

DM # 4528657

From: [REDACTED]
To: [Ashley Rempel](#)
Subject: 840 St.Denis Avenue - 3 Unit town home development
Date: July 02, 2019 11:35:04 PM

FAO DNV Planning

I attended the Public information meeting on June 19th and was glad to see that developers are taking on the challenge of creating extra density which we hear so much about.

I understand that the proposal conforms to the OCP requirements and also rezoning to comply with RS3. Therefore I defer to the neighborhood consultation process utilized by Planning Staff in their assessment of this type of one-off application.

The lack of public attendance may have indicated that the neighborhood is accepting of the proposal. Overall, as long as the project integrates harmoniously with the street scene and provides a good environment for the occupiers then I am in favour of the application.

Yours Sincerely,

[REDACTED]

The District of North Vancouver

INFORMATION REPORT TO COUNCIL

June 5, 2019

File: 08.3060.20/012.19

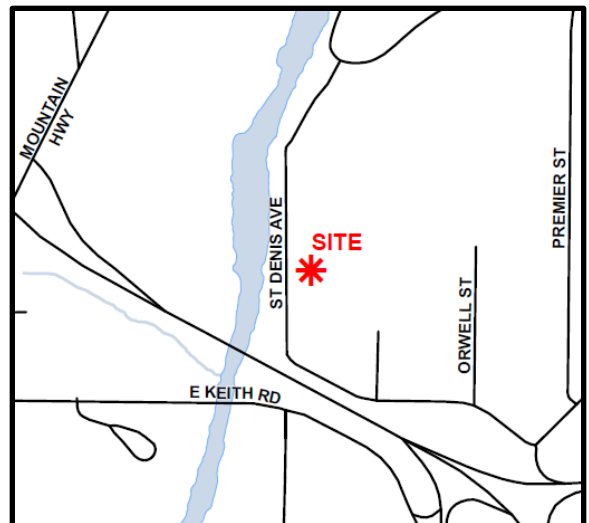
AUTHOR: Ashley Rempel, Development Planning

SUBJECT: Public Information Meeting - 840 St. Denis Avenue - Triplex

REASON FOR REPORT:

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

Council recently directed staff to proceed with intermediate enhancements to Development Planning communications. The new outreach materials (flyers, signs and ads) are being prepared by the Communications Department, but are not yet complete, and have not yet been reviewed by Council. This will occur in the near future. In the meantime, Development Planning staff continue to follow current policy and, where practicable, are providing enhanced notice as described in this report (e.g. additional sign etc.).



SUMMARY:

Mr. Bobby Purba is holding the required facilitated Public Information Meeting for the proposed rezoning and development permit for a three-unit townhouse development located at 840 St. Denis Avenue. The staff report on the detailed application will include a summary of the input received.

PUBLIC INFORMATION MEETING DETAILS:

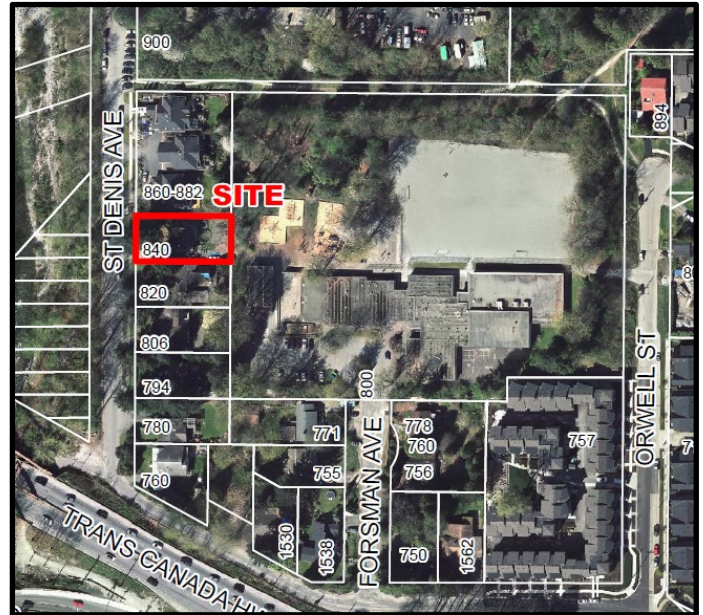
Date: Wednesday, June 19, 2019
Time: 7:00 pm – 8:30 pm
Location: Lynnmour Elementary School Gymnasium
800 Forsman Ave, North Vancouver

SITE AND SURROUNDING AREA:

The property is approximately 846 m² (9,108 sq. ft.) in area and is currently occupied by one single family home. The site is surrounded by Lynnmour Elementary School to the east, St. Denis Avenue and Lynn Creek to the west, a six-unit townhouse development to the north, and a single family home to the south.

