

☐ Info Package

Date:

Dept.
Manager

GM/
Director

CAO

The District of North Vancouver

INFORMATION REPORT TO COUNCIL

January 15, 2019

File: 08.3060.20/083.18

AUTHOR: Casey Peters, Development Planner

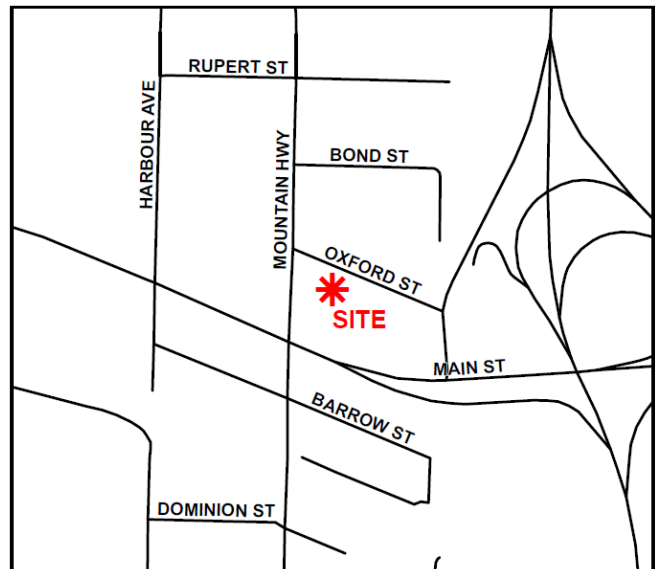
SUBJECT: PUBLIC INFORMATION MEETING: 220 Mountain Hwy and 1515-1555 Oxford St

REASON FOR REPORT:

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

SUMMARY:

Redic Developments is holding a facilitated Public Information Meeting for a six-storey, 134 unit purpose built rental building located on the site at 220 Mountain Highway and 1515-1555 Oxford Street. The staff report on the detailed application will include a summary of the input received.



PUBLIC INFORMATION MEETING DETAILS:

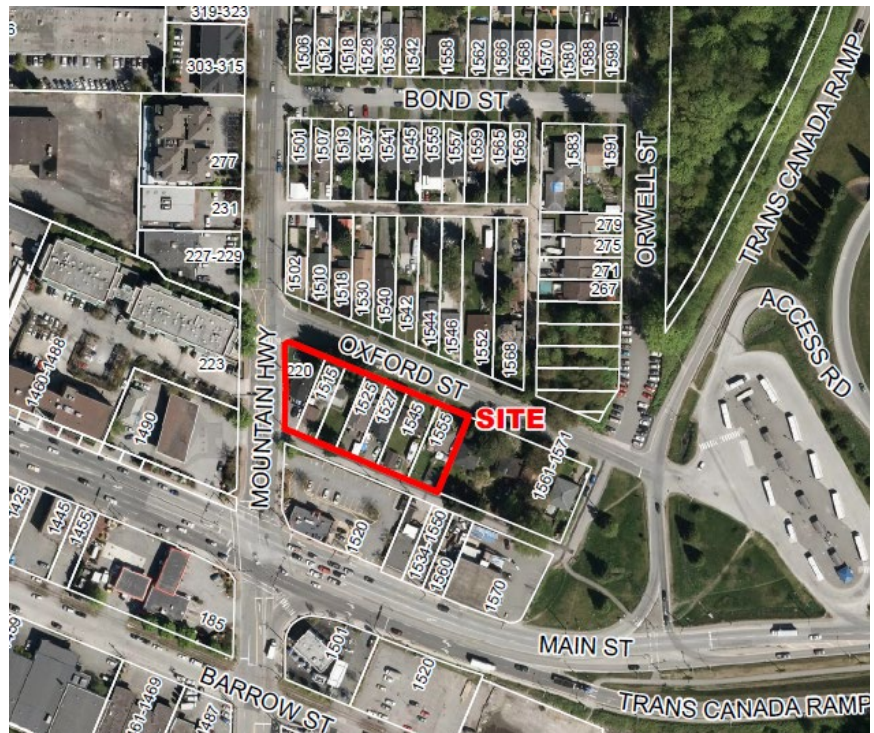
Date: January 31, 2019
Time: 6:30-8:00pm
Location: North Shore Winter Club
1325 E. Keith Road

SITE AND SURROUNDING AREA:

The site is currently comprised of seven parcels including six single family houses. The property is approximately 3,073 m² (33,078 sq. ft.) in area.

The site is designated Residential Level 6: Medium Density Apartment (RES6) in the Official Community Plan (OCP) allowing densities up to approximately 2.5 FSR. The proposal includes an amendment to the OCP to Commercial Mixed Use Level 3 (CRMU3) to allow density of approximately 2.85 FSR. The applicant has indicated that the additional density is necessary to accommodate the economics of a purpose built rental building.

The Lower Lynn Town Centre Implementation Plan envisions medium density apartment development up to six storeys on this site. The proposed building is six storeys.



The site is currently zoned Single Family Residential 6000 zone (RS4) and rezoning to a new comprehensive development zone will be required to accommodate the proposed development.

Surrounding properties include a multi-family rental building to the east, mixed use commercial and multi-family to the west, a seniors care facility (under construction) to the north and commercial to the south.

PROJECT DESCRIPTION:

The project includes 134 rental units in a six storey building with a mix of two and three bedroom units, ranging in size from approximately 41m² to 88m² (443 sq ft to 951 sq ft). The project includes 114 parking spaces and access to the underground parking from the lane. A total of 216 bicycle parking spaces are proposed for residents and visitors.



FORMAT OF MEETING:

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

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

1. A notification flyer sent to owners and occupants within 100 metres (328 ft) (Attachment 1);
2. A notification sign erected on the site; and
3. A newspaper advertisement placed in two editions of the North Shore News.

Casey Peters
Development Planner

Attachment 1: Notification Flyer

220 Mountain Highway and 1515-1555 Oxford Street

Public Information Meeting Summary Report

Event Date: January 31, 2019
Time: 6:30pm – 8:30pm
Location: North Shore Winter Club, 1325 E. Keith Road, North Vancouver
Attendance: 13 members of the public signed in.
Comments: Seven comment sheets, two e-mails, 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 228 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 Friday, January 25, 2019 and Wednesday, January 30, 2019. A copy of the ad is included in Appendix A.

Notification Signs

A notification sign was installed on the property on January 16, 2019, providing two weeks' notice to neighbours of the meeting. A photograph of the installed sign is provided in Appendix A.

Attendance:

13 members 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:

- Casey Peters, Development Planner

Project Team:

- Adel Bellemlih, Redic Development
- Ryan Rohani, Redic Development

- Taizo Yamamoto, Yamamoto Architecture
- Darryl Tyacke, ETA Landscape Architects

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, followed by a formal presentation and facilitated question and answer period. 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, January 31, 2019 to February 14, 2019. Seven comment sheets, two e-mails, and one phone call were submitted to the municipal planner.

The general tone of the evening was support for this development proposal. Community members recognized the demand for rental housing in the neighbourhood as a more attainable alternative to home ownership. Questions arose around the construction timeline, the height of the building, whether or not it will be pet-friendly, as well as the rental rates. The suggestion was made to the DNV to consider a parking solution for people taking transit from this area.

The overall development proposal was supported by most participants.

Public Dialogue:

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

- Q1** Will there be public parking for people taking transit from here?
- A1** The District does not have control over the MOT parcel nearby. The District has raised the importance of creating some kind of parking at Phibbs Exchange.
- Q2** When will the project be complete?
- A2** The estimated timeline is 6 months to 1 year to complete the detailed rezoning application process. With construction, it could be approximately 3 years.
- Q3** What will rental rates be?
- A3** Construction prices are changing rapidly. We will not know for at least one year. The rental building next door is a good comparable for pricing.
- C4** There is a huge need for rental. I have friends and clients looking. There are waitlists. I think this is great.
- Q5** Will there be more rental projects in the future?

