

From: Peter Thompson
To: [Mayor and Council - DNV](#)
Subject: Bylaw 8396 - Rezoning for a two lot subdivision at 909 Clements Avenue. Council Mtg 9 Sept. Agenda Item 9.2
Date: September 09, 2019 2:44:38 PM

Sent from [REDACTED]

Mayor Little, Members of Council

Please accept this note in support of the staff recommendation to give first reading to the proposed Bylaw 8396 for rezoning for a two lot subdivision at 909 Clements Avenue.

We are long term residents at [REDACTED] and have seen the progressive establishment of 33 ft lots on the south side of street which have enabled the development of practically sized family homes.

Thank you,

Joan and Peter Thompson

[REDACTED]

Tel: [REDACTED]

Cel: [REDACTED]

From: Wayne Procter
To: [DNV Input](#)
Subject: 909 Clements Avenue – Proposed Amendment to Bylaw 8396
Date: September 26, 2019 3:56:57 PM

Mayor Little and Members of Council,

I am writing you in support of the proposed amendment to Bylaw 8396 to subdivide the residential lot at 909 Clements Avenue.

As a homeowner in the District of North Vancouver, residing at [REDACTED], I believe that increased density is an integral part of providing much needed housing supply in a constrained market. Converting this lot will provide smaller, more affordable homes in an area well out of reach for many families, without compromising the character of the neighbourhood.

Best Regards,

Wayne Procter

Tel: [REDACTED]

From: sugahara shiho
To: [DNV Input](#)
Subject: 909 Clements Ave sub division
Date: September 26, 2019 7:15:50 PM

Municipal Clerk:

I am writing in support of the proposed sub division of the lot at [909 Clements Avenue](#). I have lived in the Edgemont Village area for approx 10 years and have seen new residential development for single family homes expand over this time with more and more large homes being built. I think there is a need for more diversity in our housing options and more smaller homes would benefit the community. Generally speaking I believe smaller lots will support relatively more affordable single family homes vs a typical \$3-\$4MM new single family home in the edgemont area.

I therefore support this proposal.

John Lucas

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Attn: Municipal Clerk, Public Hearing 909 Clements Avenue, Zoning Bylaw Text Amendment
Date: September 28, 2019 10:55:30 PM

Attention: Municipal Clerk

I'm strongly opposed to the development of a two lot subdivision at 909 Clements Avenue and I'm stunned that this proposal is even being considered. This neighbourhood just went through a long, drawn out process of determining if land owners could subdivide their properties to create two smaller thirty-three foot lots. I supported that position because I have two thirty-three foot lots behind me and two of them beside me. I wanted to knock down my current house, which is on a sixty-six foot lot, and replace it with two homes built on thirty-three foot lots. I went to the District office on several occasions and I supported that movement as best as I could. Unfortunately, the final decision was to permit this to be done in certain 'pockets' below Cliffridge Avenue. Our block was not included and was to remain as full sized lots. Although I was disappointed with this result, I accepted it as something the community as a whole wanted. I'm extremely upset that you're considering making a special consideration for one specific property owner. How is that fair? Why should there be special consideration for a single property owner? If one owner is permitted to subdivide their lot then all property owners in that particular area should be able to as well. Isn't that just simple, basic, fairness?

Bruce Barnett
Home Owner
[REDACTED]
North Vancouver, B.C.

From: Balkwill
To: [DNV Input](#)
Subject: 909 Clements Ave
Date: September 29, 2019 5:52:13 PM

Municipal Clerk,

As a resident of [REDACTED], [REDACTED] the proposed subdivision of 909 Clements, I am writing in support of the proposal. We need densification in this area to ensure it remains a viable location for young families, which in turn will support our neighbourhood Elementary and Highschools. Furthermore, we would suggest to council that they consider the North side of Clements for subdivision potential in the future.

Regards,

Sean Balkwill

Tel: [REDACTED]

From: James Sutcliffe
To: [DNV Input](#)
Subject: By-Law 8396
Date: September 29, 2019 9:06:42 PM
Attachments: [Public Hearing - 191008PH.Notice \(1\).pdf](#)

To the District Council,

Please accept this note as my support for the approval of By-Law 8396 (as per the attached Notice).

