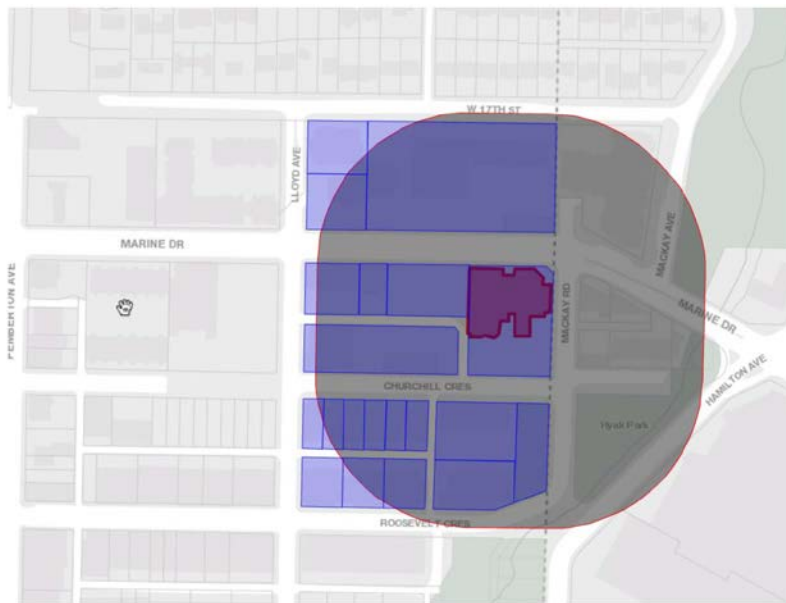


Public Input Summary

Neighbour notification letters outlining the proposed zoning changes at Taylor's Crossing (1015-1037 Marine Drive) were distributed to neighbouring property owners and occupants within approximately 100m of the site in accordance with the District's policy on Non-Statutory Public Consultation for Development Applications.



As this property is immediately adjacent to the City of North Vancouver, a notification letter was also circulated to the City's Planning Department for comment.

The City of North Vancouver Planning Department responded with no concerns towards the proposed rezoning. Three other responses were received which raised questions related to the building's mechanical systems; parking; and potential tenants. Inquiries were responded to by staff.

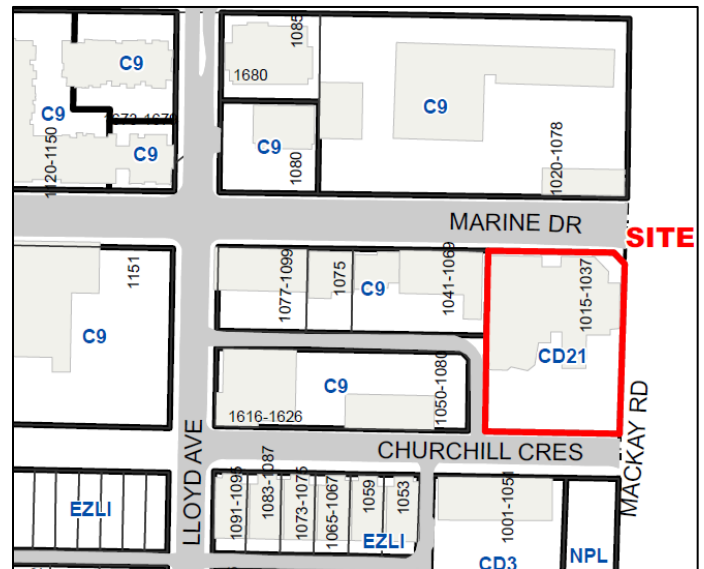
July 18, 2018
File: 08.3060.20/052.18
Case: PLN2018-00052

Dear Sir or Madam,

Re: Proposed Zoning Bylaw Amendment - 1015-1037 Marine Drive

This letter is to inform you that the Planning Department has received a Detailed Application for a zoning bylaw amendment for the property at 1015 - 1037 Marine Drive. The proposal is to amend the existing Comprehensive Development 21 Zone (CD21) to allow for some additional commercial uses on the site in order to expand future tenancy options available at this property. These proposed new permitted uses include:

- Business/office support services;
- Community facilities;
- Fitness centre;
- Health services purposes;
- Household repair services;
- Pet care establishment; and
- School, trade.