- A5** A third rental residential application in this neighbourhood has been submitted to the District. A couple of other projects that might have rental units are coming up.
- Q6** Is rental housing a priority for this council?
- A6** The District reviews all development applications, and evaluates them on their merits.
- C7** My daughter was looking for a home in the District. There is not enough rental housing. I hope this project is approved.
- Q8** What is the height of the building?
- A8** Six storeys with a flat roof and roof deck. The building will be wood-frame, which is more sustainable and affordable and puts limits on height. It is proposed to be approximately 60 feet high.
- Q9** Will pets be allowed?
- A9** Every project we do is pet-friendly.

Comment Sheet and Email Summary

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

- Support for the project, as rental housing is much needed on the North Shore
- Support for the design of the project
- Suggestion to process this and other rental projects quickly
- Support for the family-friendly (2- and 3-bedroom) and pet-friendly nature of the building
- Suggestion that the project include some 4-bedroom units
- One respondent opined that there was not enough parking in this proposal.

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. 228 invitations were distributed by hand to the surrounding community, and 12 community members signed in. Two newspaper ads notified the community of the meeting, and a sign was posted on the property. Seven comment forms, two emails, 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
- watching a presentation
- participating in a facilitated question and answer period
- submitting written comments.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team and District planner a variety of questions, mostly related to the shortage of rental housing on the North Shore and their personal challenges in this regard. All of the community members that spoke at the meeting expressed explicit support for this project. Participants noted that families, younger people, and seniors are looking for rental accommodation in the area as an alternative to homeownership. Suggestions were made to prioritize this and other rental housing projects. The community was given ample opportunity to express their views of the proposal.

Appendix A: Notification

Newspaper Advertisement: North Shore News, Friday, January 25, 2019

A16 | THEATRE

nsnews.com north shore news FRIDAY, JANUARY 25, 2019

Dynamo Théâtre reimagines Romeo and Juliet

Production opens door to new reading of Shakespeare

■ *Dynamo Théâtre's What If Romeo and Juliet...*
Presentation House Theatre, Jan. 25-27. phtheatre.org.

JEREMY SHEPHERD
jshpherd@nsnews.com

Those beautiful, hasty, star-crossed kids first died about 422 years ago.

Since then Romeo and Juliet have met their respective ends in theatres and high school English classes. Their story has been transformed/updated/butchered to include balletic leaps on New York's West Side, gunfights in Verona Beach, verboten scampering in Africa's savannah, pizzeria bombings in Little Italy, and the rumbley narration of heavy metal icon Lemmy from Motorhead.

But whatever the detour, the grim destination remained. And who could forget the poison, the tomb, the end?

Well, writer/director Jackie Gosselin for one. She'd read the play as a teenager and was captivated by the words, she says, recalling the way the play's poetry stirred the "pain of love."

But once nestled in Gosselin's subconscious, the play's DNA began to alter. The romance grew stronger



Dynamo Théâtre explores how *Romeo & Juliet* might have ended differently in a new production, created and directed by Jackie Gosselin, at Presentation House Theatre Jan. 25-27. PHOTO SUPPLIED

while the poison ebbed away as though overcome by antibodies.

Years later, when she began the process of bringing *Romeo and Juliet* to the stage Gosselin didn't consider the climax until speaking with Presentation House Theatre artistic director Kim Selody.

But what about the two dead teenagers at the end? Selody wanted to know.

"I said, 'Oh my God, I forgot,'" she laughs. "I just wanted to put on the stage the love between two children."

The essence of tragedy is the realization that comes too late: I am doomed and it's because of the stuff I did. *Romeo and Juliet* is a tragedy is for the Montague and Capulet parents who realize their obedience to the laws of rivalry destroyed who they love and love itself. But for Romeo and Juliet themselves, it's a disaster; unburdened by insight or epiphany.

But, Gosselin wondered, what if it didn't have to end that way?

The question stayed with her for years as she searched

for the nerve to adapt – and ultimately rewrite – William Shakespeare.

Montreal's Dynamo Théâtre is not a "text company," Gosselin says, explaining her reticence.

And for a company that tells stories with acrobatic movement, Shakespeare seemed protected by an untouchable aura, adds theatre general manager Chloe Besner.

But the feeling that she didn't have "the right" to stage *Romeo and Juliet* changed after reading about Rufus Wainwright. The

Canadian singer's use of Shakespeare's sonnets as the basis for an album signalled something important about Shakespeare, she remembers. His work belonged to everyone.

"I must invite Shakespeare in Dynamo Theatre," she decided. "Shakespeare told me: 'It's OK.'"

But even with the Bard's permission, there were still 300 hours of work ahead.

A circus/theatre company writes with movement, Besner explains.

"The words are not in someone's head but in

someone's body. So we need those bodies to be on stage to express those words."

The stage is sparse except for two staircases representing the feuding families as well as the masculine and the feminine, Besner explains. The actors use that set "like a playground" during the writing process while the musicians compose the show's soundtrack. One informs the other, and then the other informs the one.

Gosselin guided the action and figured out the flourishes, such as incorporating Shakespeare himself.

The bard's disembodied voice grants the production a dramatic dispensation from the rules that govern *Romeo and Juliet*.

What If Romeo and Juliet ... takes place over five sequences: the party where they catch one another's eyes, the balcony where they speak the play's most famous words, their farewell, the swordfight, and, of course, the tomb.

But inside that tomb, the play diverges.

What if they can decide for themselves? Gosselin asks. What if they can reject the impositions of society and escape being sacrificed on the altar of their manipulating, warlike parents?

"I would like to open the door on Shakespeare to a young audience," Gosselin says. When you perform for children, she adds, you have to give them light and hope.

"The children are intelligent," she says. "We can give them the choice between the violence and peace."



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Notice of a Public Information Meeting in Your Neighborhood

A redevelopment is being proposed for 220 Mountain Highway and 1515 – 1555 Oxford St. in North Vancouver, to construct a 6-storey purpose-built rental building. You are invited to a meeting to discuss the project:


Date: Thursday January 31st, 2017
Time: 6:30PM
Location of Meeting: North Shore Winter Club
1325 E. Keith Road, North Vancouver

Redic Development Inc is proposing to construct a 6-storey purpose-built rental building at 220 Mountain Highway and 1515 – 1555 Oxford St.

The proposal is for 134 rental units, which include 62 two-bedroom units, and 5 three-bedroom units. The main pedestrian access to the building will be on Oxford Street, while the access to its underground parking will be through the rear lane. 114 parking stalls are provided for residents and visitors. The proposal also includes improvement to both the Oxford St and Mountain Highway sidewalks, as well as the creation of a new north/south lane to the east of the building



Project Rendering
(South-West Facing View from Oxford Street)



Subject property

This information package is being distributed to the owners and occupants within 100m of the proposed development site in accordance with District of North Vancouver policy. If you like to receive a copy or if you would like more information, please contact Ryan Rohani at 778-668-4236 or Casey Peters, Development Planner at 604-990-2388, or bring your questions and comments to the meeting.

lifestyle

HEALTH 24 | SENIORS 29 | SPORTS 32

Cameraman looks at life behind the lens

Book covers CBC debates, dodging NHL slapshots

JEREMY SHEPHERD
jshepherd@nsnews.com

He was most of the way up a mountain tied to a tree with 60 pounds of camera, batteries and film on his back.

Camera operator Michael Varga trained his lens on an empty expanse of sky and snow.

In five minutes or two seconds he'd hear his cue and – Shoosh! – a skier would swoop over the horizon like a hawk with a hunger pang.

"And if you blink, he's gone," Varga says. And then you get screamed at by CBC producers, he adds with a chuckle.