In my view, having two new homes on the street, each with a lot size in keeping with a majority of the properties on the block, is a positive development for the neighborhood. I think that two more affordable homes, that are up-to-date with respect to codes and regulations, is preferable to either the construction of one very large home on a larger lot, or the retention of one aged property on the larger lot.

Thank you for your consideration.

James Sutcliffe

e-mail: [REDACTED]

phone no.: [REDACTED]

[REDACTED]

PUBLIC HEARING

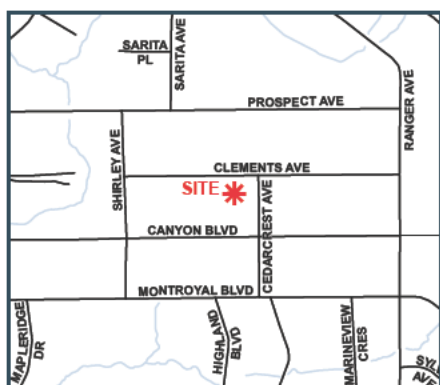
909 Clements Avenue

ZONING BYLAW TEXT AMENDMENT

What: A Public Hearing for Bylaw 8396, a proposed text amendment to the Zoning Bylaw, to establish specific lot size regulations for the subject property to allow a two lot subdivision.

When: 7 pm, Tuesday, October 8, 2019.

Where: Council Chambers, District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC



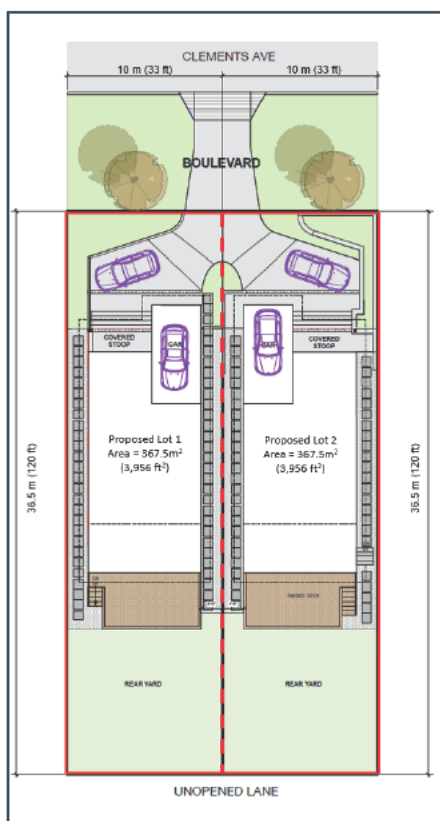
What changes?

Bylaw 8396 proposes to amend the District's Zoning Bylaw to by adding a special minimum lot size regulation for the subject property.

When can I speak?

We welcome your input Tuesday, October 8, 2019, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.



*proposed subdivision

Need more info?

Relevant background material and copies of the bylaws are available for review at the Municipal Clerk's Office or online at DNV.org/public_hearing from September 24 to October 8, 2019. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

From: James Sutcliffe
To: [DNV Input](#)
Subject: By-Law 8396
Date: September 30, 2019 8:50:59 AM
Attachments: [Public Hearing - 191008PH.Notice \(1\).pdf](#)

Good morning.

Further to my e-mail below, I should have noted that I am a long-time resident of Edgemont Village.

Thanks.

James Sutcliffe

[REDACTED]

From: James Sutcliffe
Sent: Sunday, September 29, 2019 9:06 PM
To: 'input@dnv.org' <input@dnv.org>
Subject: By-Law 8396

To the District Council,

Please accept this note as my support for the approval of By-Law 8396 (as per the attached Notice).

In my view, having two new homes on the street, each with a lot size in keeping with a majority of the properties on the block, is a positive development for the neighborhood. I think that two more affordable homes, that are up-to-date with respect to codes and regulations, is preferable to either the construction of one very large home on a larger lot, or the retention of one aged property on the larger lot.

Thank you for your consideration.