The above uses are similar to some of the commercial uses currently available in the Marine Drive Commercial Zone (C-9) which applies to the majority of the properties along Marine Drive. The addition of the above commercial uses will bring the zoning for the subject site into greater consistency with the nearby properties.

Notice of the application has been forwarded to neighbours within a 100 metre radius of the site. The District is interested in your comments on this detailed proposal.

The Application

The detailed application for the zoning bylaw amendment was submitted by Darrell Epp on behalf of Hungerford Properties. The subject site is located on Marine Drive at Mackay Road and is surrounded by commercial uses. A large portion of the existing building was until recently occupied by Indigo Books which has closed and vacated this location. Other tenants currently occupying space in the building include a daycare, a retail store, and a neighbourhood public house with on-site brewing.

The Official Community Plan (OCP) designates this site as Commercial Residential Mixed-Use (CRMU) Level 1 which are areas intended for predominantly general commercial purposes, such as retail, service and offices. Development in this designation is permitted at a density of up to approximately 1.75 Floor Space Ratio. The application is consistent with the OCP.

The Process

The purpose of the Detailed Application process is to receive feedback from neighbours while the project is under review by staff. Once the staff review has been conducted and community input has been obtained, the Planning Department will prepare a Summary Letter to the applicant outlining our position on the proposal, including any changes necessary to address issues identified during the review.

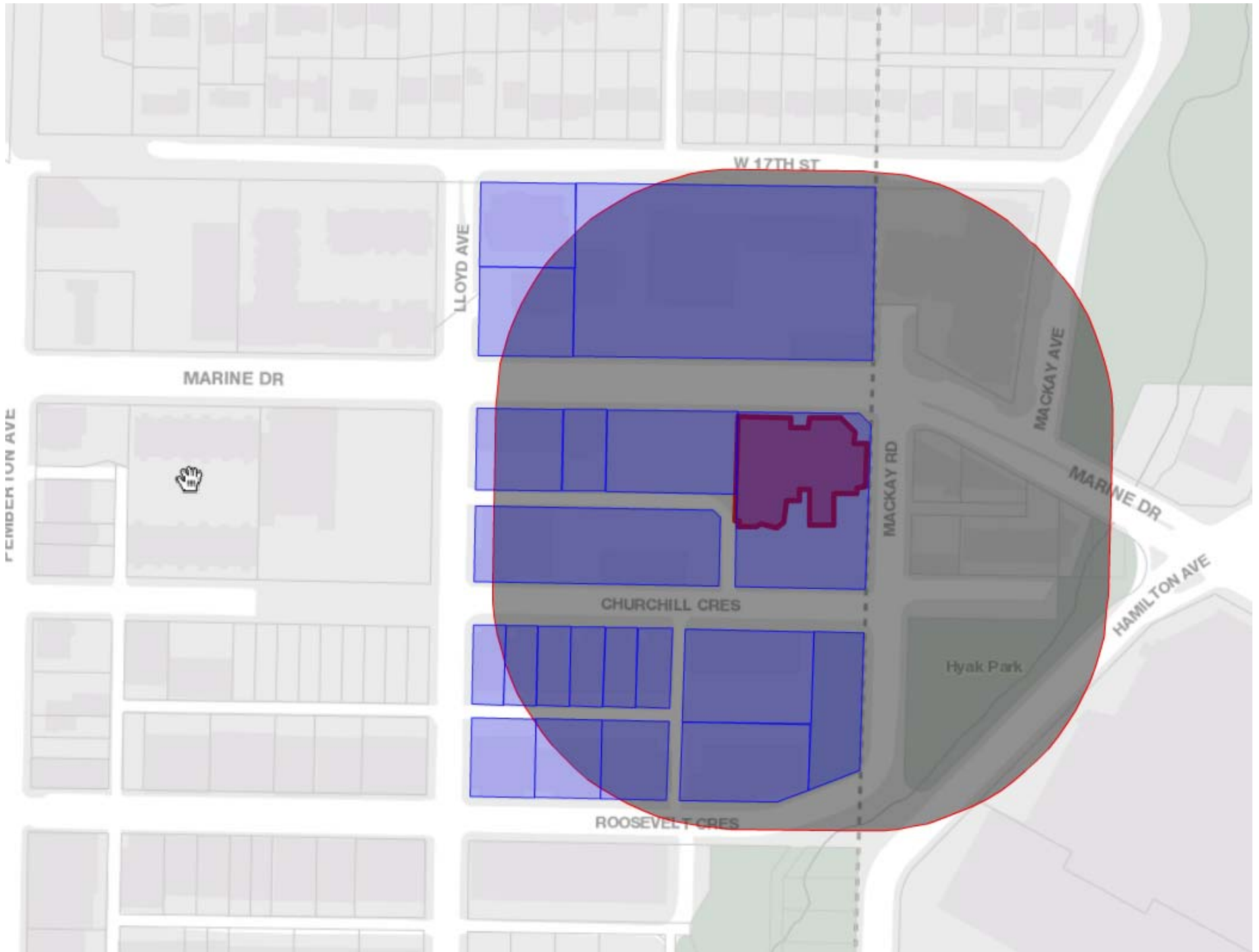
If you have any questions, please feel free to contact me either by telephone at (604) 990-2347 or by email at macdougallk@dnv.org. If you would like to provide comments, we would appreciate receiving them by **Wednesday, August 8th, 2018**.