The site is designated “RES Level 3: Attached Residential” (0.80 FSR) in the Official Community Plan (OCP). The Lynnmour/ Inter-River Local Area Plan reference policy document supports low density ground-oriented, multiple unit redevelopment, to be guided by the “Lynnmour/ Inter-River Area One Design Guidelines for Multiplexes and Townhouses”. For proposals with lot areas of 8,001 – 12,000 sq. ft., the guidelines envision duplex or triplex development, with a maximum FSR of 0.5.

The site is currently zoned RS3 and would require rezoning to a new comprehensive development zone to accommodate the proposed three-unit townhouse development at an FSR of 0.5.



This proposal is consistent with the OCP designation and the Lynnmour/ Inter-River Local Area Plan.

PROJECT DESCRIPTION:

The proposed three-unit townhouse development consists of two buildings; one duplex fronting on St. Denis Avenue and a single unit at the rear of the property. Each building is two storeys in height and all units are three bedroom layouts that range from approximately 130.1 m² to 139.4 m² (1,400 sq. ft. to 1,500 sq. ft.) in size.

The site will be accessed from a driveway located near the southern property line. The driveway will be designed so that it can provide shared access for the site to the south at 820 St. Denis Avenue, should an application to redevelop that site on its own be proposed in the future.

A total of six non-tandem parking stalls are proposed on-site. Each unit will have a single car garage and one covered parking space. A dedicated EV charging station is proposed for each of the three units. The development must comply with “Step 3” of the Step Code.



Looking East from St. Denis Avenue

The Community Amenity Contribution (CAC) for this proposal will be calculated at a rate of \$6.15 per square foot of increased residential gross floor area in accordance with the District's Community Amenity Contribution Policy. This is the standard rate required for sites located outside of a designated town centre, where the OCP currently contemplates an increase in density, and where a project has an FSR less than or equal to 0.8. The CAC amount is estimated at approximately \$1,619.20.

FORMAT OF MEETING:

An independent facilitator will oversee the scheduled Public Information Meeting. Public input and a summary of the facilitated 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:

In accordance with District policy, the notification for the meeting includes:

1. A Notification Flyer for the Public Information Meeting (Attachment) sent to residents in an area that exceeds the 100 metre (328 ft) distance identified in the District's policy on Non-statutory Notification;
2. Two notification signs, one erected on the site and a second on the west side of St. Denis Avenue, near to the intersection at E. Keith Road; and
3. A newspaper advertisement placed in two editions of the North Shore News.

Ashley Rempel
Development Planning

Attachment: Notification Flyer

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

840 St. Denis Avenue, North Vancouver

Public Information Meeting Summary Report

Event Date: June 19, 2019
Time: 6:30pm – 8:30pm
Location: Lynnmour Elementary School, 800 Forsman Avenue, North Vancouver
Attendance: 1 member of the public signed in.
Comments: One comment sheet and one phone call were submitted.

Meeting Purpose:

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

Notification:

In accordance with District of North Vancouver policies:

Invitation Brochures

Invitations and informational packages were delivered to 45 addresses within a 100m radius from the site, meeting District requirements. Appendix A includes a copy of this package and a map of the distribution area.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, June 12, 2019 and Friday, June 14 2019. A copy of the ad is included in Appendix A.

Notification Signs

Two signs were installed on the property on June 5, 2019 providing two weeks' notice to neighbours of the meeting. Photographs of the installed signs are provided in Appendix A.

Attendance:

1 member of the public signed in for the meeting. A copy of the redacted sign-in sheet is included in Appendix B.