For more than 40 years Varga has been behind the lens at World Cups, Stanley Cups, Grey Cups, Olympics, and curling. He's trained his camera on Bill Gates, shared candy with the Dalai Lama and ordered a hamburger for O.J. Simpson.

His recollections, opinions, and ramblings are collected



For more than 40 years Lynn Valley resident Michael Varga captured sports around the world. His recollections are captured in the new self-published autobiography *Inside View*. PHOTO SUPPLIED

in *Inside View: The Eye Behind the Lens*, written by Varga and Roxanne Davies.

While the action of the book takes place across the world, the book itself was born in Lynn Valley. As a semi-retired reporter, Davies says she has, "this ability to sit and listen for hours to people's stories."

Recently, she'd been helping a friend in Cloverdale write

a book. The book was fine. The commute was awful.

"Driving on Mondays behind those tractor trailers in the rain, in the snow, for two years," Davies recalls.

After deciding she would never do another book in Cloverdale, she found herself chatting with Varga during a Friday night concert in Lynn Valley.

"He starts telling me all

these stories and I go, 'Ding, ding, ding! Here's my next project,'" she laughs.

For his part, Varga seemed nonplussed by the idea.

He couldn't spell and wouldn't know where to start, he told her.

But Davies, Vargas says, was unswayed by his protests.

"She just said, 'Look, I'm going to do a book on you, whether you like it or not,'"

he recalls.

Davies wanted to write about the efforts we enjoy but never see.

"There's so much we take for granted," Davies says, explaining she'll never watch alpine skiing again without sparing a thought for the "poor schmuck out there who's freezing" with a camera.

The book is written in flashes and bursts and peppered with exclamation points, as though Varga is sitting across the table, trying to get in one more story before the bar closes.

In the space of one page, the narrative jumps from a mournful 1977 lunch with legendary DJ Wolfman Jack to chatting with songstress Celine Dion at the 1991 Juno Awards.

Varga's career began in the early 1970s when he was hoping to parlay a summer job in CBC's mailroom into a career as a camera operator. It was an ambition he'd nursed since he'd been a nine year old staring into a 21-inch black and white RCA Victor television.

The plan, however, was dashed in the time it takes a paper airplane to land.

Varga was waiting for his job interview at CBC Vancouver when he saw a friendly face. His buddy,

Mark Forrester, was folding

envelopes into airplanes and firing them into mail slots.

"Here, you want to try?" he offered.

Varga's plane had just taken wing when the personnel manager walked in.

The ensuing interview was short but painful.

But while he didn't get the mailroom job, his job application floated to the desk of a technical manager in need of a camera operator.

"If I hadn't folded those paper airplanes, I'd still be working in the mailroom!" Varga writes. "It was fate and a little bit of luck."

He estimates he was sometimes working 100 hours a week, but he loved his job and the perspective it offered.

Early in his career Varga was shooting Quebec pop sensation René Simard.

Simard was known for whipping fans into a frenzy, but the producers of the show assisted any way they could.

"Awful as it seems by today's standards, occasionally we would feed a live audience of kids chocolate and soda pop to help energize them," he writes.

But what he really loved to do was shoot sports.

Varga seemed most at home shooting hockey games

See *Emmy page 22*

Notice of a Public Information Meeting in Your Neighborhood

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Date: Thursday January 31st, 2017
Time: 6:30PM
Location of Meeting: North Shore Winter Club
1325 E. Keith Road, North Vancouver

Redic Development Inc is proposing to construct a 6-storey purpose-built rental building at 220 Mountain Highway and 1515 – 1555 Oxford St.

The proposal is for 134 rental units, which include 62 two-bedroom units, and 5 three-bedroom units. The main pedestrian access to the building will be on Oxford Street, while the access to its underground parking will be through the rear lane. 114 parking stalls are provided for residents and visitors. The proposal also includes improvement to both the Oxford St and Mountain Highway sidewalks, as well as the creation of a new north/south lane to the east of the building



Project Rendering
(South-West Facing View from Oxford Street)



Subject property

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1859 Welch Street, North Vancouver

Notification Sign: Installed January 16, 2019



Notification Flyers

<p><u>Meeting Agenda:</u></p> <p>Doors Open: 6:30 PM</p> <p>Open House Discussion Start: 6:45PM</p> <p>Presentation: 7:00 PM – 7:45 PM</p> <p>For further information please contact:</p> <table><tr><td>Ryan Rohani 778-668-4236</td><td>Redic Development Inc.</td></tr><tr><td>Casey Peters 604-990-2388</td><td>District of North Vancouver Development Planner</td></tr></table>	Ryan Rohani 778-668-4236	Redic Development Inc.	Casey Peters 604-990-2388	District of North Vancouver Development Planner	<p>Notice of a Public Information Meeting in Your Neighborhood</p> <p>Redic Developments Inc is hosting a Public Information Meeting to present the development proposal for a 134-unit purpose-built rental building at 220 Mountain Highway and 1515 – 1555 Oxford St.</p> <p>This information package is being distributed to the owners and occupants within 100m of the proposed development site in accordance with District of North Vancouver policy</p> <p>Meeting Time and Location:</p> <p>Thursday, January 31st, 2018</p> <p>North Shore Winter Club</p> <p>1325 E. Keith Road, North Vancouver</p>
Ryan Rohani 778-668-4236	Redic Development Inc.				
Casey Peters 604-990-2388	District of North Vancouver Development Planner				



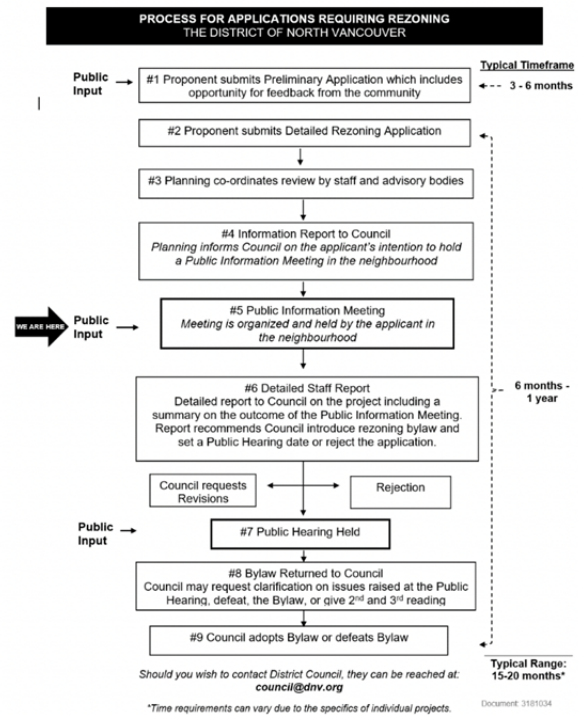
The Proposal:

Redic Development Inc proposes to construct a 6-storey purpose built rental building at 220 Mountain Highway and 1515-1555 Oxford Street.

The proposal is for 134 units, which includes 62 two-bedroom units, and 5 three-bedroom units.

The main pedestrian access to the building will be from Oxford Street while the access to its underground parking will be through the rear lane. 114 parking stalls will be provided for residents and visitors.

The proposal also includes improvements to both the Oxford Street and Mountain Highway sidewalks, as well as the creation of a new north/south lane to the east of the building.





[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 604-961-2107.

Appendix C – Public Comments: Written Submissions:

COMMENT SHEET
The District of North Vancouver

PROPOSAL: Six-storey, 134-unit rental residential building over underground parking, at 220 Mountain Highway and 1515-1555 Oxford Street.

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

Great project providing much needed
T.O.V. rentals - beautiful design.
Please accelerate approvals so this
can be built ASAP. for all those
desperate to find housing in
North Van

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 return, by mail or email by February 14, 2019 to:

Casey Peters
Tel: 604-990-2480
District of North Vancouver - Development Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: petersc@dnv.org

Document: 3352896

COMMENT SHEET
The District of North Vancouver

PROPOSAL: Six-storey, 134-unit rental residential building over underground parking, at 220 Mountain Highway and 1515-1555 Oxford Street.