Thank you in advance for your input.

Kind regards,



Kent MacDougall
Development Planner



From: Jodie COHAN
To: [Kent P MacDougall](#)
Subject: 1015-1037 Marine Dr.
Date: July 28, 2018 9:36:48 AM

Hi Kent,

I left you a voice message last week but I imagine you are busy. I do not have a PC at home so have had to wait until I got to work today to email you.

Thank you for the letter that was sent out to the neighbours regarding the proposed zoning bylaw amendment at the above noted address.

We are residents at [REDACTED] and were wondering what was going to replace the Indigo books.

Our only concern that if the space is granted for the Ministry offices that they be required to monitor the persons that use their services. Our property is constantly used as a drug space and bathroom and we are always finding discarded needles and faeces on the walls of our building.

I have been in contact with the City and District for over two years regarding the derelict RV's that bounce from one side of the street to the other to avoid being held accountable by either DNV or CNV and have had little progress. One RV has not moved in over a year.

We are hoping that since the Ministry has to vacate their current offices on Churchill St. and if they move into the Indigo site, they have some stipulation that they be 'good neighbours' .

Thank you for your time,
Jodie Cohan
Darcy Wyness
[REDACTED]

From: [Kent P MacDougall](#)
To: [Frances](#)
Subject: Re: 1015-1037 Marine Drive
Date: July 30, 2018 9:48:00 AM

Good morning Frances,

Thank you for your email regarding the rezoning application for 1015-1037 Marine Drive.

The current application does not propose any changes to parking lot nor the number of parking spaces currently available. The application also does not include any significant redevelopment of the property, though as with any change in tenancy there are often some interior renovations that take place.

The rezoning proposal as submitted is a means to expand the available tenancy options for the existing building and proposes adding some commercial uses that are currently permitted in many neighbouring buildings along Marine Drive under the C9 zoning, thereby bringing the site in line with the neighbouring commercial properties. That said, evaluating whether the proposed uses have sufficient parking available to accommodate them is a part of the application evaluation.

If you have any other questions or comments with regards to this application, please feel free to contact me.

