several district staff from the planning department.

Established neighbourhoods like Delbrook are well equipped with schools, parks and transit, and as such should certainly be allocated for **more** family sized rental housing. For instance, this public land should be considered for a Metro Vancouver Housing Project. The District of North Vancouver has none, the City has four. A mix of market and below market rental would work well here with the Metro Vancouver housing corporation and would provide for a variety of low to moderate income families.

The Delbrook Lands would be a perfect location for a purpose built rental complex that had family sized (3 or 4 bedroom) townhouses or row houses. If this is not possible, please reconfigure the unit mix of apartment sizes to include some 4 bedroom family sized below market housing units or some 3 bedroom plus lock off units. Eight 3 bedrooms is not enough to meet the urgent need for family-sized rental housing. Such a large quantity of studio or 1 bedroom (for single 'workers') should not be built in this neighbourhood, but rather closer to major thoroughfares/bridges/ transit hubs.

The proposed flexible outdoor space looks great, and the urban agriculture opportunities are commendable. Huge congratulations to the landscape architect. That being said, there should be more attention to **sustainable landscaping measures such as rain gardens or green walls** to ensure adequate stormwater management, other than just the required retention tank. The neighbourhoods against the mountains fall in the rainshadow and receive a LARGE amount of rainfall.

Thanks for considering my comments.

Kelly Bond

[REDACTED]

[REDACTED]

From: Trudy Hubbard
To: [DNV Input](#)
Subject: Respite Care support letter
Date: September 17, 2018 9:28:12 AM
Attachments: [RESPITE CAREletter2018.docx](#)

Please see attached letter in support of the Respite Care Centre, Delbrook. Thank you for your anticipated support to this project, the community appreciates your support.

RESPITE CARE

**This letter is in favor of the proposed Seniors Respite Care facility,
600 W. Queens Rd.**

My name is: Trudy Hubbard

I live at:



My experience with the senior's community as a current Director of Kiwanis North Shore Housing Society; past President NS Kiwanis Housing Society; Council member with the Office of the Seniors Advocate and past Executive Director North Shore Volunteers for Seniors allows me to support the proposed Seniors Respite Care facility. Also, I have been a resident on the North Shore for over 50 years.

Respite Care is a short-term residential care that provides a client's main caregiver a period of relief OR provides a period of supported care to increase their independence.

It is my opinion that Respite Care is a critical service in the community to ensure that seniors continue to live as independently as possible, for as long as possible. There is a big impact on spouses and/or children as they become caregivers! Caregivers without support = burn out. It is reported that one third or 29% of caregivers are in distress.

Seniors population (over 65) grew to 18.4% of the population compared to 17.9 last year and it continues to grow. This proposed BC Care faculty will have 25 adult day care spaces and 18 overnight beds which is so needed as we know seniors are living longer and choosing to stay at home longer. This is all good news but we must ensure we are helping the caregivers who are caring for a dependent loved one 24/7. Respite Care not only gives the caregiver a break it provides supported care for the client needing care.

Only a few years ago most residents in Kiwanis Housing which is independent living were under the age of 80. Now we have a 100-year old which is wonderful, however if these individuals have a spouse or family member assisting them I believe some respite care would allow them to age at home (Kiwanis) instead of going to a care residence. This also is so true for individuals living in their own residence. **Respite care is a critical service to ensure that seniors continue to live as independently as possible, for as long as possible.** The North Shore needs this proposed facility as soon as possible!

I encourage you to please consider supporting the proposed seniors respite care facility, the North Shore community needs your support.

Thank you for your anticipated positive support.

Trudy Hubbard
September 16, 2018

From: Janice Dungle
To: [DNV Input](#)
Subject: Submission for public meeting Sept 18 18
Date: September 17, 2018 9:09:08 PM
Attachments: [Dist of NV submission HR Sept 18 18.docx](#)

Hello, please see attached document for Tues Sept 18, 2108 public meeting.
I was unable to sign and scan the document due to my recent surgery. I hope you will accept this as per my authorization in this email.

Janice Dungle

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

**To Mayor & Council – District of North Vancouver
Public Meeting – September 18, 2018**

I was in attendance at the anticipated public meeting on July 10, 2018 and unfortunately as it was postponed was unable to make a verbal presentation. I am unable to attend on September 18, 2018 due to recent surgery. I am therefore providing this written submission in favour of the development on Delbrook Lands that is anticipated to house a Family Respite Centre – Health and Home Care Society of BC (Care BC).

**Janice Dungate, [REDACTED]
Lifelong resident of North Vancouver – 60+ years.
HR Consultant working with Health and Home Care Society of BC for 17 years.**

For more than 9 years Health and Home Care Society of BC (Care BC) has been working diligently to find the appropriate space to expand their not for profit services of providing care to vulnerable seniors. We currently have a successful model that is supported by the Vancouver Coastal Health Authority and has been providing services to clients and families as an Adult Day Care Program and overnight Respite Care since its inception (1979).

Care BC is a small employer, providing jobs to individuals in nursing, general office duties and therapeutic recreation. We have staff on shift 24 hours per day/7 days per week. We currently have more than 30 staff working in our Vancouver location with 12 beds. The North Shore Respite Centre as proposed is 18 beds and will have more than 60 staff, increasing the numbers of staff supporting nursing, general office duties, therapeutic recreation and new positions for building maintenance, food and laundry services. All of these staff could be North Vancouver residents. It is doubtful that any of the current Respite Centre staff in the Vancouver location will move to this location as none of them live on the North Shore.

This space and location are ideal for respite services to North Shore residents as it is close to Highway 1, central to the North Shore and staff will have access to their workplace via public transportation. In Vancouver, we have staff who bike to work as well.

As a Human Resources professional, this is an ideal site, with a successful organization, providing services to support clients and families on the North Shore and jobs to individuals who may live in the neighbourhood and could reduce their commute time to other organizations outside their neighbourhood.

As a lifelong North Vancouver resident with parents in their 80's; I understand the need for these services and see in our local newspaper and throughout the neighbourhood that I live in that there is a tremendous need for these services to be provided on the North Shore.

Our team has worked with staff from the municipality to find an appropriate location and there have been many discussions and options reviewed over the years; this one is the best yet and that is why we are here today. We have a good partner and many organizations as identified by Inge Schamborzki, Executive Director that support our vision and the work we do. I hope that the Mayor and Council and staff in the District of North Vancouver will view this as a viable and valuable option for the citizens of North Vancouver to house this program in the building on Delbrook lands and to move towards a positive outcome for moving towards development. I support this proposal as a working professional and as a resident of the district of North Vancouver. I ask that you support this and give a much needed service to the citizens of North Vancouver as soon as possible.

Thank you.

Respectfully submitted,

From: Susan McGuigan
To: [DNV Input](#)
Cc: [REDACTED]
Subject: PUBLIC HEARING 600 WEST QUEENS ROAD SEPTEMBER 18, 2018
Date: September 18, 2018 12:32:27 PM

Hello,

As the owners of a condo at [REDACTED], we ask that the North Vancouver District Council consider the following points when making decisions about 600 West Queens.

- 1 The decision on all aspects of this project should be delayed until after the upcoming Civic Elections. We will have a new mayor and likely several new councilors, all who will represent the most current views of District residents.
- 2 the height of the building should not exceed 4 floors.
- 3 the entrance and exit to the parking: should both be on Stanley, rather than Queens Ave. There is precedent for this in North Van City, where Council there did not approve the City Market development at 17th and Lonsdale until the parking exit was modified so that no cars were exiting onto the very busy Lonsdale St.
- 4 the number of parking spaces currently available is inadequate for the number of suites and staff and clients of the respite care centre. This will force tenants to park on local streets, adding stress to limited street parking currently available.

Thank you for your consideration.

Greg and Susan McGuigan
[REDACTED]
[REDACTED]

From: Bill Lloydjones [REDACTED]
Date: September 18, 2018 at 9:13:18 PM PDT
To: brickl@dnv.org
Subject: Public Hearing Comments, Sept 18

Mayor Walton, Councillors, ladies & gentlemen

My name is Bill Lloyd-Jones - [REDACTED]
I would like to thank you All as well as the District of North Vancouver public staff for the Exceptional Effort and Energy Expended on behalf of the residents of our community. I DO Appreciate it.