James Sutcliffe

e-mail: [REDACTED]
phone no.: [REDACTED]

[REDACTED]

PUBLIC HEARING

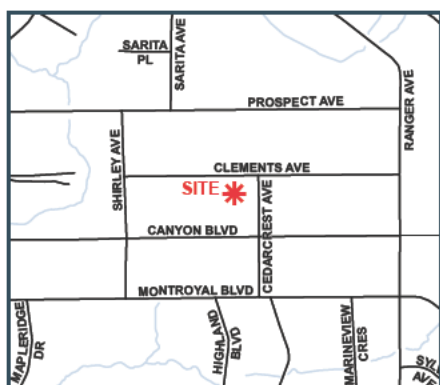
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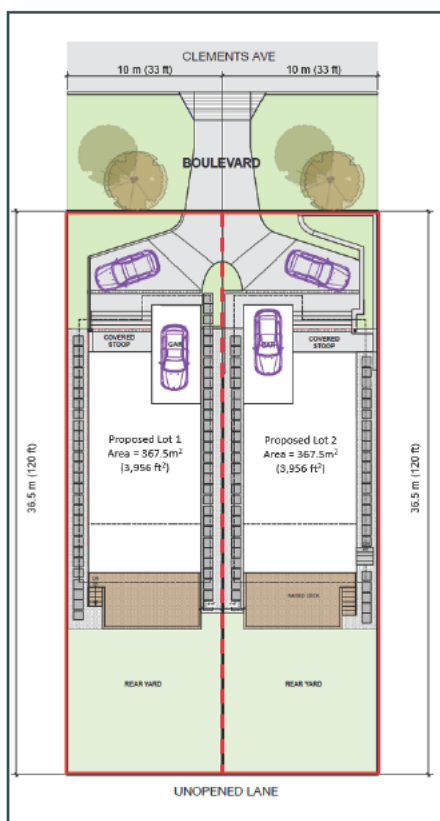
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From: briar wright
To: [DNV Input](#)
Subject: zoning by-law 8396
Date: September 30, 2019 3:31:18 PM

For yr. info. I support the proposes for subdivision re. bylaw 8396
for 909 Clements Ave. N. Van.

B. Wright.

From: Art Spring
To: [DNV Input](#)
Subject: bylaw 8396
Date: September 30, 2019 3:41:59 PM

I am in favour of the proposed development
for 909 Clements Ave.
Art Spring

From: Kim & John
To: [DNV Input](#)
Subject: Bylaw 8396 - Rezoning for a two lot subdivision at 909 Clements Avenue - Public Hearing Oct 8 2019
Date: September 30, 2019 6:49:33 PM

Mayor Little and Members of Council,

This email is submitted to show our support of the proposed Bylaw 8396 for rezoning for a two lot subdivision at 909 Clements Avenue, North Vancouver.

As a long term resident of the area, I have watched the original, 40+ old family homes, typically in need of upgrading work, replaced with 5000 SF houses. These 'monster' homes which are out-of-reach for average, two-income, hard-working families, have drastically changed the look and feel of the neighborhood and in my opinion, also have a greater negative impact on our environment (more heating, lighting, water use than smaller, new green constructed homes would have).

Practically sized, more affordable family homes on 33' lots like those proposed at 909 Clements Ave., are welcome additions to the area.

Sincerely,

Kim Baxter and John Harjula

[REDACTED]

North Vancouver

[REDACTED]

From: t r
To: [DNV Input](#)
Subject: Response to Proposed Bylaw 8396 - 909 Clements Avenue, North Vancouver
Date: October 03, 2019 12:28:46 PM

Attention Municipal Clerk,

I am a long term resident of North Vancouver. Please find this email to be in support of Bylaw 8396 – to allow a two lot subdivision of the subject property.

The provision of two 33 foot lots would be conducive to allow the property to be redeveloped with more modest single family homes on the current 66 foot lot that hosts an existing home that has reached the end of its economic life span.

Two 33 foot lots would allow the construction of more modest single family homes as opposed to a larger ‘mega home’ that would be less affordable for families to acquire and reside in.

Tom Reeves

[REDACTED], North Vancouver

[REDACTED]

From: Jim Cameron
To: [DNY Input](#)
Cc: [Robyn Hay](#)
Subject: 909 Clements Avenue - Bylaw 8396
Date: October 03, 2019 3:53:41 PM

Mayor and Council,

We have resided in the District of North Vancouver for over 50 years and are writing to voice our support for the subdivision proposal at 909 Clements Avenue (Bylaw 8396).