Kind regards,

Kent MacDougall MCIP, RPP

Development Planner, District of North Vancouver

T: 604-990-2347 | **E:** macdougallk@dnv.org

From: Frances [REDACTED]
Sent: July 24, 2018 1:15 PM
To: Kent P MacDougall
Subject: 1015-1037 Marine Drive

Hello,

I am submitting a question as a neighbour to 1015-1037 Marine Drive. I am wondering if this rezoning is likely to result in the parking lot size being reduced or any other significant redevelopment of the property?

Thank you,

Frances Miltimore

Email: [REDACTED]

[REDACTED]

A. Nold/T. Petschke



North Vancouver, August 4, 2018

To:
District of North Vancouver
Attn. Mr. Kent MacDougall
355 West Queens Road
North Vancouver, B.C.
V7N 4N5

Re: Proposed Zoning Bylaw Amendment – 1015-1037 Marine Drive

File: 08.3060.20/052.18; Case: PLN2018-00052

Dear Mr. MacDougall,

Thank you for your letter informing us about the proposed changes with regards to the rezoning application for 1015 – 1037 Marine Drive.

We, [REDACTED] neighbors to the building [REDACTED] would like to use this opportunity to voice some concerns of ours regarding these changes:

The division of the building to accommodate more individual tenants will have an effect on the distribution of the HVAC and all respective equipment. As the existing HVAC is quite old and does most likely not comply with current standards, we would like to ask to include in to the text amendment to the zoning, that with restructuring of the building and/or obtaining related building permits (any interior and/or exterior renovations in order to accommodate new/more tenants), all HVAC equipment has to be brought up-to-date with regular maintenance intervals established, in order to keep the noise levels on the roof top at bay.

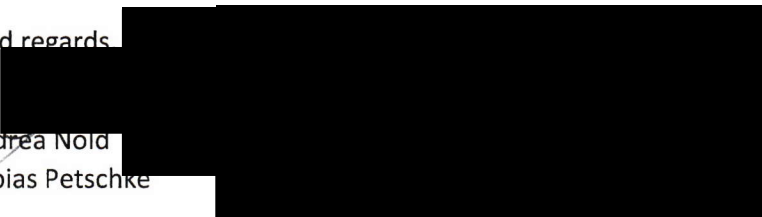
The HVAC on the roof of the building in question is causing quite some noise disturbances to the adjacent residential units of [REDACTED] a mixed use residential building. This has been reported to Bylaw in form of a noise complaint earlier this year.

The entire area is changing, and we feel, that all existing buildings, that plan to do structural changes, should have to meet the same demands as new buildings, to create an environment at Marine Drive and MacKay Rd. and beyond, that allows for enjoyable living and working conditions for everyone involved, as well as the environment!

Please do not hesitate to contact us, should you require more input or have any questions.

Kind regards,

Andrea Nold
Tobias Petschke



From: Tobias Petschke
To: [Kent P MacDougall](#)
Cc: [REDACTED]
Subject: RE: Proposed Zoning Bylaw Amendment - 1015-1037 Marine Drive
Date: January 09, 2019 10:10:23 AM

Kent,

Thank you for your email and Happy New Year to you!

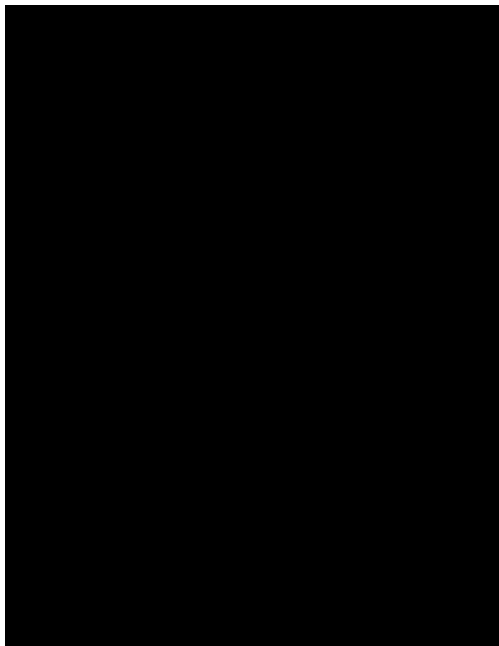
Yes, [REDACTED] the property manager from next door, got in touch and was aware of our concerns.