I am going to emphasize tonight Creativity and Compassion.
I almost feel I should Apologize for what I am going to say next, but it must be done.
The present Catalyst proposal for The Delbrook Lands is Very Disappointing. It reminds me of the Malvina Reynolds song released in 1963 - Little Boxes. 'Google YouTube' if you are not familiar with the tune. Some of the Lyrics are - Little Boxes, Little Boxes, On the Hillside, Made Out of Ticky Tacky, & They All Look Just the Same.

We have a Big Block here, of a Bunch of little Boxes. The development is not exactly like this but the song captures the General Approach of all our present Metro Vancouver Municipal Governments - Build, Build, Build, and get it Permitted as Fast as possible, Before the next Election.

There are two key values lacking with this philosophy - Creativity and Compassion. Livable communities For All are becoming Collateral Damage.

Let's look at creativity. The elevation view of the new Catalyst building still resembles a mausoleum adjacent to 676 West Queens. It Looms two stories Higher with Rigid Right angle features and absolutely no style. It assaults your sense of flow and inclusivity. The architects & developers need to go back to their CAD computers again and show us their stuff! Even Starbucks are getting creative with their sipping drinking cups these days.

Next let's look at Compassion. I am getting tired of the word Renoviction but I am hearing it everywhere.

How can the leaders of our government be so rigid, so Indifferent to the Needs of the 30 to 45 age demographic. This group is leaving the District at an alarming rate and they are not coming back.

We are supposed to be creating neighbourhoods for all classes of residents, with an Emphasis by This Project at Delbrook on Families.

This Delbrook non market housing development was supposed to be a Show Case project on a bus line, close to schools and community amenities that residents and families could be proud of. Instead we will see a tomb.

Before we know it we will be singing Joni Mitchell's 1970's song "Big Yellow Taxi" about paving paradise and putting up parking lots. Let's hope not.
Let's call upon our inner Creativity and Compassion and produce a Gold Medal project.

Sent from my iPad

Delbrook Lands Speaking Notes September 18 2018

SUBMITTED AT THE
SEPT 18, 2018
PUBLIC HEARING

Good evening, Your Worship and
Councillors:

My name is Don Peters and I'm
here representing the Community
Housing Action Committee. CHAC
is a broad-based North Shore
housing advocacy committee
comprised of about 20. They
include ~~six~~ non-profit managers,
realtors and retired planners, a
housing entrepreneur, faith-based
groups, and others (even an ex-

678
W. Queen

There
20

We have
been advocating
for all three
municipalities
for almost
15 years

former

~~A school principal~~) all of whom believe this region desperately needs more below-market homes. Almost all live here on the NS and many CHAC members have served on the committee for over 10 years.

And so, because our mandate is to advocate for affordable and appropriate housing here on the NS, we are very pleased to see this application come to Public

Hearing tonight. We were

We happen to think the process has been excellent

participants in the public process right from the “blue sky” district-wide session at Lucas Centre-and it is our view that it has been a

valid and comprehensive process. In January of last year (2017), staff was directed to develop a concept plan for the Delbrook Lands that incorporated parks and open space, non-market housing, and community services. And, above all else, the community was clear about the District retaining ownership of the land. And so, remarkably, after a number of public engagement events, here we are, at Public Hearing just a year and a half from that important gathering at Lucas Centre.

So, tonight is about the non-market and community services pieces. As we wrote to you in January 2017, we thought the high-level plan for this exquisite piece of property was solid. As the Staff Report pointed out: “the proposal is in keeping with the outcomes of the Delbrook Deliberative Dialogue and the District’s Rental and Affordable Housing Strategy.” As you pointed out at the time, Mr. Mayor, it is the largest single investment in community-ever.

CHAC has reviewed the proposal at some considerable length with Catalyst, a development company with a rather extraordinary reputation in BC as a non-profit society and social equity ^{housing} provider in a vast variety of projects, many of which are joint ventures such as this one on the Delbrook site.

The DNV staff report speaks clearly for itself: District long-term lease on the Delbrook land with Catalyst and CareBC (also a ^{with an} ^{exemplary reputation} registered non-profit society) who will operate the 80 non-market

rental units and the seniors' respite care facility respectively.

CHAC also notes both the Affordability and the Housing Mix are in sync with the OCP and the Rental and Affordable Housing Strategy.

This will be the kind of housing we are all clamouring for: significant addition to our rental stock for seniors, for singles, families and couples who want to work and live locally-which, as we all know, is in one heap of trouble, here on the NS.

To that local issue CHAC would suggest, Your Worship, that the District and developer look closely at a local-only kind of marketing plan, at least initially, for these units, thus providing a strong made-in-the DNV housing solution. And, if BCH and other granters come aboard then affordability could be even further improved, as the report mentions. As we know, Catalyst has a long history of successful, innovative financing.

So, almost in closing Your Worship, we see this as a wonderful opportunity for us as a community: our land, focussed here, in line with our community goals, and faithful to the “Delbrook deliberative process” we all helped to design-which I have just learned-has recently won an award.

Finally, as a neighbor I have two comments:

1. We are pleased to learn that the west side of the proposed building has been stepped down

two floors to ease the massing on this end which has been a concern of the neighborhood.

2. And two: I want to add my voice to those of the general, larger neighborhood You can't have missed that Queens is **already** a congestion nightmare in the morning and evening as the intersection of Queens and Westview/Delbrook has become a major thoroughway to the No.1, rivalling Lonsdale to the east and Capilano to the west-never mind adding more cars-esp. at those critical times-from this otherwise

excellent addition to the community. We can already see how parking and traffic issues have been affected by the popularity of our new Rec centre.

3. So, we trust, YW, that the District will pay special attention to the traffic management complexities in the neighborhood when this new project opens for business.

Thank you.

Thank you Mayor Walton and Councillors.

I would like to speak on a few items this evening pertaining to the Catalyst rezoning application. However, first I would like to express my sincere appreciation to Councillors Muri and Hanson for their incredible and ongoing support for our community association and the respect and responsiveness they have shown for the residents of Delbrook.

First and foremost – this complex is too overwhelming for the neighbourhood – 6 storeys and does not cater to families even though it is in close proximity to recreation and 6 schools. Very poor planning in my opinion. And now we have a new design which should be completely re submitted. Residents will be unaware of the change in design and # of units, and yet, we have arrived at a Public Hearing.

1. Residential Parking

- a. Catalyst retained Bunt and Associates Engineering to provide an updated parking strategy for the development. Page 4 of the Bunt report outlines the requirements of the DNV Zoning Bylaw for Multifamily housing: **“With the proposed size of the residential units totalling 4,659 m2, this leads to a requirement of 1.59 stalls/unit, inclusive of visitor parking.”** Thus **127 parking stalls is required.**
- b. But following Bunt’s analysis the project will provide only 61 residential parking spaces plus 9 for guests [.88 stalls / unit] = 70. **This leaves a deficit in parking of 57 spaces which is a 45% reduction in required parking stalls.**
- c. So, how did we get to a **45% reduction in required parking stalls for ‘workforce housing’ and young families?** Bunt provided as a comparator Toronto’s parking allotments for multi unit housing in the downtown core and outside the city centre, **close to subway or frequent transit networks.** These are **very high frequency transit areas completely opposite to transit options in the DNV.** In addition, Bunt observed parking demand at 3 North Shore non market rental apartment buildings **[non in the DNV]** – a seniors complex; a seniors retirement home; and a co-op.
- d. **Both of these comparators – transit oriented Toronto and the 3 non profit residences NOT in the DNV are now applied** to the Catalyst project which according to Mr Lancaster will be for ‘workforce housing’ and young families. For those who travel on the 246 in the evening it goes every hour; Sundays every 30 or 60 minutes – all very convenient for those without a car and pushing a stroller in the rain!
- e. **So now we have 61 spaces instead of the required 127. The Delbrook community will not welcome 57 more cars parking on our streets and nor should we have to.** Is the DNV planning to implement Permit Parking on Queens, Stanley, Kings, Windsor and St. James?

SUBMITTED AT THE

SEP 18 2018

PUBLIC HEARING

2. **Catalyst Financial Model – where is it? We have no idea how Catalyst will pay for six STOREYS and density of RES6** Why have we not seen a precise financial model from Catalyst? To date only possible options are mentioned, nothing in real dollars.