We have reviewed the proposal and believe the proposed infill housing is attractive and well thought out. We also note that the proposed smaller size lots/homes are well suited and sensitive to the character of the neighbourhood, given the number of smaller lots/homes that have been previously developed on the street.

Further, this type of housing provides a much needed alternative to residents seeking a smaller home at a more reasonable price point than that of the larger new homes currently being built.

Sincerely,

Jim and Kathy Cameron

[REDACTED]
North Vancouver, B.C.

[REDACTED]
Tel: [REDACTED]



Virus-free. www.avast.com

From: Boris S
To: [DNY Input](#)
Subject: 909 Clements
Date: October 05, 2019 4:31:40 PM

To Whom it May Concern:

Having grown up in the Upper Capilano area and continuing to live in the District I have seen the transformation of my childhood neighbourhood from old 1950's homes being replaced by huge homes costing many millions. Living in North Vancouver is becoming increasingly difficult with the homes getting bigger and more and more expensive. I therefore totally support the proposed sub division of the lot at 909 Clements Avenue which will enable two smaller homes to be built which could be within the range of more people like me who would love to live in Upper Capilano. Replacing old homes which are reaching the end of their economic life is a natural progression and this is an opportunity to have two new modern energy and environmentally efficient homes. I strongly support the proposal and bylaw amendment.

—
Boris Sparica

BBA, Advanced Diploma in Marketing 2014

M. [REDACTED]

E. [REDACTED]

From: Grigor Cameron
To: [Mayor and Council - DNV; DNV Input](#)
Subject: Public Hearing October 8, 2019 – Bylaw 8396 – Amend Zoning Bylaw to Allow a Two Lot Subdivision at 909 Clements Ave.
Date: October 06, 2019 3:31:54 PM

Re: Public Hearing October 8, 2019 – Bylaw 8396 – Amend Zoning Bylaw to Allow a Two Lot Subdivision at 909 Clements Ave.

Attention: Mayor Little and Council

I have been a resident of Upper Capilano for over 40 years where we enjoy a pleasant mix of homes on 33' and 66' lots. I now submit this note in support of the application to subdivide the property at 909 Clements Avenue into two 33" lots.

Most of the original homes on 66' lots in the area are around 60 years old, very energy inefficient and are nearing the end of their useful lives. As a result, when these properties turn over, they are not being retained to live in, but are being demolished and replaced by large, over built houses in the 4500 sq. ft. range, costing around \$4 Million dollars. In today's environmental climate, there is questionable benefit to single family homes occupying such a large environmental "footprint" per family. With this subdivision comes the opportunity to create two more affordable, practically sized homes in the 2200 sq. ft. range with half the footprint and which can take advantage of modern design techniques to vastly reduce energy consumption and emission levels.

In essence, rejecting this opportunity would translate to support for continuation of expensive "monster house" infill which is undesirable and contrary to sustainability objectives. I, therefore, respectfully, request that you approve the application.

Regards,
Grig Cameron

[REDACTED]



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From: JAR Pistner
To: [DNV Input](#)
Subject: Letter of Support to the Applicants on DNV Bylaw 8396
Date: October 07, 2019 8:52:57 PM

Dear Mayor and Council,

We have reviewed DNV Bylaw 8396 which describes the proposed subdivision of lot 909 Clements Ave into two 33' lots with covenants. We support the application as we find it is in keeping the general character of the neighbourhood and allows a reasonable densification of the lot.

We contrast this with last years proposed redevelopment of the property at 5020 Capilano Rd (Capilano Heights Restaurant at the NE corner of Clements and Capilano roads) which presented a development not in keeping with the surrounding existing houses and density.

Thank you for your consideration.

Jen Korsch and Rob Pistner
Owners [REDACTED], North Vancouver

From: Peter Thompson
To: [Mayor and Council - DNV: DNV Input](#)
Subject: Public Hearing Oct 8, 2019 re proposed Two Lot Subdivision at 909 Clements Ave.
Date: October 07, 2019 5:06:10 PM

We are submitting this note in support of the application to subdivide the property at 909, Clements Ave.