She also informed us, that in addition to new units and maintenance to the old units, they will install sound blankets on the units close to our building in the near future.

We will keep you posted once this has happened, as so far, the maintenance they did had no noticeable effect on the noise levels.

Best regards,

Tobias



This email including attachments, if any, may contain confidential information and is intended solely for the recipient(s) stated above. If you are not the intended recipient please contact the sender by a reply email and delete this email without producing, distributing or retaining copies hereof.

From: Kent P MacDougall <MacDougallK@dnv.org>
Sent: Tuesday, January 8, 2019 4:49 PM
To: Tobias Petschke [REDACTED]
Subject: RE: Proposed Zoning Bylaw Amendment - 1015-1037 Marine Drive

Good afternoon Tobias,

Happy New Year!

I am glad to hear that there has been some movement regarding the mechanical systems on the roof of the building. The applicant is aware of the noise issue, but I will note to them the potential for screening the mechanical systems potentially if the current maintenance does not help alleviate the issues.

Again, I will note that this is an existing building and there are limits to what can be compelled but so far the applicant has been receptive to the feedback received.

If you have any questions for me, please do get in touch.

Kent MacDougall MCIP, RPP

Development Planner, District of North Vancouver

T: 604-990-2347 | E: macdougalk@dnv.org

From: Tobias Petschke [REDACTED]
Sent: November 29, 2018 10:01 AM
To: Kent P MacDougall <MacDougallK@dnv.org>
Cc: [REDACTED]
Subject: RE: Proposed Zoning Bylaw Amendment - 1015-1037 Marine Drive

Kent,

thank you for your email. I appreciate your follow-up on this matter. We have noticed that new devices were being installed on that roof and hope that the maintenance will bring the noise level down.

Also, I have seen that some roof tops in residential areas often have sound proof fences around the HVAC units, could this be an option for the property owners?

Kind regards,

Tobias

From: Kent P MacDougall <MacDougallK@dnv.org>
Sent: Thursday, November 29, 2018 9:22 AM
To: Tobias Petschke [REDACTED]
Subject: RE: Proposed Zoning Bylaw Amendment - 1015-1037 Marine Drive

Good morning Tobias,

Just thought I would send a quick update regarding your concerns with the rezoning application at 1015-1037 Marine Drive and your concern with the current HVAC system noise. In my discussions with the property owners, they have noted to me that the HVAC system is to receive some maintenance as a result of the tenant changes and rezoning application at the site. While not a replacement, the applicant is aware of your concern and hopefully the maintenance/update to the existing system will alleviate some of the noise.

Kind regards,

Kent MacDougall MCIP, RPP

Development Planner, District of North Vancouver

T: 604-990-2347 | E: macdougallk@dnv.org

From: Tobias Petschke [REDACTED]
Sent: August 04, 2018 6:40 PM
To: Kent P MacDougall <MacDougallK@dnv.org>
Cc: [REDACTED]
Subject: RE: Proposed Zoning Bylaw Amendment - 1015-1037 Marine Drive

Dear Kent,

Please find attached our response to the letter informing us about the proposed changes with regards to the rezoning application for 1015 – 1037 Marine Drive.
A signed hard copy of the attached letter has been mailed out to your office via regular mail today.

Kind regards,
Tobias

From: Kent P MacDougall <MacDougallK@dnv.org>
Sent: Monday, July 30, 2018 12:02 PM
To: Tobias Petschke [REDACTED] >
Cc: [REDACTED]
Subject: RE: Proposed Zoning Bylaw Amendment - 1015-1037 Marine Drive

Good morning Tobias,

Thank you for your inquiry regarding the rezoning application for 1015 – 1037 Marine Drive. The application is currently a 'text amendment' to sites' existing Comprehensive Development 21 zoning (CD21) to expand the list of existing permitted uses to include:

- Business/office support services;
- Community facilities;
- Fitness centre;
- Health services purposes;
- Household repair services;
- Pet care establishment; and
- School, trade.