3. **Advisory Design Panel**

On November 7, 2017 in my request to DNV staff to find out when Catalyst would go to the ADP, staff responded

“Projects go to the Advisory Design Panel as part of the application review process and before it goes to Council. We have not received the application yet for Catalyst so there is no date for ADP.”

So, I believed that.

The DNV has a very strict set of guidelines for rezoning applications. Step 3 is for the project to go to the ADP; step 5 is First Reading which would then include the ADP's comments and concerns about the project.

We now know that Catalyst did not go to the ADP prior to First Reading of June 25, but after First Reading on July 12. Thus, both the public and Council have made certain assumptions in passing First reading and in fact Council made a decision to pass First Reading without the input of the ADP. My question is - Why is Catalyst accorded an exemption in the DNV rezoning requirements?

Thank you.

Sharlene Hertz, Delbrook resident for 24 years

I have comments to make on several issues relating to this project, however, before that I have serious questions about this process. I think the public needs answers to these questions before we continue with the public hearing, otherwise, we will not have information sufficient to make fully informed presentations to inform your decisions.

1. We are having a public hearing on the proposed development at 600 West Queens Road tonight. Is it the intention of Council to proceed to third reading of the bylaws relating to this project at a Council meeting prior to the Municipal election?
2. Is Council aware that, according to Elections BC, the Delbrook Community Association and other interested groups and individuals will not be permitted to use leaflets to mobilize the community to attend such a meeting unless we go through a process to register as third-party advertisers in the election? If Council is aware of this, it is appropriate to pass controversial projects during the election period when the right of citizens to participate is diminished?
3. On Friday, September 14th, after 5:00 pm Council distributed “frequently asked questions” to people who had participated in the “Delbrook Dialogue.” This document, for the first time, included two important changes in the planning for the project. First, the top two floors of the six storey building were slightly set back away from the west side. Second, at the open house on the project in May we were informed there would be 80 units of housing on the project. In the document distributed, we are now told that despite a slight reduction in floor space, the number of units will be increased to 82. Residents in the immediate vicinity of the project were not notified of these changes.

Does Council think four days notice prior to a public hearing is adequate to provide notice of changes to the project?

Does Council consider this is a renovation? It is no longer the design or the number of units presented to the open house or passed by Council at first reading. and as such should it go back to obtain a revised mandate?

4. The background package for this hearing labeled “additional information” contains a set of draft minutes from the DNV’s Advisory Design Panel on July 12. However, questions have been raised about the accuracy of those minutes and on September 13th the Committee declined to approve the minutes.

As such, can the public have confidence in these minutes as background to this public hearing?

Would it be appropriate for Council to use minutes, which are contested and have not been passed, as background information in their decision making?

5. The background information distributed four days ago contains a limited description of what the District means by “workforce housing – something the District has previously refused to release even in response to a Freedom of Information request. Among other things, the document says, “The units are also geared to the “missing middle”, young families who are having their first child and would like to remain renting in the District as well as to seniors.” However, less than 30 per cent of the units in the building are larger than one bedroom. Does the District consider bachelor apartments and one-bedroom units suitable for young families having their first child? Are they suitable for families with more than one child?

We consider these to be important questions, some more important than others. This is particularly true considering the short time line since a new design has been provided.

For our final question, given these questions, does Council at this point even consider it appropriate to continue with a public hearing?



The Corporation of the District of North Vancouver

COUNCIL POLICY

Title	Public Assembly (PA) Lands Strategy
Section	Development and Social Planning

SUBMITTED AT THE
SEP 18 2010
PUBLIC HEARING

POLICY

It is the policy of Council that public assembly lands and uses are considered as ongoing community assets necessary to support community health and well-being.

Policy approved on: May 27, 2013

PROCEDURE

The following procedure is used to implement this policy but does not form part of the policy. This procedure may be amended from time to time at the discretion of the Chief Administrative Officer.

The Guiding Principles as included in Section A and B of this Policy shall be considered as part of the review of any application which would require a change of use or repurposing of lands designated 'Institutional' (for Public Assembly use) in the District of North Vancouver's Official Community Plan Bylaw 7900.

A. Guiding Principles: Community Value and Role of Public Assembly (PA) Lands

1. Public Assembly lands were created to serve the social needs of the community, and Council supports retention of publicly used lands and buildings (where appropriate) for long-term community purposes to the greatest extent possible;
2. Existing public assembly lands (as well as buildings/spaces, where appropriate), should be retained within or near OCP designated growth centres as these areas will accommodate the majority of new growth in the District, and PA lands/buildings/spaces will be key components of community identity and social and cultural infrastructure;
3. Town and Village Centres are the priority locations for new PA uses, and the District will actively work to acquire additional public use lands and spaces in or near these centres through Community Amenity Contributions (including CACs collected from rezoning in outer areas), through building spaces/lands negotiated during development approvals), partnerships with other agencies or public purchase.
4. All new PA lands/spaces should be accessible by transit and preferably integrated with other community infrastructure.

5. Council supports partnership models for PA lands/spaces/uses that may include revenue sharing and/or longer term leases with non-profit cultural, arts, athletic, recreational, social or other community organizations in order to increase the stability and financial viability of these groups and to create enduring, long-term community benefits.
6. More intensive use of existing PA lands is encouraged; and creative, flexible models of use that may involve co-location (several user groups within facilities) is supported.
7. Council will undertake consultation with user groups and organizations that use or require public assembly lands prior to formalizing policy directions for Public Assembly lands.

B. Potential Change of Use or Repurposing of PA Lands

1. Given the importance of community lands and facilities to the quality of life in the District, Council will consider the broader community interests as well as the neighbourhood effects of any proposed changes to land use or repurposing of Public Assembly (PA) zoned lands.
2. Where potential change of use or repurposing of PA lands is being considered, lease of properties or reuse for other public purposes is preferred in order to provide for changing community needs in the long term. Where this is not possible or practical, the criteria in item (3) will apply.
3. The following principles and criteria will be used as a framework to evaluate proposed changes to public assembly lands¹. This framework supplements the evaluation that is already undertaken as part of a rezoning or OCP amendment. The following criteria are not intended to prevent changes to PA lands from taking place, but to ensure that any change is in the public interest and provides an overall benefit to the community.

Any proposed change from the current public assembly use to another type of use, or to a different public assembly use, should:

- a) Fit with the overall land use directions and policies of the OCP and Town/Village Centres plans;
- b) Provide a rationale for potential loss of any public uses, and confirm that the current zoned use is no longer viable or needed within the neighbourhood;
- c) Provide an overall benefit to the community and immediate neighbourhood;
- d) Demonstrate that no public use or deficiency has been identified that requires use of the land in question (for example, public space/lands in or near growth centres);
- e) Demonstrate that no viable alternative public use(r) has expressed interest in acquiring or leasing the property for public purposes, or that repurposing of the building/site for another public use is not feasible;
- f) Identify impacts of the new proposed use on the neighbourhood, including loss of

¹ Include portions of recommendations from March 9, 2004 staff report

community uses and focal point, heritage and environmental impacts, and identify means of mitigating these impacts;

- g) Demonstrate that the long-term social, recreational, educational or worship needs currently provided by the site can be met within the local community through other available facilities or services, or, are no longer needed in the community;
 - h) Demonstrate that any future redevelopment is complimentary to surrounding land uses, except where off-setting community needs are provided as part of the new development (i.e. seniors, rental or affordable housing);
 - i) Assist in providing replacement community services or facilities either on-site or alternative location;
 - j) Complete a traffic impact assessment to determine potential impacts of increased traffic (including short-term parking or drop-off) at the site and adjacent neighbourhood, and identify means of mitigating traffic impacts;
 - k) Undertake consultation and demonstrate support from general community;
 - l) Result in no loss of playing fields, trails and other open space and recreational uses unless supported by the District of North Vancouver and North Vancouver Recreation Commission;
 - m) Provide right of first refusal to DNV lands for properties that have high recreation value to the community (e.g. Playing fields);
 - n) Identify any municipal investment on the site, including playgrounds, trails, field maintenance, sidewalks, roadways and other infrastructure and identify means of compensating for any losses;
 - o) Identify effects on existing joint use agreements.
4. Community Amenity Contributions (CACs) – where rezoning or redevelopment of public assembly land is considered:
- a) Property owners will be required to provide community amenities or financial contribution to the District in accordance with the District's CAC policy;
 - b) CAC contributions will be directed to meeting community needs within designated centres or other areas with identified deficiencies;
 - c) On-site community amenities may be accepted where they fulfill community needs and/or retain some or all of the original public use functions as part of the new use (for example, affordable/non-market housing, daycare or community meeting space as part of a new development will be considered as forms of community benefits);
 - d) Density transfer or other incentives may be considered where there is a net gain in community services or amenities.