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

A family friendly and pet friendly rental! This is just a dream for families on the north shore. We've had such a hard time finding a decent rental unit for a long time, so it is a relief to see that things are changing the good way. North Vancouver is a family friendly city/district and there should be more rental opportunities like this one. Thank you!

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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COMMENT SHEET
The District of North Vancouver

PROPOSAL: Six-storey, 134-unit rental residential building over underground parking, at 220 Mountain Highway and 1515-1555 Oxford Street.

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

This project is very elegant and will be a fantastic addition to the Neighbourhood.
There is an ~~attract~~ worrying demand for rentals in the whole district, while this project is a huge help, we still need more rental supply.
Thanks for all the hard work District & Redic.

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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Document: 3352896

COMMENT SHEET
The District of North Vancouver

PROPOSAL: Six-storey, 134-unit rental residential building over underground parking, at 220 Mountain Highway and 1515-1555 Oxford Street.

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

The design of the building looks absolutely lovely & modern. This gives a fresh new feel to a very much needed look in this neighborhood. The rooms with 2 + 3 bedrooms are much needed and have a big demand. This project will definitely have many people excited. I hope it pulls through!

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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COMMENT SHEET
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PROPOSAL: Six-storey, 134-unit rental residential building over underground parking, at 220 Mountain Highway and 1515-1555 Oxford Street.

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

Definitely needed project in the neighborhood
The height is kept to a very reasonable scale
compare to the big DCA homes nearby.
In favor of this project.

Your Name  Street Address 

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

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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 DO make this proposal happen!

Your Name [REDACTED] Street Address _____

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

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Please return, by mail or email by February 14, 2019 to:

Casey Peters
Tel: 604-990-2480
District of North Vancouver - Development Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: petersc@dnv.org

Document: 3352896

COMMENT SHEET
The District of North Vancouver

PROPOSAL: Six-storey, 134-unit rental residential building over underground parking, at 220 Mountain Highway and 1515-1555 Oxford Street.

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

We feel there is a need for rental property, especially since our [REDACTED] was looking for a space to live in and could only find a dark small basement at an exorbitant price to rent, out of necessity.

Your Name [REDACTED] Street Address [REDACTED]

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

The personal information collected on this form is done so pursuant to the Community Charter and/or the Local Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Please return, by mail or email by February 14, 2019 to:

Casey Peters
Tel: 604-990-2480
District of North Vancouver - Development Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: petersc@dnv.org

Document: 3352896

Casey Peters

From: [REDACTED]
Sent: January 28, 2019 3:33 PM
To: Casey Peters
Subject: Re: Questions re:220 Mtn Hwy
Importance: High

Hi Casey,

Thank you for taking the time to respond to my questions and for sharing the outdoor plan. I do appreciate it.

At this public information stage of the application, I wish to make it known that I would like to see the inclusion of more market rentals that are sized for larger families (ie SOME 4 bedroom units) such as ones that Mosaic is including in their rental building-- flex-units that have 3 beds plus the flex/lock off that would allow for either a larger family with parents and children, or for a grandparent to live with them. Knowing the difficulty our [REDACTED] family is encountering in finding a comparable replacement place/space to rent, purpose built rentals should be built across a diverse spectrum.

I would appreciate if you would ensure these comments are included in the public feedback. I wish I could be there but am unable this week.

Thanks for reading.

Best,

[REDACTED]

[REDACTED]

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

From: Casey Peters
To: [REDACTED]
Sent: Monday, January 28, 2019 9:11 AM
Subject: RE: Questions re:220 Mtn Hwy

Hello [REDACTED]

Happy new year to you as well.

The project proposes 134 rental units with a proposed unit mix is as follows:
15 studio
52 one-bedroom
62 two-bedroom
5 three-bedroom

There is an indoor amenity space proposed at the northwest corner of the building and an adjacent outdoor amenity space that includes a large dining table and children's play area. I've included a "snip" of the landscape plan below.

cpeters@dnv.org

From: [REDACTED]
Sent: January 25, 2019 5:27 PM
To: Casey Peters <PetersC@dnv.org>
Subject: Questions re:220 Mtn Hwy

Hi Casey,

Happy New Year!

I have a couple questions about the aforementioned proposed development. Unfortunately Jan 31 is [REDACTED] so I won't be able to attend the info meeting, but I'm curious about the unit mix here. News ad says 5 3 bedrooms. Are there any 4 bedroom units proposed? 62 two bedrooms. What is the other unit mix? Is there any outdoor space?

I tried to find more info on dnv.org but didn't see anything.

I look forward to hearing from you.

Kindly,

[REDACTED]

Sent from my Samsung Galaxy smartphone.

[REDACTED] (by phone) Jan 30

[REDACTED]

- lack of parking in proposal
- residents will have one car each.
- on-street parking is already difficult in the neighbourhood.

*Can't attend Pim.

From: [Casey Peters](#)
To: [J Brook](#)
Cc: [REDACTED]
Subject: RE: Public hearing - Mountain Hwy and Oxford Street - Tuesday December 8, 2020
Date: November 30, 2020 10:06:05 AM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)

Hello,

Thank you for the questions. I've used the numbering from your email below in my response.

1. Redic and TPL: The applicant has advised that TPL is the owner, Redic is the development manager retained by the owner to manage the project on behalf of the owner
2. One property development? Correct. There is one six-storey building under consideration.
3. Proposed Heat Source: Response from applicant: all space heating will be through air source heat pumps, 100% electrical
4. Wood frame building? Yes, the proposal is a wood-frame building

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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From: J Brook [REDACTED]
Sent: November 28, 2020 1:21 PM
To: Casey Peters <PetersC@dnv.org>
Cc: [REDACTED]
[REDACTED]

Subject: Public hearing - Mountain Hwy and Oxford Street - Tuesday December 8, 2020
Importance: High

Hi Casey

thank you and other DNV staff for providing background information on this public hearing. When you get a chance, could you please respond to a few questions in advance of the hearing itself, and **Reply All** on your response.

1. The document states :

"**TPL Development Oxford Ltd.** has applied to redevelop seven existing single-family residential lots to create a six-storey rental building with a total of 140 units, including 134 market rental units and six non-market rental units. " However further on, the document states on page 69, that **Redic Development** proposes 6 storey rental building, 134 units.

Question: is this one and the same building/project ? If YES - which is correct name of Developer ? If YES - then the statement about Redic on page 69, has not recognized that the total number of units is actually 140 and not 134.

2. To confirm there is only ONE property development being discussed at this meeting.

3. **Pages 9 and 10** in the information state re: **sources of heat** for the proposed development - see below *scrn prints* -

that applicant is considering two options (a) elec heating with gas-fired water and common space heating OR (b) 100% electric.

and also states the applicant is proposing "heating system based on air source heat pumps which run exclusively on electricity"

On October 19, 2020 Council directed that bylaws be prepared to adjust the District's approach to Energy Step Code and Greenhouse Gas Intensity Targets, with an implementation date of mid-2021. The proposed approach would include a two-tiered system that would require all Part 3 Residential new construction to meet either Step under the BC Step Code, or meet Step 3 and include a Low Carbon Energy System (LCES), with the LCES having an emission target of less than 3 CO₂e/m²/yr.