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

District of North Vancouver:

- Ashley Rempel, Planning Assistant

Project Team:

- Bobby Purba, Developer, By Design Construction

Facilitators:

- Steven Petersson, Petersson Planning Consulting
- Katrina May, Petersson Planning Consulting

Overview:

The meeting was held in a Public Information Meeting format. Meeting participants could browse the display boards and engage with the project team directly. The member of the public who attended the meeting was able to engage in a one-on-one conversation with the developer. The facilitator noted questions and comments on a flip chart for all to see.

The participants were invited to submit written comments to the facilitator or to the municipal planner. The comment period remained open from the night of the meeting, June 19, 2019 to July 3, 2019. One comment sheet, as well as one phone call were submitted to the municipal planner.

The tone of the evening was support for this development proposal. The one community member who attended was from West Vancouver and is a member of the Edgemont and Upper Capilano Community Association. They were particularly interested in the design details of this town house proposal and in learning more about active development applications in the DNV. There has been a lot of redevelopment in this neighbourhood already, of former single-family homes into higher density low-rise or high-rise properties. This project is proposed on one of the only remaining underdeveloped sites, and likely did not generate much interest from the community as a result of the timing of the application relative to other nearby new developments that are already underway or completed. The lack of attendance by the public may be indicative of support for, or lack of opposition to, the project application.

The overall development proposal was supported by the participant.

Public Dialogue:

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

- Q1** How did you arrive at the design for this project?
A1 We took inspiration from the surrounding neighbourhood's form and character.
- Q2** Are you subject to a development permit for the creek, to manage storm water?
A2 Yes we are.
- Q3** What will the parking for these homes be like?
A3 There will be a mix of open carports, encouraging owners to park on their property instead of one the street, as well as enclosed garages, for storage and security.
- Q4** Where will the bicycle storage be?
A4 The exact location is to be determined, with input from the engineering department.

Q5 Are you planning on using solar panels?

A5 This project will be solar ready. We would love to also add radiant heat, air conditioning, and more. It will depend on the price comparables of other nearby projects, and on market demand.

Q6 Would you consider using different colours or materials to provide some distinction to the units?

A6 Yes, we will distinguish each unit using design elements such as door colour, window casings, etc.

Comment Sheet and Email Summary

Participants were invited to submit comments for a two-week response period after the meeting. One comment sheet, as well as one phone call were submitted. The main themes from the comments received included:

- Support for the project
- Support for the design of the project
- The project conforms to the OCP

Conclusion

The purpose of this public information meeting was to present to neighbours the proposed rezoning application, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. 45 invitations were distributed by hand to the surrounding community, and one community member signed in. Two newspaper ads notified the community of the meeting, and a sign was posted on the property. One comment form and one phone call were submitted to the municipal planner.

The public could participate in this process in several ways:

- browsing boards
- talking to the project team and DNV Planner and asking questions
- submitting written comments.

The meeting length and format was sufficient to provide the participant an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. The one participant who attended asked the developer very specific questions around his design decisions and the permitting process at the DNV. There has been a lot of redevelopment in this neighbourhood already, of former single-family homes into higher density low-rise or high-rise properties. This project is proposed on one of the only remaining underdeveloped sites, and likely did not generate much interest from the community as a result of the timing of the application relative to other nearby new developments that are underway or completed already. The lack of public attendance at the meeting may be indicative of support for, or lack of opposition to, the project application. The community was given ample opportunity to express their views of the proposal.

Appendix A: Notification

Newspaper Advertisement: North Shore News, Wednesday, June 12, 2019

WEDNESDAY, JUNE 12, 2019 north shore news nsnews.com



Park & Tilford Gardens director Mag Kozłowska sits with City of North Vancouver Mayor Linda Buchanan at a celebratory garden bed planted especially for the 50th anniversary celebration. PHOTOS: CINDY GOODMAN

MAILBOX

P&T Gardens a gem to be respected and cherished

Dear editor:

Park & Tilford Gardens is a special place for me.

Growing up within walking distance of the garden, I remember family visits. Childhood memories from the late '70s and early '80s were the smell of the distillery, the bird houses, the globe lanterns along the north perimeter and the bronze busts of prominent historical botanists in the colonnade.