600 West Queens Development Proposal – Comments

I support the use of District land at the West Queens site for the provision of non-market housing and seniors respite care.

However, I have some comments/concerns regarding the proposed development

- The proposal is consistent with the consensus at the Delbrook Deliberative Dialogue Series (I attended the Dialogue)
- However, the Deliberative Dialogue did not conclude the percentage allocation of property space for various uses. Agreement on this distribution would provide a context for any proposed component use including the proposed Non-market Housing and Seniors Respite Care and avoid fragmented decisions.
- The density of the proposed five story building is a significant increase/change to any other building developed or contemplated for non-commercial areas outside the Town Centres in the District. This raises the risk of creating a precedent for other proposals elsewhere.
- The proposed building appears to make no attempt at transitioning from the existing town houses immediately west of the new proposal.
- The staff report states that five stories are needed to deliver the non-market units and residential care centre. Would a lower building with an increased footprint deliver the same or similar economic model?

July 10, 2018 / SEPT 18

Peter J Thompson

SUBMITTED AT THE

SEP 18 2018

PUBLIC HEARING

From: Lyndsay sayers
To: [DNV Input](#)
Subject: Delbrook Lands
Date: October 04, 2018 9:54:11 AM

Dear Council,

I live at [REDACTED]. I wanted to express a few concerns about the project. My number one is that family housing seems to be the greatest need in North Van - this is a great neighbourhood for a family with schools, parks and community centers nearby to create walkability. My request would be to have fewer units that are larger - this would give space to the much needed family housing and allow the ratio of parking stalls to condo's improve.

I noticed there were majority studio/ 1 bedrooms; I lived in Edgemont in my 20's for a year and having access to the trails were great but it was too quite. I ended up moving to Vancouver to have more of a social life and to be able to have a bikeable/ walkable community. Now there is more stuff happening on Lonsdale so that is great to not have to cross the bridge. Not everyone is willing to walk/ bike to events since it is hilly and transit in the evening and mid day varies from every 30-60 minutes and I believe stops before midnight. The car shares aren't allowed in this area as well so unless you are able to live a very local life and travel from 7-7, getting around without a car is difficult. Last year I was working downtown and the bus was so infrequent after 7 that I just road my bike home because it was faster. I have a number of friends that live in Vancouver happily without a car but rarely do they come visit because transit is a pain and it's a daunting bike ride up the hill.

I'm all in for density and affordable housing but want it to be liveable and target a demographic that would thrive in the neighbourhood.

I was just in Singapore and 80% of residents live in government housing. This allows people of different income levels be able to own(price based on income) and live in their city. The land is all owned by the city and to live/ buy one of these houses, you must be a citizen. For foreigners, they can buy private homes at market price.

Kind Regards,

Lyndsay Sayers
[REDACTED]

From: Jenn Meilleur
To: [Mayor and Council - DNV](#)
Cc: [Kevin Zhang; DNV Input](#)
Subject: Support for 600 West Queens Road
Date: October 10, 2018 6:51:58 AM

Dear Mayor and Council,

I wear many hats in the community, but today I'm writing to you as a resident to voice my support for the development with Catalyst Community Development Society at 600 West Queens Road. Affordable housing and transportation are the two biggest issues on the North Shore - this development addresses both.

I was privileged to participate in both of the Delbrook Dialogues (as a table facilitator) and have been following along as this development application has moved through the development approval process with the District. I'm thrilled with what Catalyst is proposing, as it reflects many of the principles that the community clearly identified as important during the Delbrook Dialogues. 80 units of below market rental homes and respite care for seniors is a phenomenal use of land that is zoned as institutional and is currently a parking lot!

So many people working on the North Shore can no longer afford to live here and are now part of our traffic problem as they commute from more affordable areas in Metro Vancouver. 80 units of below market rental homes could make a big difference to our community - providing this many people with an affordable place to live could remove a significant number of cars from the roads during peak times.

I understand there are concerns about there not being enough parking included in this proposal, but we are building this for our future, not for today - there will surely soon be more car sharing, better transit, and better bike infrastructure on the North Shore soon. Additionally, 600 West Queens is situated within walking distance to amenities and transit, so few people will even need to have a car. I suspect that the concerns about parking are coming from people who have never lived in a place where owning a car was not needed!

My husband and I were fortunate enough to buy a small townhouse in 2007. But we would be forced to leave the North Shore due to lack of affordable housing options if our property were to be redeveloped now. Additionally, my husband's aging parents live far away - we would love to have them live closer to us, but they could never afford to live here and it is not financially viable for us to spend more than a million dollars on a single family home to house a multi-generational family if we plan our finances around spending no more than 30% on housing. While our kids are only 8 and 11, it's clear that they, too, will not be able to live on the North Shore once they graduate from school. But my in-laws could consider moving here and maybe our kids will be able to stay if we can start to create more housing options like 600 West Queens Road.

What is certain is that the District of North Vancouver is changing - and that's really tough for everyone who has been here for a long time and has fallen in love with our small community. To hold on to what we love the most about living here, we have to start to create affordable and innovative options so that young people and seniors - the people we love - can live here too. A proposal doesn't have to be perfect for us to get started and there is no proposal that will please everyone. But

Catalyst's proposal for 600 West Queens addresses some of the most urgent needs in our community today, it is aligned with the principles that the community themselves developed, and the timing is right for financial support from the provincial and the federal government - I don't know that we can do better than this! I sincerely hope that Council will support Catalyst's development proposal at 600 West Queens.

You are welcome to contact me with questions or for further discussion.

Thank you for the work you do in service to our community,
Jenn Meilleur



From: Jennifer Bradshaw
To: [DNV Input](#)
Subject: Support of 600 W Queens Road
Date: October 10, 2018 11:22:52 PM

Hello Mayor and Council of DNV,

I am writing today in strong support of the nonprofit, below-market rental project on Queens in District of North Vancouver.

I grew up and lived in DNV for 20 years - I went to Cleveland and Handsworth. My parents still live near Edgemont Village. As with most of my fellow classmates, I have been forced out of DNV. The restriction of zoning laws for single-detached houses have meant a near complete lack of rental/affordable housing options. The house that my parents bought for \$300k is now well over \$2 million, and surrounding McMansions are over 3. You've seen this happen. You know that DNV's population has flatlined, and even gone down over the years. DNV has largely failed even to keep its younger, relatively affluent professionals due to this lack of housing options other than the SDH. I am a data analyst in the tech industry. I had no choice but to leave DNV, because a \$2-3 million house is of course impossible to afford, and am now displacing poorer folks in East Vancouver, gentifying there because of the lack of anything affordable to me in DNV. This is frankly a gross failing of many successive governments at DNV, that has contributed to and culminated in the housing crisis of today.

It's unthinkable to me that this project has opponents - have they not noticed the housing crisis? Have they not realized how there are fewer and fewer children coming to trick or treat every year? Have they not seen how their children - people like me - are giving up on having kids due to the near total lack of family-friendly housing here? There is a housing crisis, and now is not the time to be worried about a height of 5 storeys and a little more traffic. Housing insecurity is increasingly a problem for even middle-income earners and devastating for low-income folks. Homelessness is on the rise everywhere, with disproportionate adverse effects on indigenous people and other PoC.

This project is one of many that needed to be approved 2 decades ago. There is no displacement, as it replaces a parking lot. It offers 80 homes at below-market rates. The nonprofit, Catalyst, is an housing provider with a history of professional excellence. There is a senior's respite facility on the first floor, a great community amenity for the quickly aging populace of DNV.

Please approve this project, and I wish any like this to be fast-tracked in the future. I will certainly be watching this vote closely, and will be strongly recommending my remaining friends and family in DNV to vote against anyone voting No on October 20.