The new proposed uses are uses currently permitted in neighbouring properties along Marine Drive in the Marine Drive Commercial Zone (C9) zoning. The C9 zoning does allow for residential but residential uses are not applied for and are not being considered with this application. It's a long document but the DNV zoning bylaw is available at the following link:

<https://www.dnv.org/bylaws/zoning-bylaw>

The C9 zoning is section 687 Marine Drive Commercial Zone (C9) on pdf page 645, the existing CD21 zoning can be found on pdf page 141 if you would like to review.

As the application is for a text amendment to the CD21 zoning, no significant redevelopment or construction of the site is being applied for nor considered to extend the building. The parking and exiting building would remain as is in terms of parking, height, density, etc. As with any change in tenant occupancy, there is the potential for interior renovations in order to accommodate a new tenant though these renovations are subject to building permitting at the appropriate time. Ultimately, this application has been made in order to expand commercial tenancy opportunities within the existing building.

Please let me know if you have any further questions.

Kind regards,

Kent MacDougall MCIP, RPP

Development Planner, District of North Vancouver

T: 604-990-2347 | E: macdougallk@dnv.org

From: Tobias Petschke [REDACTED]
Sent: July 26, 2018 2:45 PM
To: Kent P MacDougall <MacDougallK@dnv.org>
Cc: [REDACTED]
Subject: RE: Proposed Zoning Bylaw Amendment - 1015-1037 Marine Drive

Dear Mr. MacDougall,

Thank you for your letter informing us about the proposed amendment to the above building.

We are living [REDACTED] to the building in question [REDACTED] and would like to provide some comments to the proposition, but in order to properly do so, we would like to know if it is possible to learn more about the content of the application,

i.e. what zone is being proposed for the building, are there construction measures planned to extend the building (more stories etc.) and does the proposal comprise upgrades to existing facilities like the HVAC?

Regarding the form of our comments, would you prefer receiving them via email or regular mail?

Thank you and kind regards,

Tobias Petschke

[REDACTED]

Memo

To: Kent MacDougall
Development Planner, District of North Vancouver

From: Sean Galloway
Manager, Planning

Date: August 9, 2018

Re: **Zoning By-law Amendment: 1015-1037 Marine Drive, District of North Vancouver**

Kent,

Staff have reviewed the application for an amendment to the District of North Vancouver's Zoning By-law for the above noted property.

Consistent with the Official Community Plan (OCP) for the City of North Vancouver, the Marine Drive corridor is to be a mixed-use, mid-rise, pedestrian oriented and transit supportive environment. The proposed uses that are contemplated through the zoning by-law amendment on the subject site do not adversely impact the intended vision.

Please advise if you have any further questions. Thank you for circulating the proposal to the City of North Vancouver.

Sincerely,



Sean Galloway, MUDD, MCIP, RPP
Manager, Planning

From: Tobias Petschke
To: [DNV Input](#)
Subject: Public Hearing 1015-1037 Marine Drive, Zoning Bylaw Text Amendment
Date: February 12, 2019 2:28:52 PM

Dear Municipal Clerk,

As [REDACTED] neighbors to the Taylor Crossing building at 1015-1037 Marine drive in North Vancouver, we would like to voice the following concerns about the proposed new additions to the principal uses of the building:

1. As we already have a fitness center in the X61 building that causes noise issues for several units, we would like to propose not putting another one in the building next door.
2. As for veterinarians, we are concerned that they may offer incinerations/cremations. We are not sure if this is something that would be included in their services, but if so, we would very much appreciate if such services or the veterinarian use itself could be excluded from the proposed additional uses for the building.

Generally, it would be very much appreciated, if no additional principal uses would be added, that cause noise, smells or inconveniences for the people living next door. The roof of the Taylor Crossing building is adjacent with two units [REDACTED] building, that already suffer from noises caused by the numerous, 24-7 HVAC units.

Please briefly acknowledge receipt of our submission. We can unfortunately not be present at the hearing in person to address this.