As a young adult, I studied horticulture and trained at Park & Tilford Gardens as a student. Later in my career, I worked at the garden for five years as an apprentice.

The garden's brilliant design by Justice and Webb Landscape Architects allowed me to explore a broad range of gardening styles. Horticulture students from Capilano University worked in the garden every day and this provided me with the opportunity to



Chris McDonald stands beside a bust of his grandfather George Kuhn, which sits at the entrance to the gardens. The site was originally a distillery, and owner Kuhn had a vision of it becoming a garden for the public.

learn how to train emerging professionals.

The garden's relationship with the local community and the Friends of the Garden taught me the value of community engagement. I want to thank Todd

Major for mentoring me through my apprenticeship at Park & Tilford Gardens. Todd was responsible for making sure that I was provided with opportunities to learn every facet of horticulture. He was dedicated to the garden and cared very much for the students, FOGs and local community. As director of Park & Tilford Gardens, Todd demonstrated a professional drive and commitment to high standards that I have sought to emulate in my career.

Park & Tilford Gardens has been a cornerstone of my life and provided me with the training that has been the foundation of my horticulture career. It is a gem for the City of North Vancouver that should be respected and cherished.

Bravo, Park & Tilford Gardens. Here's to the next 50 years!
Egan Davis
Vancouver

THULE
SWEDEN
Trailway
4 Bike Rack

- Carries up to 4 bikes
- Fits 1.25" & 2" hitches
- Arms fold down
- Rack tilts away for easy hatch access
- Compare at \$324.99

\$249⁹⁵

RACK STOP
CAR RACK EXPERTS
324 East Esplanade, N Van
604.987.7474

Ends June 30, 2019
Rack not exactly as shown

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GERRY WEBER
in West Vancouver

SPRING/SUMMER SALE

20 - 50% OFF

GERRY WEBER WEST VANCOUVER
edwardchapmanwoman.com

1849 Marine Drive, West Vancouver
604-922-9144

NEWS | A11

Capsule comments

YOUR HEALTH TEAM

This is allergy season. There are many good oral allergy medications available without a prescription that will alleviate those annoying allergy symptoms. As well as oral medications, there are some effective nose sprays, some containing cortisone which bring much relief. If it's red, itchy eyes that are your problem, there are also some soothing eye drops that will help that symptom. Again, pharmacists are a great source of good information on allergies.

Davies Pharmacy
1401 St. Georges Ave.
NORTH VANCOUVER
604-985-1481
www.daviesrx.com
SINCE 1973

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 840 St. Denis Avenue to construct a three unit two-storey townhouse project. You are invited to a meeting to discuss the project.

Date: Wednesday, June 19, 2019
Time: 7:00 pm - 8:30 pm
Location of Meeting: Lynnmour Elementary School
800 Forsman Avenue, North Vancouver

The applicant proposes to rezone the site from a single-family zone to a new comprehensive development zone, to permit a 3-unit ground oriented housing project. Each unit is between 1,400 and 1,500 square feet in size and includes an attached single car garage and one covered parking stall.

Information packages are being distributed to residents within a 100 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Bobby Purba of By Design Construction at 604-351-8614, or Ashley Rempel of the Development Planning Department at 604-990-2337, 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 issues raised at the meeting and will formally consider the proposal at a later date.

Newspaper Advertisement: North Shore News, Friday, June 14, 2019

A28 |

AGING PARENTS?
Do they need a little extra help to live safely at home?

Call us to find out how our services can give you peace of mind.

- ✓ Caregivers matched to your needs
- ✓ No contracts, flexible hours
- ✓ Peace of mind for your family
- ✓ Same caregiver every time builds continuity & trust



"I'm really pleased with the regular help from Diane. Her visits always brighten Mum's day!"

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nsnews.com north shore news FRIDAY, JUNE 14, 2019

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Brent Der, R.D.


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PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 840 St. Denis Avenue to construct a three unit two-storey townhouse project. You are invited to a meeting to discuss the project.