Best,

--

Jennifer Bradshaw
CIDE Ph.D. candidate

From: Mark Pezarro
To: [DNV Input](#)
Subject: Comments re tonight's public hearing regarding 600 West Queens Road
Date: October 11, 2018 9:19:27 AM
Attachments: [600 Queens Road proposal 2018-10-11.pdf](#)

Dear Sir/Madam,

Please find attached my written comments in support of the proposal to be discussed at tonight's public hearing scheduled for 7 pm.


Please confirm receipt.

Sincerely,
Mark Pezarro

--

Mark Pezarro | [REDACTED] | [REDACTED]

MARK PEZARRO



11 October 2018

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

RE: 600 West Queens Road Development Proposal

Dear Sir/Madam,

I am unable to attend the Public Hearing of 11 October 2018 at which Council will be considering the abovementioned development proposal. I am therefore submitting my comments in writing for Council's consideration.

I **support** the proposed development of 600 West Queens Road by Catalyst Community Development Society. The application as submitted proposes a five-storey mixed use building containing 80 non-market rental apartments and an 18 bed seniors' respite care facility plus parking for residents, visitors and staff.

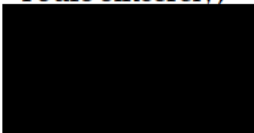
As of the end of 2017, the North Shore had an average vacancy rate of 1.7%. This is very low but even more compelling is that the vacancy rate for bachelor apartments is 1.1% and for one-bedroom units is 0.8%. Many North Shore businesses report difficulty in hiring and retaining entry-level and front-line staff due to the lack of affordable housing options and poor transit connections on the North Shore.

The proposed development at 600 West Queens Road squarely addresses these concerns by planning to have 71% of units be either bachelor or one-room and targeting households whose annual income lies between \$30,000 and \$80,000.

I applaud the innovative long-term leasing arrangement by which the District is proposing to make available the land for the development. This is a creative way of addressing the high cost of land on the North Shore.

In conclusion, I urge Council to vote in favour of approving this well-conceived proposal.

Yours sincerely,



Mark Pezarro

From: Christine Rondeau
To: [DNV Input](#)
Subject: 600 West Queens Rd development proposal
Date: October 11, 2018 9:37:54 AM

I am writing today in strong support of the nonprofit, below-market rental project on Queens in District of North Vancouver.

I would first like to say that I do not live in North Vancouver. I currently live in Mount Pleasant. However, I fully support any development by Catalyst Development. The housing crisis in Vancouver and the Lower Mainland is at a critical point. We are seeing more and more homeless people on our streets and families being pushed out of our city limits. This is not only resulting in dull cities full of McMansions but also huge traffic congestion due to the fact that our work force can no longer afford to live in our cities.

Having spoken to many friends who grew up in the North Vancouver, I'm very well aware that the restriction of zoning laws for single-detached houses have meant a near complete lack of rental/affordable housing options. North Vancouver has largely failed to keep its younger, relatively affluent professionals due to this lack of housing options other than the single family homes. Young people from North Vancouver are now moving to East Vancouver and displacing poorer folks and gentrifying that neighbourhood due to the lack of rental stock in North Vancouver. This is frankly a gross failing of many successive governments at the District of North Vancouver, that has contributed to and culminated in the housing crisis of today.

It's unthinkable to me that this project has opponents - have they not noticed the housing crisis? There is a housing crisis, and now is not the time to be worried about a height of 5 storeys and a little more traffic. Housing insecurity is increasingly a problem for even middle-income earners and devastating for low-income folks. Homelessness is on the rise everywhere, with disproportionate adverse effects on indigenous people and other people of colour.

This project is one of many that needed to be approved 2 decades ago. There is no displacement, as it replaces a parking lot. It offers 80 homes at below-market rates. The nonprofit, Catalyst, is an housing provider with a history of professional excellence. There is a senior's respite facility on the first floor, a great community amenity for the quickly aging populace of DNV.

Please approve this project, and I wish any like this to be fast-tracked in the future. I will certainly be watching this vote closely, and will be strongly recommending my remaining friends and family in North Vancouver to vote against anyone voting No on October 20.

Christine Rondeau




From: alistair stewart
To: [DNV Input](#)
Subject: 600 West Queens Rd development proposal
Date: October 11, 2018 10:55:59 AM

I am writing today in strong support of the nonprofit, below-market rental project on Queens in District of North Vancouver.

I would first like to say that I do not live in North Vancouver. I currently live in Mount Pleasant. However, I fully support any development by Catalyst Development. The housing crisis in Vancouver and the Lower Mainland is at a critical point. We are seeing more and more homeless people on our streets and families being pushed out of our city limits. This is not only resulting in dull cities full of McMansions but also huge traffic congestion due to the fact that our work force can no longer afford to live in our cities.

Having spoken to many friends who grew up in the North Vancouver, I'm very well aware that the restriction of zoning laws for single-detached houses have meant a near complete lack of rental/affordable housing options. North Vancouver has largely failed to keep its younger, relatively affluent professionals due to this lack of housing options other than the single family homes. Young people from North Vancouver are now moving to East Vancouver and displacing poorer folks and gentrifying that neighbourhood due to the lack of rental stock in North Vancouver. This is frankly a gross failing of many successive governments at the District of North Vancouver, that has contributed to and culminated in the housing crisis of today.

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This project is one of many that needed to be approved 2 decades ago. There is no displacement, as it replaces a parking lot. It offers 80 homes at below-market rates. The nonprofit, Catalyst, is an housing provider with a history of professional excellence. There is a senior's respite facility on the first floor, a great community amenity for the quickly aging populace of DNV.

Please approve this project, and I wish any like this to be fast-tracked in the future. I will certainly be watching this vote closely, and will be strongly recommending my remaining friends and family in North Vancouver to vote against anyone voting No on October 20.

Alistair Stewart



From: Judi Paquette
To: [DNV Input](#)
Subject: todays public hearing re Queens development
Date: October 11, 2018 2:08:44 PM
Attachments: [Seniors housing.docx](#)

Please submit my letter regarding the above noted development. Thank you.

Regards,

Judi Paquette

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

I am writing this letter in support of all the individuals in our community that have concerns about their future and the ability to continue to live in their community.

On July 24th, 2018 my mother's world changed forever. There was a fire in the Lions Manor in Deep Cove which was a subsidized seniors housing complex. She has spent most of her life on the North Shore raising her family with my father, who was born and raised here. His mother was a pioneer of Deep Cove and raised her 8 children there mostly on her own.

Shortly after the fire the Lions advised all residents of the Lions Manor that their tenancy was considered frustrated according to their lawyer and they were no longer obligated to provide housing nor would there be any offer of housing once the restoration was complete in up to 2 years. Needless to say, this was a difficult thing for many of the tenants to hear and deal with. This displaced 66 individuals from their homes with nothing insight for the near future.

My frustration started with the offers of applying to other housing in south Vancouver and Port Coquitlam with income requirements that were nowhere in line with subsidized housing. This left my 91 year old mother feeling hopeless. I contacted Vancouver Coastal Health to discuss her situation and was told she didn't qualify for assisted living as she was "too capable" of caring for herself. I was in total disbelief that a woman of this age, with mobility issues, a hearing deficit and no longer able to cook or clean was not qualified for assisted living. My mother is currently residing with me and has to deal with stairs to access a bathroom, bedroom and our kitchen. I am still working and am concerned that she may have a fall when I am not home.

I never anticipated that going into my retirement I would need to become the main caregiver for my mother and I am left to wonder what kind of future I may or may not have to stay in the community I have spent my life in.

I am asking what efforts are in place to ensure that the most vulnerable individuals in our community are going to be provided for.

Judi Paquette

[REDACTED]

[REDACTED]

[REDACTED]

From: Peer-Daniel Krause
To: [Kevin Zhang](#); [DNV Input](#)
Cc: [REDACTED]
Subject: Submission 600 West Queens Road
Date: October 11, 2018 3:19:23 PM
Attachments: [DNV Public Hearing Oct 11 2018.pdf](#)

Dear Mr. Zhang, City Clerk,

Please find attached our written submission in support of the 600 West Queens Road development project, which I am submitting on behalf of the BC Non-Profit Housing Association and the Co-operative Housing Federation of BC.

Please do not hesitate to be in touch with any questions you may have.