The applicant for the subject proposal is currently exploring two options:

- Electric Heating with gas-fired water and common space heating (resulting in emissions of approximately 9.8kg of CO₂e/m²/yr)
- 100% electric (resulting in emissions of approximately 1.3 kg of CO₂e/m²/yr)

As this project is a rental building, including a component of non-market rental, the applicant is exploring the cost implications of these options

In accordance with the District's Construction Bylaw, this project is required to meet Step 3 of the BC Energy Step Code. The applicant has considered the District's draft Community Energy and Emissions Plan (CEEP) and Council's recent declaration of a Climate Emergency and proposes the following:

- Heating system based on air source heat pumps which run exclusively on electricity

Question: from the two options which applicant listed - please confirm that applicant has settled on choice of 'Heating system based on air source heat pumps which run exclusively on electricity'.

4. to confirm this is a wood-framed building proposal, as noted on page 63, Q8, *screen print below.*

Page 63, Q8 notes building will be **wood framed**. – see below, and pet-friendly.

Q8 What is the height of the building?

A8 Six storeys with a flat roof and roof deck. The building will be wood-frame, which is more sustainable and affordable and puts limits on height. It is proposed to be approximately 60 feet high.

Q9 Will pets be allowed?

A9 Every project we do is pet-friendly.

Thanks for your input, I look forward to your response,

Judith Brook

DNV resident

From: [Laurie PARKINSON](#)
To: [Casey Peters](#); [REDACTED]
Cc: [REDACTED]
Subject: RE: Public hearing - 220 Mountain Hwy and 1515-1555 Oxford Street - Tuesday December 8, 2020
Date: December 01, 2020 9:05:26 AM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)

Good morning Casey,

For this project, how will domestic hot water be heated?
Would be great if it was via a hot water heat pump – cheaper power bills for residents.

Thanks,
Laurie Parkinson

From: Casey Peters [mailto:PetersC@dnv.org]
Sent: November 30, 2020 10:06 AM
To: J Brook [REDACTED]
Cc: [REDACTED]
Subject: RE: Public hearing - Mountain Hwy and Oxford Street - Tuesday December 8, 2020

Hello,

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Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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channels by clicking the icons below:



From: J Brook [REDACTED]
Sent: November 28, 2020 1:21 PM
To: Casey Peters <PetersC@dnv.org>
Cc: [REDACTED]
[REDACTED]

Subject: Public hearing - Mountain Hwy and Oxford Street - Tuesday December 8, 2020
Importance: High

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Q9 Will pets be allowed?

A9 Every project we do is pet-friendly.

Thanks for your input, I look forward to your response,
Judith Brook
DNV resident

From: [Laurie PARKINSON](#)
To: [Casey Peters](#)
Cc: [REDACTED]
Subject: Re: Public hearing - 220 Mountain Hwy and 1515-1555 Oxford Street - Tuesday December 8, 2020
Date: December 01, 2020 1:32:20 PM

Thanks, Casey.

They wouldn't need to rely on a traditional electric hot water heater for heating domestic hot water (yes the monthly bills would be high). I am impressed that they are concerned about tenants electric bills.

They could instead use a hybrid hot water heater (like Home Depot sells, the Rheem ProPH50). This has both electric resistance elements and a small heat pump built into a nearly standard tank setup. Higher end multi-dwellings are installing split indoor-outdoor pure heat pump HW heaters (ie the ECO2 systems sold by Small Planet Supply in Vancouver.

I will send this info to Mr Bellemlih in a separate email.

This info comes from my husband, an engineer...we are researching getting a heat pump & hybrid hot water heater for our house, with the increased rebates offered at the present.

Thanks, Laurie

Sent from my iPhone

On Dec 1, 2020, at 1:13 PM, Casey Peters <PetersC@dnv.org> wrote:

Hello,

Please find the response below provided by the applicant:

DHW will be a combination of electrical (likely to be Heat Pump) and gas. The reason we have a portion of Gas on the DHW (only use of gas in the entire building) is that if we rely exclusively on electrical, we risk some very high demand charges.

Most people will take a shower in the same time windows (morning and evening). This would create big instant loads which drive up significantly the hydro bill. Unlike a single family home, a big building like this gets billed by hydro for consumption of Kwh + a demand charge which is based on the highest load (peak load). If peak loads are very high, the bills become gigantic.

As a result, we use electricity to continuously pre-heat the water in some intermediary storage tanks and the gas comes in "on demand" just to get the temperature to its final use level.

We have struggled a lot to get away from gas altogether, but we fear that the result, on DHW would be unusually high Hydro bills that would have to be

passed on to the tenants.

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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[<image001.jpg>](#)

[<image002.jpg>](#)

[<image003.jpg>](#)

From: Laurie PARKINSON [REDACTED]

Sent: December 01, 2020 9:05 AM

To: Casey Peters <PetersC@dnv.org>; [REDACTED]

Cc: [REDACTED]
[REDACTED]

Subject: RE: Public hearing - 220 Mountain Hwy and 1515-1555 Oxford Street - Tuesday December 8, 2020

Good morning Casey,

For this project, how will domestic hot water be heated?
Would be great if it was via a hot water heat pump – cheaper power bills for residents.

Thanks,
Laurie Parkinson

From: Casey Peters [<mailto:PetersC@dnv.org>]

Sent: November 30, 2020 10:06 AM

To: J Brook [REDACTED]

Cc: [REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: Public hearing - Mountain Hwy and Oxford Street - Tuesday December 8, 2020

Hello,

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<!--[if !supportLists]-->1. <!--[endif]-->[Redic and TPL](#): The applicant has

advised that TPL is the owner, Redic is the development manager retained by the owner to manage the project on behalf of the owner

<!--[if !supportLists]-->2. <!--[endif]-->One property development? Correct.
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<!--[if !supportLists]-->4. <!--[endif]-->Wood frame building? Yes, the proposal is a wood-frame building

Regards,
Casey

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

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[<image001.jpg>](#)

[<image002.jpg>](#)

[<image003.jpg>](#)

From: J Brook [REDACTED]

Sent: November 28, 2020 1:21 PM

To: Casey Peters <PetersC@dnv.org>

Cc: [REDACTED]
[REDACTED]

Subject: Public hearing - Mountain Hwy and Oxford Street - Tuesday December 8, 2020

Importance: High

Hi Casey

thank you and other DNV staff for providing background information on this public hearing.

When you get a chance, could you please respond to a few questions in advance of the hearing itself, and **Reply All** on your response.

1. The document states :

"**TPL Development Oxford Ltd.** has applied to redevelop seven existing single-family residential lots to create a six-storey rental building with a total of 140 units, including 134 market rental units and six non-market rental units. "

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and also states the applicant is proposing "heating system based on air source heat pumps which run exclusively on electricity"

<image004.png>

<image005.png>

Question: from the two options which applicant listed - please confirm that applicant has settled on choice of 'Heating system based on air source heat pumps which run exclusively on electricity'.

4. to confirm this is a wood-framed building proposal, as noted on page 63, Q8, *screen print below.*

<image006.png>

Thanks for your input, I look forward to your response,
Judith Brook
DNV resident

From: [OffRezWolf](#)
To: [DNV Input](#)
Subject: New Rental Apartments on Oxford
Date: December 02, 2020 12:03:47 PM

Dear Mayor and Council,

My name is Stanley Jones, and I wanted to give my support for this project. In the last four years I have been demovicted from 3 different places under the promise that the properties would be rebuilt as rental properties. To this date, all three places have yet to begin construction because of red tape preventing these projects from proceeding. As a person on disability, the rapid decrease of rental options is a constant source of stress as I am constantly concerned about my housing security.

North Vancouver needs rental housing, for students, for seniors, for people with disabilities such as myself. Unfortunately, the rental options here in North Vancouver are getting fewer, and far between. This is getting worse as time goes on, and immediate action is required in order to prevent a situation where rental properties are out of the price range of the same people I mentioned earlier.

Furthermore, looking at the design being proposed it is clear that the developers are thinking ahead with a design focused on social and environmental concerns. It takes advantage of the current infrastructure, and it is designed to actually enhance it. Given the current need to reduce our carbon footprints, a project designed with taking advantage of a mass transit hub becomes all the more important looking towards the future.