Date: Wednesday, June 19, 2019
Time: 7:00 pm - 8:30 pm
Location of Meeting: Lynnmoor Elementary School
800 Forsman Avenue, North Vancouver

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CENTENNIAL THEATRE PRESENTS
Juno Award winning singer-songwriter & multi-instrumentalist

SHARI ULRICH

Celebrating the Borealis Records release of her new album, *Back To Shore*

TUESDAY, JUNE 18TH
AT 7:30 PM

CENTENNIAL THEATRE
2300 Lonsdale Ave. North Vancouver

Tickets \$35/\$30
tickets.centennialtheatre.com
604.984.4484



Photo credit: palemokayphoto.com

David Graff-Gault Studio

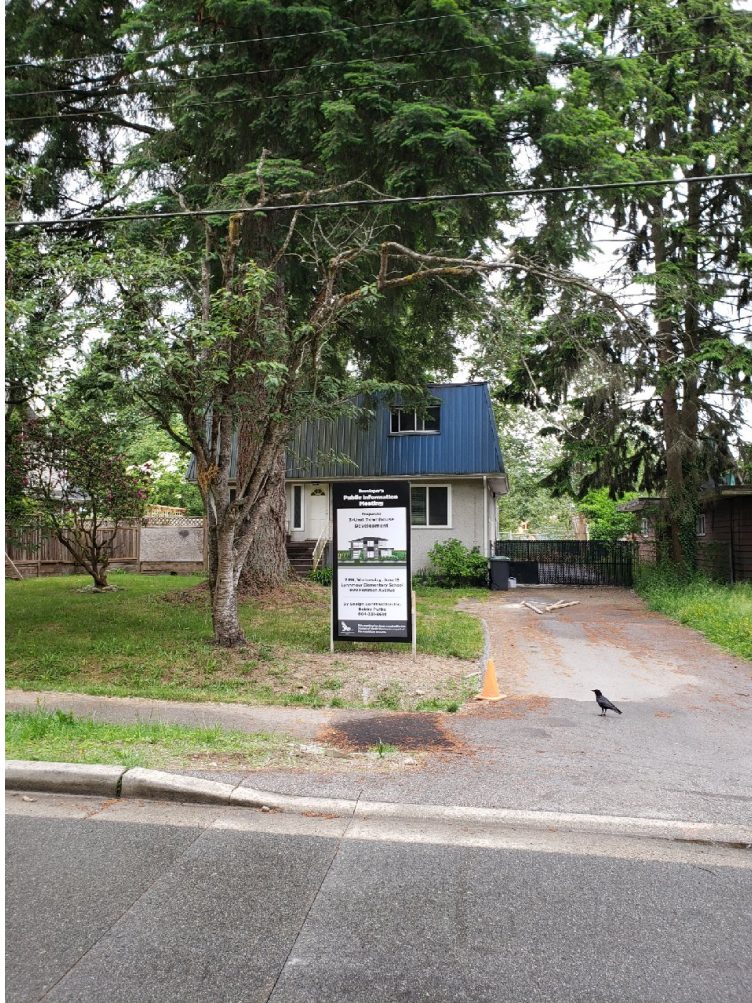
www.shariulrich.com

FACTOR Canada Centennial Theatre

nrc.ca/centennial-theatre

Notification Signs: Installed June 5, 2019





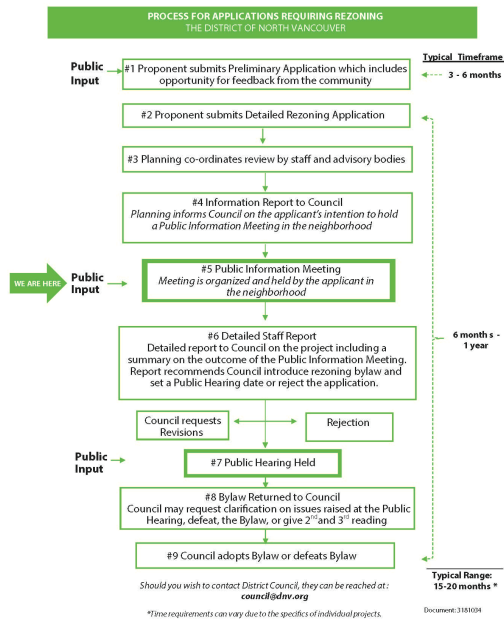
Notification Flyers

THE PROPOSAL:

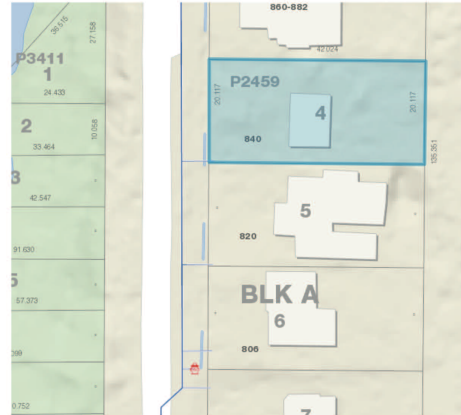
By Design Construction Inc. proposes to construct a 3 unit, 2 storey townhouse development at 840 St Denis Avenue.

All three townhouses will be 3 bedroom units ranging from 1,400 to 1,500 square feet in size. Each unit will have its own outdoor living area.

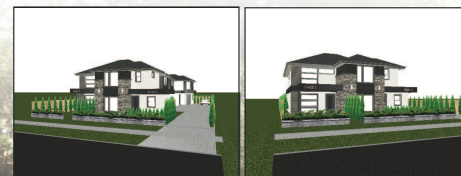
The site will be accessed from a driveway off of St Denis Avenue. Parking will be at grade with 2 parking spaces designated for each unit; each unit will have an attached single car garage and one covered parking space.