Peer-Daniel Krause

Peer-Daniel Krause

Policy Manager

BC Non-Profit Housing Association

220–1651 Commercial Drive, Vancouver, BC V5L 3Y3

MOBILE 778.706.5201 **WORK** 778.945.2161

FAX 604.291.2636

peer-daniel@bcnpha.ca | www.bcnpha.ca



October 11, 2018

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

Via email: zhangk@dnv.org

RE: PUBLIC HEARING – 600 West Queens Road

Dear Mayor and Council,

We want to share our strong support for the application to develop the property at 600 West Queens Road, which would allow for 80 new, affordable non-market rental units, all of which will achieve some level of affordability and which above and beyond will include a seniors respite facility.

Currently, Housing Central member organizations in the District of North Vancouver provide 727 units non-profit rental units and 288 units of co-op housing, for a total of 1,015 households living in designated affordable homes in your city.

We are all aware that housing affordability and homelessness are critical issues affecting communities everywhere in British Columbia and that all levels of government have a role in addressing the complex issues that have brought us to this point.

Earlier this year, we launched an update of the Canadian Rental Housing Index and can confirm that there are 6,640 rental homes in your community, representing 24% of all households in the city. Almost half of those households are spending more than the accepted standard of 30% of their pre-tax income on rent and utilities, which is evidence of a serious affordability issue in your community. www.rentalhousingindex.ca

There is a definite need in the District to add new purpose-built rental and encourage the development of housing options for lower-income earners and what is being called the “missing middle” demographic. The housing being proposed in this rezoning application is consistent with that need.

The BC Government’s recent budget targeted the development of 114,000 new affordable homes in the next 10 years. That target is consistent with our own research as presented in “An Affordable Housing Plan for BC (2017)”. Our plan provides an evidence-based approach to defining the affordability crisis in British Columbia and proposing realistic solutions to address it. The report, including a geographical breakdown of need for the Metro Vancouver Regional District, can be found at www.housingcentral.ca.

From: [Winnie Ng](#)
To: [DNV Input](#)
Subject: FW: Share your thoughts with Mayor and Council
Date: October 12, 2018 8:36:22 AM

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

From: infoweb@dnv.org <infoweb@dnv.org> On Behalf Of District of North Vancouver
Sent: October 11, 2018 6:03 PM
To: Infoweb <infoweb@dnv.org>
Subject: Share your thoughts with Mayor and Council

Submitted on Thursday, October 11, 2018 - 18:02 Submitted by user: Anonymous Submitted values are:

Your name: Janice P. Fenton

Your email address: [REDACTED]

Your phone number: [REDACTED]

What would you like to tell Mayor and Council?

I would appreciate that this letter be read at the October 11, 2018 Public hearing with regards to the Delbrook area changes for affordable living.

Thank you

Add additional information:

[REDACTED]

LETTER FOR PUBLIC HEARING – OCTOBER 11, 2018

Janice P. Fenton



I am writing with regards to the proposal of a new Seniors Affordable Living/Respite Centre located in the Delbrook area of North Vancouver.

I am single, in a lower income bracket, but have managed to live on the north shore for 23 years and enjoyed every moment of it! I work, shop and socialize here! Over the past couple of years I have had to consider moving due to the increase of living expenses and would be devastated to do so.

I believe a new affordable seniors living centre would be beneficial to the community as a whole. We seniors are wanting to be independent, respectful and still productive!

I sincerely hope that these accommodations will happen and look forward to submitting my application to a new, more affordable place to live.

Respectfully,

Janice P. Fenton

From: Dominica Babicki
To: [DNV Input](#)
Subject: Affordable Rental Housing Project on the former Delbrook Community Centre site
Date: October 11, 2018 4:11:36 PM

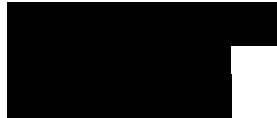
Dear Mayor Walton,

As a long time resident of the District of North Vancouver and as someone who is aware of the crisis situation we have with regards to affordable housing, I would like to give my support to the affordable rental housing project on the former Delbrook Community Centre site. This is a much needed project and one where the impacts do not outweigh the benefits.

I applaud the District for proposing the project and truly hope it goes ahead.

Sincerely,

Dominica Babicki



From: Mark Allerton
To: [DNV Input](#)
Subject: 600 West Queens Road
Date: October 11, 2018 7:06:28 PM

I am writing in strong support of the Catalyst development at 600 West Queens Road.

I am unable to attend the final hearing on this but I have watched the previous hearing on this project with some alarm at the opposition being levelled at a project that I feel will provide some much needed non-market housing in the district, in addition to the seniors care facility.

I would like to remind council that their own studies of road traffic as well as the recent INSTPP report show that commuting to the North Shore is a major component of our current transport woes, and that providing housing for people who work on the North Shore right here on the North Shore is one of the things that can be done to mitigate this problem. We are also told on a regular basis that people are fearful that their children will not be able to find a place to live in the community. Again, this is a problem that cannot be addressed without building housing.

While it is true, as many critics point out, that the units in this project will not be suitable for families, families are not the only type of household we need more housing for. Young, single people and childless couples are also a vital part of any community - and the workforce - and the units in this project will certainly be suitable for those people.

I should also point out that local businesses in Westview and Edgemont will be welcoming 80 or more new customers to the neighbourhood, in addition to potential employees.

No single building can be all things for all people, and council should be wary of imposing an impossible standard on this development. It cannot be argued that the building a) does not do enough for the community while also arguing that b) the units are too small and c) the building is too big. The argument that the building does not serve everyone might have more validity if this were the last building ever to be constructed in the district, but I hope no-one would seriously argue that it will be.

I feel that this project - and its future tenants - will provide a much needed boost to the community. We should be excited about this, not fearful. Please do not reject this opportunity.

Thanks

Mark Allerton

A large black rectangular redaction box covering the signature area.

From: Mark Allerton
To: [DNV Input](#)
Subject: Re: 600 West Queens Road
Date: October 11, 2018 7:10:42 PM

Correction to 2nd last paragraph

No single building can be all things for all people, and council should be wary of imposing an impossible standard on this development. It cannot be argued that the building a) does not **do** enough for the community while also arguing that b) the units are too small and c) the building is too big. The argument that the building does not serve everyone might have more validity if this were the last building ever to be constructed in the district, but I hope no-one would seriously argue that it will be.

On Thu, Oct 11, 2018 at 7:06 PM Mark Allerton [REDACTED] wrote:

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I would like to remind council that their own studies of road traffic as well as the recent INSTPP report show that commuting to the North Shore is a major component of our current transport woes, and that providing housing for people who work on the North Shore right here on the North Shore is one of the things that can be done to mitigate this problem. We are also told on a regular basis that people are fearful that their children will not be able to find a place to live in the community. Again, this is a problem that cannot be addressed without building housing.

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I feel that this project - and its future tenants - will provide a much needed boost to the community. We should be excited about this, not fearful. Please do not reject this opportunity.

Thanks



Each and every affordable housing development is an important one as communities across the province are grappling with a severe shortage of affordable supply. Passing each project paves the path for future projects, and each development is a chance for us to tell the story of the impacts these project have on the lives of local citizens and broader communities in which they're located.

I am in support of this project.

Thank you for your time and attention.



October 11, 2018

Good evening Mayor and Councillors,

My name is Kim Miles, my address is [REDACTED], North Vancouver and I am here as an employee of the North Shore Disability Resource Centre and a contributing member of the Community Housing Action Committee (CHAC) in favour of The Catalyst Community Development of a mixed income project on the Delbrook Lands which includes:

18 overnight respite beds and 25 adult day care spots for your grandmothers, grandfathers, mom's and/or dad's, who are seniors that you or your family or friends are caring for while they still live at home and who would benefit from an outing during the day or whose caregiver just needs a short break.

The much needed and pleaded for 80 units of non-market - **"affordable"** family positive rental housing will be for people with household incomes (the sum of incomes for everyone living in the home) ranging from \$40,000 (studio) to \$102,000 (3 bedrooms) People such as: local coffee shop/retail/office/other business workers; your sons and daughters or grandchildren who wish to return to the neighbourhood they grew up in; young couples, families and seniors.

Building the seniors care and the affordable housing together in one building helps keep the costs down - there is an "economies of scale", neither one is doable without the other.