Thank you for your time and consideration on this matter.

Stanley Jones

From: [Nancy Ford](#)
To: [DNV Input](#)
Subject: Oxford Rental Project public input.
Date: December 06, 2020 4:49:45 PM

Hello

I am emailing to express my appreciation and support for the proposed Oxford Rental apartments.

As a retired ED in the not for profit sector and long time resident here on the north shore, I am keenly aware of the lack of affordable and especially rental housing especially for young people and seniors wishing to live and work in their community. Further, young families who wish to remain on the north shore are also underserved. 50% of the Oxford development are 2 and three bedroom units addressing this major issue.

The development's location next to Phibbs Exchange and the B line, the Express Bus to Sky Train is also ideal.

Finally I am delighted to see the 6 below-market units made available with Hollyburn Family Services managing the rental agreements. Affordable rental units such as these should be a basic requirement for any development permit here in the North Shore.

In my opinion the Oxford development reflects the long term needs of the North Shore Community.

Thank you.

Nancy Ford


NV 

Sent from my iPhone

From: [Maryam Mahanian](#)
To: [DNV Input](#)
Subject: Support for proposed Oxford rental apartment project
Date: December 07, 2020 12:22:53 PM

Dear Mayor and Council,

I am writing in support of the Oxford Rental Apartment project. I have been a North Vancouver District resident for many years and a project like this is long overdue in our community. It checks off many boxes when it comes to responsible development. The proposed market and below market rental units, land dedicated to public space, and the applicant's commitment to exceeding green building standards offer significant community benefits.

In particular, the location of the project near Phibbs Exchange, the proposed improvements to traffic and dedication of bike lanes all justify higher density in and around a transit hub. This type of land use and density will not only help curb some of the housing crisis, but also support current and future transit infrastructure investment. It will also promote and encourage future residents to adopt new habits to rely on public transit within walking distance from their home, instead of depending on a private vehicle. This clearly benefits the environment.

The sooner Mayor and Council embrace and approve the applicant's rezoning proposal, the sooner our community will have more rental housing and the benefits that go along with it.

Thank you for your consideration.

Yours truly,

Maryam

[Redacted Signature]

North Vancouver, BC

From: [Navid Gamini](#)
To: [DNV Input](#)
Subject: Oxford Rental Building
Date: December 07, 2020 12:35:56 PM

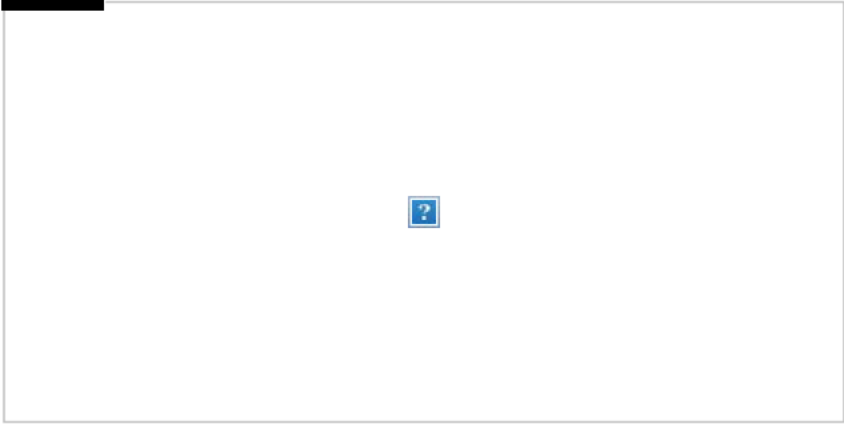
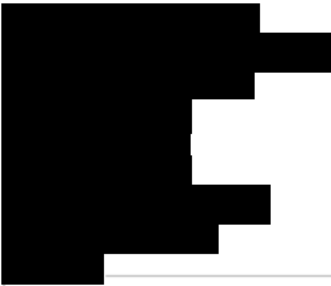
Dear Sir/Madam,

I am sending you this note to show my support for the construction of the proposed rental building on Oxford St. As a resident of the North Vancouver District and a real estate agent working mainly on the North Shore, I have first-hand experienced the significant shortage of rental units in the district. I believe that the inclusion of the 6 below-market units in this building will further help with driving the rents lower in the area. I can not comment on some of the other particulars of the proposed development as they are not my expertise, but I believe that such a development would definitely be beneficial for the community. Please feel free to contact me if you have any questions.

Kind regards,

--

Navid Gamini



From: [James Gordon](#)
To: [DNV Input](#)
Cc: [Louise Simkin](#); [James Gordon](#)
Subject: FW: Public Hearing for the Oxford Rental Building
Date: December 07, 2020 12:47:04 PM

From: Navid Gamini [REDACTED]
Sent: December 07, 2020 9:08 AM
To: James Gordon <gordonja@dnv.org>
Subject: Public Hearing for the Oxford Rental Building

Dear Sir/Madam,

I am sending you this note to show my support for the construction of the proposed rental building on Oxford St. As a resident of the North Vancouver District and a real estate agent working mainly on the North Shore, I have first-hand experienced the significant shortage of rental units in the district. I believe that the inclusion of the 6 below-market units in this building will further help with driving the rents lower in the area. I can not comment on some of the other particulars of the proposed development as they are not my expertise, but I believe that such a development would definitely be beneficial for the community. Please feel free to contact me if you have any questions.

Kind regards,

Navid Gamini, BAsC
Licensed Realtor

[REDACTED]

[REDACTED]

From: [James Gordon](#)
To: [DNV Input](#)
Cc: [Louise Simkin](#); [James Gordon](#)
Subject: FW: Public Hearing, 220 Mountain Hwy & 1515-1555 Oxford Street
Date: December 07, 2020 2:50:12 PM
Attachments: [DNV Letter of support.docx](#)

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

From: Constance McCormick [REDACTED]
Sent: December 07, 2020 2:09 PM
To: James Gordon <gordonja@dnv.org>
Subject: Public Hearing, 220 Mountain Hwy & 1515-1555 Oxford Street

Please find attached a letter pertaining to the Public Hearing scheduled for December 8.

Thanks,

Constance McCormick

[REDACTED]

By email: input@dnv.org

December 7, 2020

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

Dear Mayor & Council:

RE: Public Hearing, 220 Mountain Highway & 1515-1555 Oxford Street, North Vancouver

I am the president of MyOwnSpace Housing Society. We are a group of parents of developmentally challenged young adults, all North Shore residents, and we explore housing opportunities for them. As parents, we foresee the day when we can no longer provide the daily support for them that they will always need.

I applaud the provision of 6 units in this rental development at (much) below market rent, in perpetuity. This is a great beginning, and a great option for some.

In addition to the units at Oxford Street, I ask that the District of North Vancouver consider the provision of other types of affordable housing for persons with disabilities, with support services such as live-in caregivers and designated communal space. In collaboration with such agencies as CLBC and BC Housing, the funding for such supported housing can happen – however, it takes considerable time and planning. Supported housing such as this is sorely needed in the community for many individuals, not only for our group but for many others.

Thank you.

Constance McCormick

From: [Marcus Tan](#)
To: [DNV Input](#)
Subject: December 8th Public Hearing
Date: December 07, 2020 6:49:35 PM

Dear Mayor and Council,

I'd like to take this opportunity at public hearing to voice my support for this rental project on Oxford Street. Being situated immediately adjacent to Phibbs exchange transit hub, this project exemplifies density for renters in the best possible location. Given the economics of real estate in Vancouver, much of the supply of housing adjacent to transit hubs or rapid transit has focused predominantly on condominiums and strata sales. Renters are being pushed to live in sub-optimal locations on arterial roads with high car traffic and a lower quality of living, especially families. This project will lend itself to the people who are most in need of living close to transit (renters) and in turn further promote a car-free lifestyle. In addition to this, the 140 units of new dwellings will provide much needed rental supply to a market which has historically had the lowest vacancy in Metro Vancouver. I've seen firsthand how this has affected friends and family who, out of lack of options, have been forced to live in homes that don't make them happy, and are therefore always seen as short-term options.