SITE PLAN



FRONT RENDERING



Developer's Public Information Meeting

Proposal: 3-Unit Townhouse Development



**7 PM, Wednesday, June 19
Lynnmour Elementary School
800 Forsman Avenue**

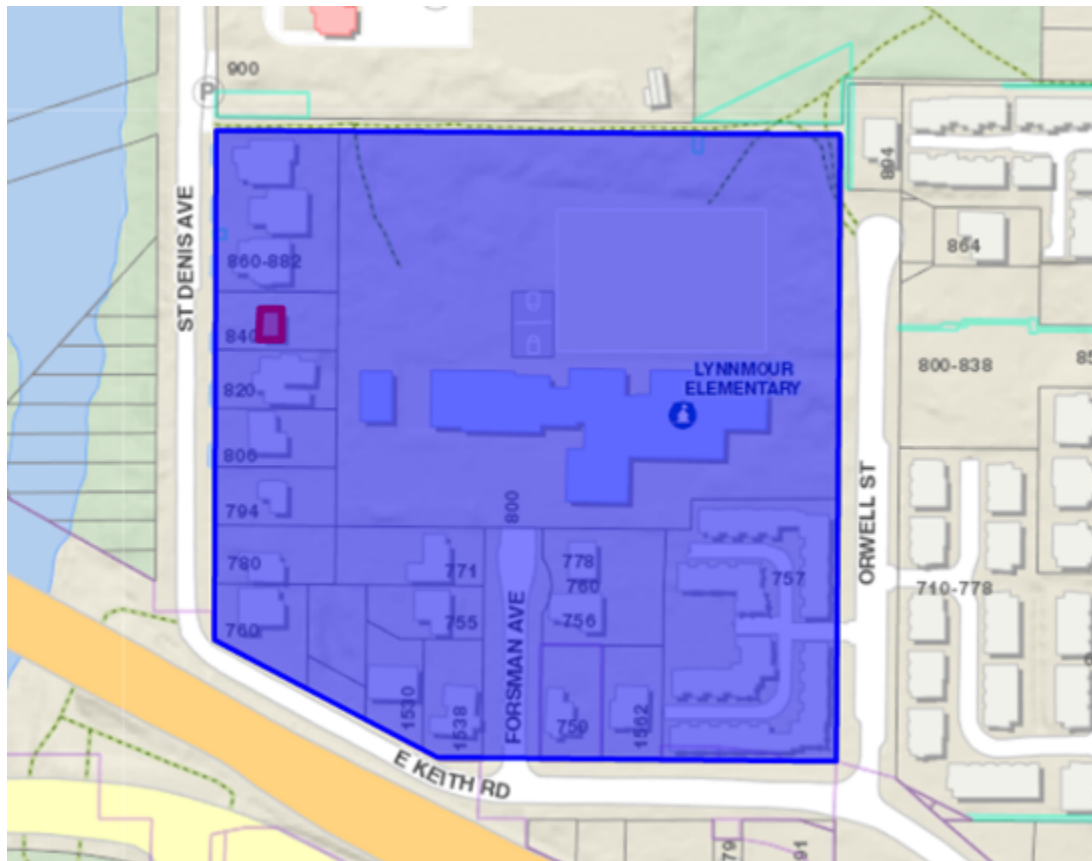


**By Design Construction Inc.
Bobby Purba
604-351-8614**



This meeting has been required by the District of North Vancouver as part of the regulatory process.

Notification Area Map



Sign-in Sheet

[illegible]

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act.

Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Document: 3990648

Appendix C – Public Comments: Written Submissions:

From: [REDACTED]
To: [Ashley Rempel](#)
Subject: 840 St.Denis Avenue - 3 Unit town home development
Date: July 02, 2019 11:35:04 PM

FAO DNV Planning

I attended the Public information meeting on June 19th and was glad to see that developers are taking on the challenge of creating extra density which we hear so much about.

I understand that the proposal conforms to the OCP requirements and also rezoning to comply with RS3. Therefore I defer to the neighborhood consultation process utilized by Planning Staff in their assessment of this type of one-off application.

The lack of public attendance may have indicated that the neighborhood is accepting of the proposal. Overall, as long as the project integrates harmoniously with the street scene and provides a good environment for the occupiers then I am in favour of the application.

Yours Sincerely,

[REDACTED]

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: consider Climate, with 267 Orwell Street and 840 St Denis Avenue
Date: November 09, 2020 3:37:14 PM
Importance: High

From: J Brook [REDACTED]
Sent: November 09, 2020 2:26 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: consider Climate, with 267 Orwell Street and 840 St Denis Avenue
Importance: High

November 9, 2020

Letter to Mayor and Council

I am writing to comment on the two properties in **Virtual Public Hearings on Tuesday November 10, 2020** for re-zoning, specifically **267 Orwell Street and 840 St Denis Avenue**, both of which plan to build to Level 3 Step Code and use electric baseboard heating based on the following information provided in DNV information package -

Orwell Street: Page 10 of 'Additional Information' report for 267 Orwell Street, notes electric baseboards for heating.

St Denis Avenue: information supplied did not mention heat source for the development. Judith Brook called Bobby Purba of 'By Design Construction Inc', at 604-351-8614. Mr. Purba advised they will be using electric baseboards for heat. When I asked about the project being "solar ready", Mr. Purba advised they are using solar panels for hot water, that he was 99% sure about that.

Page 15 of reports attached to Agenda notes, that 840 St Denis Street will meet Step 3 of BC Energy Step Code. No mention of source of heat, whether electrical or fossil fuel.

While this apparent move away from fossil fuel heat is encouraging, there is **no mention of heat pumps**, and St Denis Avenue project has not committed, in writing, to electric heat - I heard this verbally only.

The following information provided by BC Clean *"Heat pumps are the most energy efficient and the most climate-friendly heating systems available in British Columbia. They are ideally suited for year-round heating in the climate of the Lower Mainland. **Heat pumps have efficiency ratings between 300% and 400%** (for every 1 unit of energy consumed, 3-4 units of heat are transferred to the home). In comparison, electric baseboards and electric furnaces are 100% efficient, and an older mid-efficiency gas furnace may be 70-80%."*

I would like to respectfully remind Council that my understanding is that on June 15, 2020 DNV Councilors passed motion expressing support for GHG Intensity target limits as condition of rezoning, effective immediately.

As we're all aware, and DNV staff have provided reports verifying this to Council, a focus on Step Code at the exclusion of implementing GHG intensity limits, is counter-productive as a building continues to have high GHG emissions with a focus on Step Code only.

There is no need to choose between affordable housing and climate action - we can, and must, do both simultaneously. There are many examples of this already being done. There is absolutely no point in creating buildings for future retrofits - we have an emergency, and please - your decisions should be made through a climate lens.

Thank you,

Judith Brook

[REDACTED]

North Vancouver, [REDACTED]