From my professional position as the Director of Residential Services at the North Shore Disability Resource Centre I am encouraged to hear of a development that is addressing the accessibility issue and will build to 100% basic accessibility and 5% of the units (4) being built to the enhanced accessibility as well as addressing the housing affordability issue that is long overdue. I applaud Catalyst for their social conscious in bringing forth this development option.

The North Shore Disability Resource Centre (NSDRC) employs approx. 250 unionized employees, earning a maximum of \$45,000 per year at a full time position and many of whom commute daily to the North Shore from Surrey, Maple Ridge, and Richmond etc. The NSDRC certainly welcomes and appreciates any project on the North Shore especially those that includes rental housing at below market rates, is local and therefore may reduce the number of commuters on both bridges **and** offers a variety of unit sizes to include single people, couples and families.

The NSDRC is also always looking for new employees who live on the North Shore and know that this type of development may very well bring new possibilities for potential employees as well as options for the employees of the seniors care facility.

The NSDRC Information and Advocacy Program receives 253 contacts for affordable housing in the past year, this project would certainly be a welcome addition to the much needed affordable housing stock in the District of North Van.

It is great to see that there will be no displacement of current tenants as this is a new opportunity on District owed land. The leasing of the land to Catalyst ensures that this socially conscious project can be viable as well as the District retaining ownership of the land. What a great partnership. It also demonstrates this council's commitment to affordable housing and seniors care.

SUBMITTED AT THE
OCT 11 2018
PUBLIC HEARING

To : Mayor and Council

Re October 11, 2018 Public Hearing

The project as outlined is one which I support as it aims to help the named groups.

However, the North Shore (not just N V District) must face a pressing problem that affects all residents and businesses on the North Shore. Insufficient consideration has been given re housing for the care givers, the retail and service people, most of whom are hourly paid at little above our minimum wage. Unable to find affordable rental accommodation locally they are daily commuters who must add to traffic congestion.

With the time loss, the travel cost, the frustration, and the pay deductions they will increasingly find work elsewhere.. A shortage of employees currently affects business., Have you noticed ?

As proven by the Integrated North Shore Transportation Planning Project (INSTPP) all of the North Shore governing bodies did cooperate. Similarly, they need joint action to solve this most pressing problem. I suggest that if cooperation is not forthcoming the Provincial government will need to step in and force the North Shore to act as a responsible region.

FACE FACTS, the NORTH SHORE must HELP ITSELF (FFNSHD)

, Submitted by Dave Currey

[REDACTED]

NORTH SHORE AFFORDABLE RENTAL HOUSING
(P re-election banter) FFNSHI

Many ideas surface as one listens to candidates as NORTH SHORE potential mayors and councillors spanning the area between Deep Cove and Horseshoe Bay. A couple of these are noted below :

- 1) A suggestion was put forth that a school property, that might be sold, be put to use as a site where North Shore teachers might live in a rental property. This might ease the search for needed teachers who find it difficult, or daunting, to live on the North Shore. The involved site would be leased so as to cover all costs. If the site could help others, perhaps family groups this could be a positive move.
- 2) Following the same principal perhaps a property owned, or to be leased, could allow a core group of emergency responders to live close to their North Shore positions so that they can be within responding distance if the call comes. Many firefighters, police, ambulance and health workers could be full time renters, or when twelve hour shifts are in use they may arrange space to suit. Again work on leased sites, and build to fit the demand
- 3) A very substantial number of caregivers, retail and service employees commute to the North Shore daily. Most of these earn little more than minimum wages and seldom find affordable accommodation locally. With the ever increasing cost of transportation, the travel time factor, the unpredictable delays re accidents, and the loss of wages from late arrivals, etc. each of these employees will look to finding jobs nearer home. We must help ourselves. Blaming others wont pay. This group of workers needs the most immediate attention.

Be realistic. The price of land on the North Shore is pricey now, and is not likely to decrease. The only practical way to provide affordable rental accommodation is by erecting buildings on leased land. A monthly charge can cover all carrying costs on most municipal property. The building, if of suitable design, can be financed by mortgage if perhaps 10% funding is sourced. As a non-profit endeavour results can be rewarding

Many new projects are underway, or projected by developers however these serve a different market. As a condition required by local governments some suites may be rented out but at their valuations they are not available to many within the desired 30% of earning for rent. They may help with limited social housing, but it is far from adequate.

Developers should support such affordable rental space as they are not capable of fulfilling this requirement. If we wait for them to cater to these important workers needs the result will be a lack of employees for numerous tasks hereabout.

On the following page a list of possible sites appears. These may not be available and my enquiries to each involved governing body are awaiting reaction. They are noted only for bringing forth local discussion, consideration, or dismissal.. No offence is intended.

See over -->

Several "Dream" Locations for Affordable Rental Accommodation on the North Shore could be

West Vancouver 25% of Gordon @ 22nd for a 50 x 180 ft – 11 storey building capable of providing space for 200, primarily caregivers, retail and service workers without children, who work on the North Shore, & need rent near 30% of pay

Possible location on Bellevue in 1700 block designed for emergency response manpower e. i. Police, firemen, ambulance & health response workers

North Vancouver City On city owned site just east of Lonsdale, below where Cheers used to be, well located on Transit, perhaps similar to above multi storey facility

North Vancouver District Optional location can be acquired. Approval for affordable housing need evident as voting date results can pave the way for development

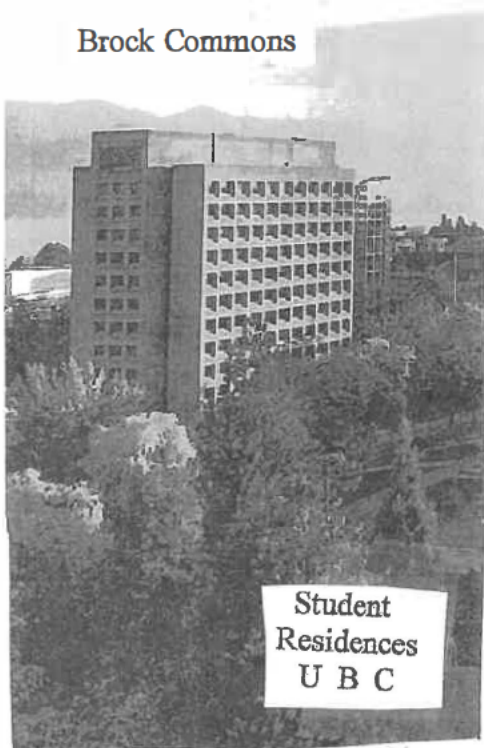
Squamish Nation As a substantial land owner participation should be shared. A great location for a multi storey facility could be located just to south of 'Staples' residential tower or another site could be close to the Phibbs Transit hub.

Burrard Nation As development warrants along Dollarton Hwy suitable housing could be included.

It is expected that all sites would be on leased land, fairly remunerated to the site owner. A new category within each OCP, or equivalent, will be needed, otherwise all plans will be stymied. Our Provincial government may need to become involved. We have a unique restricted access to the North Shore which commands attention. However in the bigger picture both Metro Greater Vancouver and Victoria may need provincial involvement to allow real affordable housing as they also are very restricted as to available sites to serve a necessary lower income worker. Could this bring results?

Now, does it make \$ sense Consider a suitable site costs \$4,000,000 with 5% finance cost which amounts to \$200,000 per yr, split amongst 200 amounts to \$83/mo.

Brock Commons



On site build a 50 x 180 ft – 11 storey building purpose designed for 20 per floor in quite small but private serviced rooms. This gives 200 capacity, catering to allow rentals near 30% of one's earnings

Based on building cost of \$300 per sq ft (\$2,700,000 per floor) this totals to \$30,000,000 distributed to 200 amounts to \$150,000 each. Average monthly payment amounts to \$828 per month at 5.5%

Average cost each	Lease cost	\$83. monthly
	Amortization	\$828
	Taxes	\$40
	Overhead	\$50
	Approx \$1,000 per month	
At \$15 per hr month total	\$2,640	so 30% is \$792
\$18	\$3,080	\$924
\$20	\$3,520	\$1,066

Second Delbrook P/Hearing **OCT. 11,** 2018

SUBMITTED AT THE
OCT 11 2018
PUBLIC HEARING

Good evening Your Worship: My name etc *600 block*
I chair the CHAC - and I live in this neighborhood - right next door to this etc
As you can imagine, there has been much

→ One of the crucial questions raised-with rampant speculation-I might add-is about the availability of funding for the both sides of the project: the non-market piece and the respite. Which leads me to a question for Council-well, several questions-which should be answered:

1. First of all, I understand that Catalyst has applied to BCH for capital funding, and CareBC has secured *permanent* *full-time* *full* *staffed* *\$* *9* money from VCH-which is absolutely huge. We can imagine that such funding doesn't get put aside indefinitely and that we can be certain that other BC municipalities would jump on the

chance that we have here; two funding sources, District land, both developer and operator, widely respected-both non-profit organizations.