Thank you for considering this request, Marcus Tan [REDACTED], North Vancouver, BC

Sent from my iPhone

From: [Farzad Behzadi](#)
To: [DNV Input](#)
Subject: Public hearing for Oxford Rental Project
Date: December 07, 2020 10:15:44 PM

Dear Sir or Madam,

I am sending you this note to show my support for the construction of the proposed rental building on Oxford St. As a resident of the North Vancouver District, I have first-hand experienced the significant shortage of rental units in the district. I believe that such a development would definitely be beneficial for the community. Please feel free to contact me if you have any questions.

Regards,
Farzad Behzadi

From: [shiva.mostafavi](#)
To: [DNV Input](#)
Subject: Oxford rental project
Date: December 07, 2020 10:19:26 PM

Dear Madam/Sir,

I'm writing you to announce my support for this proposed rental project to be built on Oxford street.

I'm a resident of District of North Vancouver and have had my own share of struggling with the shortage of rental units here. I believe both the location and type of units proposed for this project really make sense and would certainly benefit our community specifically the young generation who can't afford to buy an apartment.

Please feel free to contact me if you had any questions.

Regards,
Shiva Mostafavi

From: [armin kashefi](#)
To: [DNV Input](#)
Subject: Re: Public Hearing for Oxford Rental Project
Date: December 08, 2020 12:02:26 AM

Dear Mr.Gordon,

I am writing to share my opinion in support of the Oxford rental Project which is set for public hearing on Dec 8th -2020 at 6:00 pm.

I see this project as a positive addition to our North shore community. With the high prices of real estate in the North Shore area, many of the working-class families and professionals especially families with kids are facing challenges with finding proper housing in our community near their workplace or kids school. To own a place with current real estate prices and mortgage qualification requirements becomes more difficult every year. We have witnessed many working class people and professionals move towards other areas that are more affordable during the past 10 years and our north shore community is facing a shortage of working class families.

Many workers in the North Vancouver area must spend hours in traffic to get to their workplace in our community. This is wasting time and energy everyday that could be spent in a better way; it is not the best for our environment either. Many small businesses are facing major challenges hiring staff because people do not want to take long commutes anymore. Many small business owners in the North shore have challenges hiring staff for their business because there is a lack of working place individuals in our community. I believe this is very much related to the higher living costs and more specifically shelter costs in North Vancouver.

I believe a development of a few single-family house properties to a multi- family residential condo with rental purposes is one of the good approaches to support our working-class people to stay in our community.

The location of this project is another important factor in my opinion of supporting this project. The proximity of the development to the highway helps the residents to reach out to many areas of the North shore community within a few minutes, with less commute time, energy consumption with minimal local traffic management requirement. The project also has units with special discounts which is another winning point for our community in support of the families. Putting all these benefits, I do support this rental project in our community.

Please feel free to reach out to me for further communications if required.

Sincerely,

Armin Kashefi

Cell: [REDACTED]

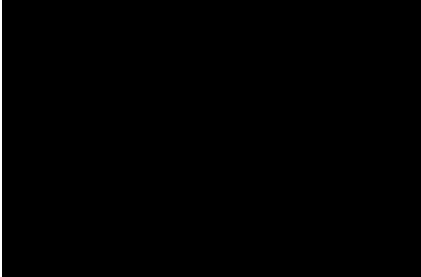
From: [Sajad \(CJ\) Seifian](#)
To: [DNV Input](#)
Subject: support of OXFORD RENTAL APARTMENTS for public hearing
Date: December 08, 2020 2:28:35 PM
Attachments: [image001.png](#)

Hi There,

I am writing you in response to public hearing for OXFORD RENTAL APARTMENTS. As some one working and running a business in Crown street in the Lynn Creek area. I believe this project similar to many other new projects in the area will have great add in as more work force will be able to rent and stay close to their job.

Thank you,

Sajad (CJ) Seifian



From: [shamina vahedi](#)
To: [DNV Input](#)
Subject: New rental apartments on Oxford
Date: December 08, 2020 3:28:46 PM

Dear Mayor and members of the Council,

Good afternoon,

As a member of the North Shore community, I see and hear of the constant request for affordable housing on the North Shore.

This project seeks to address a need on the North Shore for affordable housing for families and individuals. It is great to see that this project has a below-market component despite being on expensive private land.

It has been a number of years since Council has approved a new rental project and what is currently available is old and run down. This appears to be an urgent need.

The location of this project close to the Second Narrows seems to be very convenient and bypasses traffic through the City center of North Vancouver.

I appreciate that the building is being run on clean power (90%) and is energy efficient.

This project by Redic Developments has amenities for both indoor and outdoor use to enable people to be together and as a means of combating social isolation.

I think that it would be in the best interest of the residents of North Vancouver City to have choice to live on the North Shore and this project provides that choice.

regards,
Shamina Vahedi
resident of North Vancouver

From: [Casey Peters](#)
To: [DNV Input](#)
Subject: FW: Development at 220 Mountain Highway & 1515-1555 Oxford Street
Date: December 08, 2020 8:09:05 AM

Casey Peters
Senior Development Planner
District of North Vancouver Development Planning
604-990-2388
cpeters@dnv.org

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons below:



From: Barry Goodwin [REDACTED]
Sent: December 07, 2020 7:25 PM
To: Casey Peters <PetersC@dnv.org>
Subject: Re: Development at 220 Mountain Highway & 1515-1555 Oxford Street

Dear Mayor and Council

I am writing to express my strong support for the development planned at 220 Mountain Highway/Oxford Street. I have reviewed the proposal and am impressed with a number of important benefits for our community:

- The development of rental housing, a seriously under-supplied housing component;
- Increasing the supply of non-market housing (the great need for which hardly needs to be noted), by 6 units;
- Planned for energy efficiency and greenhouse gas emissions.

As a District of North Vancouver resident-owner, I strongly support this development and look forward to more non-market and market rental housing.

Regards

Barry Goodwin

[REDACTED] North Vancouver [REDACTED]

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Outline of my presentation for the Public Hearing of December 8
Date: December 09, 2020 8:16:45 AM
Attachments: [POINTS FOR 8th DECEMBER 2020 PUBLIC HEARING-c.pdf](#)

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

From: Corrie Kost [REDACTED]
Sent: December 08, 2020 7:00 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Outline of my presentation for the Public Hearing of December 8

Your Worship & Members of Council,

The attached is the current outline I wish to present this evening.

Yours truly,
Corrie Kost

[REDACTED]
N. Vancouver

DISCUSSION POINTS FOR 8th DECEMBER 2020

PUBLIC HEARING

by Corrie Kost

As a scientist I know that asking the right questions is already most of the solution for any issue/problem.