Kind regards,

Tobias Petschke
Andrea Nold
[REDACTED]

From: Tobias Petschke
To: [DNV Input](#)
Subject: FW: Public Hearing 1015-1037 Marine Drive, Zoning Bylaw Text Amendment
Date: February 21, 2019 11:58:39 AM

Darren,

We would like to follow up on our concerns regarding the zoning amendments for 1015-1037 Marine Drive, Taylor's Crossing in North Vancouver.

In our submission dated February, 12 for the above public hearing, we voiced our concern about possible noise issues from a proposed gym in the building in question.

We were told, that "there should not be any issues with sound transmittal between the buildings if a gym goes in.

The fire gap provides sufficient noise isolation and there is no structural connection that could transmit sound".

We would like to point out, that the roof of the building is not sound insulated and [REDACTED]. Also, the multitude of HVAC units on the roof have many openings, that allow sound to travel.

There are two units [REDACTED], that have there bedrooms directly adjacent to that roof and those HVAC units.

We are very concerned that should a gym, 24-hour-gym, or other noisy business move into that space, both units would suffer from added noise pollution through the roof.

Last night, 20 February 2019, this became even more evident during performed construction/work at late hours (11:00 pm) executed inside the Taylor's Crossing building. -We had to get up and ask the workers to stop working as we could not find any sleep.

The two adjacent units [REDACTED] have been trying to find solutions to the existing noise issues caused by the HVAC for over a year. The proposed installation of sound blankets had, according to the building manager, been executed in late January, but this unfortunately does not provide sufficient noise reduction.

We therefore are strongly opposing to grant the zoning amendment for the use of a gym or other businesses that potentially create added noise or require more HVAC capacity due to 24-hour-operation or such.

We would very much appreciate if we could finally get a good night's sleep in our own bedrooms and be able to open windows during the day!

Regards,

Tobias



Submission to Public Hearing 1015-1037 Marine Drive, Zoning Bylaw Text Amendment

We represent the two apartments in the [REDACTED]. Thank you for hearing us today.

Let me start by telling you, that these past three nights I have had the first restful sleep in my own master bedroom in over a year! This might sound strange to you, but summarizes our major problem with the topic at hand: Noise.

Our pre-sale apartments came with an extremely close vicinity to the HVAC units on the neighboring roof, which has caused quite the nuisance to our lives. [REDACTED] away from howling, rattling and low frequency humming, which is audible inside our apartments 24-7. Opening windows or balcony doors [REDACTED], pains us even more.

Recently, there has been quite some effort through Hungerford properties to resolving this and we are very thankful, that changes are being made. Unfortunately, this does not entirely solve the problem for us, as we do not have any assurances that these efforts will continue or be amended, should new problems arise through the proposed new uses of the building or switching from heating to AC in Summer.

With the looming proposition of a 24-hour gym going into the entire upper floor of the building, we are concerned, that the noise level will most likely rise, as HVAC units - amongst other things - will have to be operated 24-7. A recent late-night construction job inside the building additionally revealed, that the roof of the building is all-together quite hear-through, as we could hear the jackhammers inside our apartments. This gives added concern towards other noises inside the building traveling up. The building might be constructed out of concrete with a brick facing, but the roof is not!

We would like to ask for a written commitment issued by the managing company of the building (which would also have to apply to possible future managing companies), that present measurements against the noise issues will be continued until solved with us directly. We propose the erection of sound barrier fences to properly shield us from any and all noises caused by the individual units on the roof, as they have different uses and operating times/schedules. The sound blankets that were installed inside some unites in January, seem to only shield motors, not burners or outlet devices etc, as there was no audible change. Such commitment will also be very important to have, should any of us consider selling or renting their apartment in the future.

Please let us know if you have any questions, we are happy to answer them!

Andrea Nold & Tobias Petschke, [REDACTED]
Jill St. John, [REDACTED]
[REDACTED], North Vancouver, BC, [REDACTED]

SUBMITTED AT THE
MAR 12 2019
PUBLIC HEARING