2.I also understand that if the two sides- respite and non-market housing- are separated in any way (one approved, the other delayed or altered in any way) then the funding for all of it would be pulled-that this a package deal from the funders.

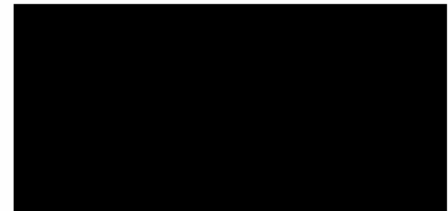
3.Stepping back a bit to look at this project in terms of the goals and objectives this Council has embraced as long as I can remember sitting in this room, listening and participating in its debate in this Chamber, and in its workshops over the last several years-I remember that the number one worry from Councillors was: where's the affordable housing??



C H A C

Community Housing Action Committee

Well, here it is. This what it ^{can} looks like.
This is precisely what we imagined,
from the “blue sky” District promise to
all of us. *When I came aboard yw, we*
were begging for rental - even cheap
rental, never need affordable
So, I leave you with an important
question: can Council, or staff, confirm
that if this project is delayed, altered or
not approved, would the District,
Catalyst and Care BC lose this funding
opportunity? *That it would be gone?*
Thank you Council.





To Mayor Walton and members of Council

SUBMITTED AT THE

EST 11 2018

Re: Consideration of the Catalyst
project proposal

PUBLIC HEARING

1. June 2017 meeting in the old Delbrook Recreation Centre led to decision by Council to proceed with the Catalyst proposal.

Attendance at this meeting was by invitation only and resulted in the majority of attendees from across the District and far fewer Delbrook residents. We can only ask WHY? Our area was treated as a District wide issue, never done before in Lynn Valley, Seymour etc which all have many parks, where we have NONE.

As a result Delbrook residents voted for a much needed park while non resident attendees voted for a small park and an area for "affordable housing" (clearly they did not understand what it is) They thought it would mean their kids would be able to have a house at low cost.

It was interesting to see that those attendees who had the benefit of Dr Corrie Kost's information about District policies voted for a park only. Four tables were so informed.

The District / S.F.V. Centre for Dialogue did not provide any information at all, by leaflets or powerpoint presentation or posted notice. The result of this meeting was Confuse

with many tables unable to submit a vote, even after further discussion. All however were in favour of NOT SELLING PUBLIC ASSEMBLY LAND.

A telephone survey followed with biased questions which could only lead to one answer - proceed with the Affordable Housing proposal.

Despite the fact that all the tables had voted for the park, Council decided to green light the affordable housing issue and ignore the park need for now.

Catalyst was chosen from only 3 non profit groups, one of which immediately declined. We can only wonder why the field of applicants was so restricted and what the results could have been from a much wider field.

Cost

2. The June meeting left a recommendation in favour of some 'affordable housing' as long as it didn't cost the District any money.

FACT: Lease of public land for 60 years at \$1⁰⁰ a year, plus all cost of necessary infrastructure to be paid by the District is NOT "not costing the District any money".

Under the Catalyst proposal the cost to renters is too high.

When Catalyst first presented it to Council and then the Delbrook

Community Association^{it} stated that financing would be by core financing through VanCity and construction costs would be covered by philanthropic lenders (minimum \$100,000², no names revealed) who would recover their investments at 5% from the rents charged. Mortgage will also be repaid thru Rents.

To meet this target, many small units (studios, 1 bedroom, 2 bedroom suites) were required, and only 8 family units of 3 bedrooms ^{much} less ^{than} the Delbrook C. A. had requested. We are a Family Community with 5 schools within walking distance of the proposed project. Catalyst told us that a larger percentage of 3 bedroom suites would increase the cost of their project.

* See attached PROJECT INFORMATION about the suites.

Now Catalyst has informed us that they have been approached by B.C. Housing and will look into it. Catalyst has not provided us with a business plan.

SIZE

The building is too large, too high and completely out of scale with all the developments in the neighbourhood.

The design was not presented to the District Advisory Design Panel before first reading at Council contrary to Council policy so no recommendation was received before the September 18 Public Hearing.

We are worried this huge building (6 stories plus the elevator machinery on the roof) will be a precedent along Queens, 29th and Lynn Valley Road.

Project Information

Home Size	Number of Homes	Estimated Monthly Rent	Estimated Household Income
Studio 400 sq ft.	16 18	\$1,000 - \$1,260	\$40,000 - \$50,400
1 Bedroom 500-550	41	\$1,125 - \$1,680	\$45,000 - \$67,200
2 Bedrooms 750-800	15	\$1,388 - \$2,100	\$55,500 - \$84,000
3 Bedrooms 1000 sq ft	8	\$1,663 - \$2,550	\$66,520 - \$102,000
Total	80 now <u>82</u>		
Storeys	5		
Residential Parking Spaces	61		
Visitor Parking Spaces	9		
Respite Staff Parking Spaces	12		
Term of Land Lease with the District	60 years		

We note that Edgemont Village (a Town Centre) is restricted to 3 stories.

The project site is not a Village as required for taller buildings in the U.C.P.

4. LOCATION

This is not a suitable location for this project. Buses start and end at the Sea Bus.

Bus Service is poor: A loop from Delbrook to Montroyal and down Highland to Edgemont Village and then return. It would take 30 minutes from the project site to reach Edgemont Village.

Timing is poor - 20 minutes during rush hour, 30 minutes during the day, hourly in the evening till midnight on Weekday Saturdays - every 30 minutes and hourly in the evening until 9-40 pm

Sundays/Holidays - hourly 8 to 10 am then half hourly till 7 pm and hourly till midnight.

Connections to other buses are not good, resulting in long delays.

PARKING

Not sufficient parking for tenants or patrons & staff of the Respite Centre.

Result parking will spill over on to nearby residential streets.

Queens Road west of Delbrook is already heavily used by patrons and staff of the new Delbrook Rec Centre. In fact the angle parking stalls beside the Delbrook Playing Fields are also being used.

When the new Park is completed, we can expect many users will drive there. Delbrook is a mountain side community and very few users will cycle or walk. Most will drive — and where will they park?

So heavy traffic, noise and pollution on Queens, minimal bus service in any direction makes this an undesirable location for a housing complex such as this.

Westview Shopping Centre is in the City and in need of renewal. We can't count on it to service this project.

IN CONCLUSION:

During the September 18 Public Hearings 18 of the 20 Speakers spoke in favour of the park land and opposed the Catalyst project as being too tall, too big and out of scale, but were very much in favour of the Respite Centre.

The needs of the Delbrook/Norwood. Queen Community were never explored. Instead of going ahead with the park which everyone wanted, why are you rail-roading this project?

Our two Communities pay considerable taxes and we should be able to expect it to be spent fairly, and not wasted on this ill conceived "affordable housing" project.

A much more sensible way to provide affordable rental housing would be to require developers to include

'15 % rental suites at "affordable" rents.
in their developments.

Spot zoning required for this
Catalyst project will not result in a
cohesive community.

I urge you to scrap this
plan to use the Delbrook lands
for this ugly project.

Instead develop a
comprehensive plan for affordable
housing across the District

It's been a field day for
developers; They can afford to include some
affordable suites in their buildings.

Many people have been asking why
this public hearing is being held during the
election period.

I urge you to think clearly
about the long term effect of your
decision.

Scrap this proposal and return
only the Respite hospice in the park.

The park will be a beautiful and
tranquil site for the patients to enjoy
and you will leave a legacy which
will be remembered long after you're
gone.

Yours sincerely

Deana Belhouse