So here are my questions...in random order

- **Will cars have a resurgence due to the pandemic, since cramped, unsafe, and slow public transit has resulted in a dramatic drop in revenue and ridership (if only for a few years)?**
- **Will more parking spaces be needed to accommodate cars not only in private parking spaces, but on our public streets? Is the latter compatible with convenient EV charging.**
- **Should all new off-street parking spots have at least Level-2 plug-ins as is the case for adjacent municipalities and almost all those in Metro Vancouver? Did you know that the DNV standards *Level-1 using 25Amps and 110Volts for only 20% of stalls* - have not been updated for 6 years? Do you know the cost to later upgrade to current standards!?**

- **Are you aware that the initial added cost is \$100/month for a parking spot? Do you know the future cost trend for such a parking spot?**
- **Should interior and exterior common spaces, in and around buildings not need to be adapted to the new pandemic reality?**
- **Should careful attention to shadow impacts (more on this later) on adjacent play areas require those areas to be placed such that they have more sunshine?**
- **Are you aware that, per square metre, mid-rise apartments annually consume much more energy than modern single family homes?**
- **Is it not long overdue that the ACTUAL energy consumed by new housing be measured and reported annually to the DNV in order to confirm the model's predicted energy use? How can you manage what you don't measure?!**
- **Should shadow studies for the more useful hours from 6pm-9pm not be a basic requirement? Note that no shadow studies were done for the 6 month period between Sep 21 to March 21. Should DNV standards require at least a shadow study for Dec 21. Won't this better inform the public on this critical livability aspect?**

- Did you know that our OCP mentions Affordable and/or Rental Housing far more often than Market housing?
- Are you aware of a minor misprint on page 1 of the “Additional information” package which states in item 3 of the Table of Contents that the current OCP designation of the subject site changes from Level 5... which should read Level 6.
- Are you aware that this project proposes an OCP amendment Bylaw 8455 CRMU3 which designates this project for a 3.5 FSR Commercial/Residential Zoning while the accompanying Rezoning Bylaw 1402 (Bylaw 8456) designates only an FSR of 2.96. Would it not be rational, if the project is approved, to allow only an OCP designation of the requested FSR of 2.96 without any Commercial use? If you don’t do this are you aware that this or a future council could later grant an FSR of 3.5 and waive any subsequent Public Hearing?
- Finally, what community NET benefits does this development provide to our current residents?

If you don’t know the answers to the above then I strongly urge you to get them before you decide on this issue.

I suggest council, that you request staff to get the answers to all of the above questions before you close this public hearing because you will be unable to get the answers after you close this public hearing.

From: [REDACTED]
To: [DNV Input; Mayor and Council - DNV](#)
Subject: Input for tonight's Public Hearing 220 Mountain Highway 1515-1555 Oxford
Date: December 08, 2020 7:11:34 PM
Attachments: [image001.png](#)

Submitted at 7:10pm before close of Public Hearing – please include in the Public Input/Binder

Comments before Council – 220 Mountain Highway – 1515-1555 Oxford Street

While in general I support proposals to build rental housing – either market or non-market, I do have the following concerns and questions to place before you.

1. Parking:

You will recall my input on the FOI Request we placed through ICBC earlier in the year. We examined the number of registered vehicles at Lynn Creek Apartments – which is a whole 19' away from this proposed building. Ironical that the distance between them is 1 parking spot.

Title:	Count of actively insured vehicles registered at the requested addresses by vehicle type
Location:	Select addresses in North Vancouver, B.C.
Period:	As of July 31, 2020
Reported By:	ICBC

Notes:

- Vehicles locations are based on mailing address which may not necessarily represent where the vehicle is used or parked.
- Counts include Autoplan, temporary and storage policies. Counts also include licensed Trailers.

Vehicle type	1561 Oxford Street, North Vancouver	1561 Oxford Street Lynn Creek Apartments	Parking Per ICBC	Parking Stalls per Planning
Passenger	80	Passenger	80	75
Commercial	7	Commercial	7	
Motorcycle / moped	3	Motorcycle / Moped	3	
Utility trailers	2	Utility Trailers	2	
Grand total	92	Visitors	n/a	3
		Grand Total	92	75
		Parking Stalls Needed	89	75
		Residential Units	98	98
		Ratio	0.908	0.765

Analysis added after receipt.

Note: if the two trailers and 7 commercial vehicles each need a parking stall, then there are 17 vehicles "spilling out" of Lynn Creek Apartments, if the visitors stalls are left free for visitors.

This does not include any vehicles that habitually park here but are lease vehicles, company vehicles, or have yet to register to this address.

The estimate I had previously calculated of 22 vehicles "over spill" could, in fact, be understating the reality.

What we learned from Lynn Creek Apartments – which is the same zoning as proposed in tonight's proposal – is that the .765 parking stalls per unit was not enough there, and therefore it's pretty easy to deduce that 1) The District's "Reduced Parking Rates for Multifamily Residential Developments Policy" is a failure – that does not prove out in the real world. And this current proposal, with even less parking at .72 spaces per unit will fail even worse.

As Councillor Bond said at a previous meeting "we know that people will still own cars, they just won't drive them as much". Well Council, if they are owning a car but cycling or taking transit to work, that means that their home location will need MORE parking – not less.

The more appropriate minimum parking needed at Lynn Creek Apartments next door would be

closer to 1 stall per unit, or more in order to take the parking burden off our public street spaces.

You may also recall that the value of \$50,000 for a below-grade parking spot is inexpensive when compared with the land value of the area of 1 parking spot – which is \$ 78,298 based on the assessed value of 1555 Oxford Street pro-rated for 200 sq feet.

Again you may recall that there basically is no more street parking available in the area, particularly along Oxford Street – so if you allow development here without adequate parking you will be creating mayhem in the neighbourhood.

Members of Council – you may control development approvals; you may control street parking regulations – but you have no authority to regulate whether private citizens purchase cars. This pandemic has proven to us that private automobiles are covid safe. They are not going anywhere any time soon. If we are restricted to a specific number of parking stalls in one underground level – at that number is 101 spaces less 14 for visitors and 2 for car share, for net 85 parking stalls, then please do the right thing and limit this development to 85 units.

2. Rental Only Zoning

I have done some study into the economics of building rental developments in place of market purchase units and can say with confidence that in a development with a 15% profit margin at market for a proposed development that the developer would lose up to 70% of that profit if they offer it for residential rent or lease. That is because the GST of 5% and the Provincial Property Transfer Tax of 4.3% (total 9.3%) would eat up 62% of that profit instantly and make the time to get to positive cash flow up to 24 months down the road.

I strongly feel and am working on asking our Provincial and Federal Governments to exempt these two taxes in cases where the developer requests and accepts Rental Only Zoning. But first municipalities would have to enact this in their zoning bylaw. I request that the District of North Vancouver move to implement rental only zoning and perhaps it could be first employed with this property or group of properties?

I am always available to convey my findings on this topic to your staff or whomever you wish – please feel free to follow up.

3. Energy – referencing page 7 of the report – the applicant is currently exploring two options:
First, gas fired hot water resulting in 9.8kg of Co2/m2 – which your new bylaw passed last night makes illegal.
Or two – 100% electric heating.

I suggest that you direct staff to enquire and report, before the Close of the Public Hearing – what the cost impacts to residents – both market renters and non-market renters will be under this second option. Surely you must wish for this development to go with option 2 considering your declaration of a Climate Emergency?

4)_ COVID: I would like to enquire about is COVID safety – what we have seen during this pandemic is a falling off or marketability of multi-family residential and a resurgence in marketability and value of single family homes. I submit that the reasoning for this is two fold: 1) private green space and 2)

no shared public spaces where contamination can occur. I think we all would like to know and see that designs of such developments have been designed in a way that ensures safety and security within the COVID paradigm. Please ask staff to discuss and report on this aspect.

5) Zoning – I note that the OCP designation for these properties is multi-residential level 6 – up to 2.5 FSR. Yet this proposal includes an OCP amendment to Commercial Residential Level 3 – up to 3.5 FSR. However, the reports and plans show absolutely zero commercial component to the proposal? Why then the Commercial-Residential Zoning? The only logical conclusion is that it is to work around the OCP designation and I therefore urge you to reject this amendment to the OCP. I agree with Dr. Kost who asserted that this leaves this property ripe for a speculative “flip” and then be developed at 3.5 fsr without need for further public input.

I urge Council to ensure, BEFORE CLOSE OF THE PUBLIC HEARING to get adequate and detailed answers to all questions, especially given the reluctance of staff to answer questions about Public Hearing Material during last night’s regular meeting of Council.

Peter Teevan

[REDACTED]