We have been residents on the [REDACTED] since 1971. Since this time we have seen the development of 33' lots on the south side of Clements to the present day where such lots are in the majority. There has been no significant adverse impact on the neighborhood.

Houses now being built on the 33' lots enable the development of more affordable, practically sized homes taking advantage of modern design techniques enabling significantly reduced energy consumption and a reduced environmental 'footprint' per family.

Thank you.

Joan and Peter Thompson

[REDACTED]

Tel: 604-985-5961

Sent from [Mail](#) for Windows 10

From: M e
To: [DNV Input](#)
Subject: Public hearing: 909 Clements Ave.
Date: October 08, 2019 2:02:34 PM

I received a notification of this zoning bylaw text amendment for the above property.

I am opposed to this variance to add a special minimum lot size regulation for the subject property.

The District is unfortunately unable, or unwilling, to see that the building they are allowing to occur in the Canyon Heights area results too much densification where transit is scant and services are distant. The area has already had approved a number of multiple unit buildings and even though this will add just one residence it's the cumulative effect is the issue. Further every redevelopment on our area, whether or not it adds any new density, results in complete deforestation of the property. By way of example a house being developed on Capilano rd near Teviot was allowed by the District to cut down at least 14 mature trees thereby completely deforesting the property.

Thanks

Ron Edwards

From: Ian Cullen
To: [DNV Input](#)
Subject: RE: Bylaw 8396 (909 Clements Avenue, zoning bylaw text amendment)
Date: October 08, 2019 3:47:35 PM

Mayor Little & Members of Council;

Please accept this email in support of the proposed Bylaw 8396.

We are residents of [REDACTED], a single family home on a 33ft lot that we purchased early in 2019. We are supportive of this type of densification for a number of reasons, which generally fit into the following categories:

- **Affordability:** in the absence of this type of a subdivision, the site will ultimately be redeveloped with a 4500sqft house that is not affordable for the vast majority of families. In our own buying experience, the houses that we viewed on larger lots in the neighborhood were either out of our price range, or were in need of significant updates to bring them to a reasonable standard, and would also come with significantly higher carrying costs. There are plenty of options for people who can cut a \$4 million cheque; we need more options in the neighborhood for others.
- **Sustainability:**
 - we are a growing population, and in the absence of densification, we'll have no choice but to spread out, increasing Metro Vancouver's footprint and increasing commute times. Where are we going to put people, if not near to the already existing (and generally high quality) infrastructure? We moved to the neighborhood in part for the schools, and it would be great if more young families could too.
 - New buildings come with new building standards which result in reduced energy consumption in operating the home.
- **Competitiveness:** if the District does not allow this type of densification while other municipalities are allowing it, our neighborhoods will fall behind in terms of vibrancy, tax base, infrastructure, and general desirability. We need to keep up, and preferably lead by example.
- **Practicality:** houses on a 33 foot lot are very functional (even with a two-family configuration / suite downstairs). There is absolutely nothing wrong with wealthy families owning +4500 sqft homes, but they aren't necessary; a smaller house is a great option, notably for a modern family that has two working parents and as such not a ton of time for house and yard work.

The primary rationale for moving to [REDACTED] was to be in a neighbourhood that is suitable for a growing family - policies should be geared towards keeping it that way!

Ian & Vanja Cullen



From: infoweb@dnv.org
To: [Infoweb](#)
Subject: Share your thoughts with Mayor and Council
Date: October 08, 2019 6:01:04 PM

Submitted on Tuesday, October 8, 2019 - 18:01

Submitted by user: Anonymous

Submitted values are:

Your name: Michael Oord

Your email address: [REDACTED]

Your phone number: [REDACTED]

What would you like to tell Mayor and Council? I am resident of District of North Vancouver and father of four. I unable to go to the public hearing tonight because I am coaching soccer. That said, I feel it is necessary to show my support for proposed Bylaw 8396 (Rezoning) for 909 Clements Avenue. By not allowing this rezoning application you are encouraging more monster houses! A 5,000+ square foot house makes no sense in today's world. Please no more monster houses! We need more townhouses!