

AGENDA ADDENDUM

REGULAR MEETING OF COUNCIL

Monday, May 31, 2021

7:00 p.m.

Watch at <https://dnvorg.zoom.us/j/65345321120>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



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AGENDA ADDENDUM

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

8. REPORTS FROM COUNCIL OR STAFF

- 8.6. **Neighbourhood Response to Development Variance Permit 20.21 Being Considered May 31, 2021 – 1199 Lynn Valley Road**
File No. 08.3060.20/020.21

Report: Planning Assistant, May 27, 2021

Recommendation:

THAT the May 27, 2021 report of the Planning Assistant entitled Neighbourhood Response to Development Variance Permit Being Considered May 31, 2021 – 1199 Lynn Valley Road is received for information.

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Other:	Date: _____
<input checked="" type="checkbox"/> Addendum:	Date: <u>MAY 31, 2021</u>



The District of North Vancouver REPORT TO COUNCIL

May 27, 2021

Case: PLN2021-00020

File: 08.3060.20/020.21

AUTHOR: Taylor Jenks, Development Planner

**SUBJECT: Neighbourhood Response to Development Variance Permit 20.21
Being Considered May 31, 2021 – 1199 Lynn Valley Road**

RECOMMENDATION:

THAT the May 27, 2021 report of the Planning Assistant entitled Neighbourhood Response to Development Variance Permit 20.21 being considered May 31, 2021 (1199 Lynn Valley Road) is received for information.

REASON FOR REPORT:

In accordance with Council's request to receive an indication as to the number of residents receiving notification, and being in support or in opposition, the following information is submitted for the Development Variance Permit being considered on May 31, 2021, which would accommodate expansion of the existing liquor store.

DISCUSSION:

As of 10:00 a.m. on May 27, 2021:

- a) Development Variance Permit 20.21 – 1199 Lynn Valley Rd
 - i) 955 notices were sent out to adjacent property owners/residents in addition to the Lynn Valley Community Association. One response was received, noting concerns with the loading bays at the shopping centre and with District idling bylaws. Staff clarified that there will be no change to the liquor store loading bay and responded to the neighbour's question.

Respectfully submitted,

Taylor Jenks
Development Planner

Attachments:

- 1) Redacted public comments

**SUBJECT: Neighbourhood Response to Development Variance Permit 20.21 Being
Considered May 31, 2021 – 1199 Lynn Valley Road**

May 27, 2021

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

From: [REDACTED]
To: [Taylor Jenks](#)
Subject: Re: Development Variance Permit 20.21 - 1199 Lynn Valley Road
Date: May 26, 2021 12:27:49 PM

Yes, the current disruptions are mostly the Library Lane loading bay for Save-on-Foods. However, delivery trucks are also excessively idling while parked in the east parking lot (where the barber shop is).

Even if the current liquor store loading area will not change, are there any assurances that delivery trucks will not use Library Lane to access this loading bay.

Regardless of any dispute resolution mechanism, what is the District's idling bylaw that would apply to these circumstances?

Thank you

On Wed, May 26, 2021 at 8:45 AM Taylor Jenks <JenksT@dnv.org> wrote:

Good morning [REDACTED]

Thank you for your comments regarding the Development Variance Permit application at 1199 Lynn Valley Road. Can you please clarify for me where the activity is taking place that is concerning to you (north or south end of the site)?

District Staff have been made aware of concerns regarding the operation of the loading bay that serves the new Save on Foods store, and these concerns have been shared with the owners of the commercial space (Bosa). During the development of the new shopping centre and the residential buildings to the east of Library Lane, there were dispute resolution mechanisms established in the legal framework. The District has encouraged involved parties to implement these mechanisms to address the concerns noted. This includes the recommendation that Bosa work with the strata corporation for 2738 Library Lane and 1295 Conifer Street. In addition to your comments being noted in the email below, I would encourage you to speak to your strata council to provide your input on such matters as I believe discussions are under way with Bosa.

I would like to note that with regard to the application under review, the liquor store currently uses a loading bay at the north end of the site in the older part of the mall, which is on a separate parcel from the new save-on-foods. The application does not propose to alter or relocate this loading bay which I hope may help to alleviate some of your concerns. Please know though, that your concerns have been noted and raised with the applicant.

Thank you again for your comments, should you have any further questions please feel free to reach out, and I look forward to hearing back from you on the above question.

All the best,

Taylor Jenks

Planning Assistant

**DISTRICT OF
NORTH
VANCOUVER**

355 West Queens Road

North Vancouver, BC V7N 4N5

Jenkst@dnv.org

Direct: 604-990-2428

****Please note I am primarily working from home at this time and am best reached by email.**

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: [REDACTED]
Sent: May 25, 2021 9:38 AM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Development Variance Permit 20.21 - 1199 Lynn Valley Road

Please accept this email as my submission regarding Development Variance Permit 20.21 - 1199 Lynn Valley Road.

Bosa Development is requesting this variance not as a charitable contribution to the

neighborhood but to further enrich their ownership. That is totally understandable. Bosa has already profited significantly from their development of the Residences at Lynn Valley and there is nothing wrong with that either. They have collected millions of dollars from homeowners, of which I am one. These are now the same homeowners whose lives and enjoyment of their new homes are being disrupted by the commercial activities of Bosa's Lynn Valley Centre. On a daily basis homeowners are subjected to the following from delivery and/or garbage trucks:

- Idling - creating noise and air pollution.
- Honking and noise from back up warning alerts.
- Encroaching on private property where kids and families play.
- Damaging landscaping.
- Blocking roads, sidewalks, and access to underground parkades.

Ironically, Bosa is now looking for support from homeowners to a variance that would increase the commercial activity, and the nuisances that come with it, in the area. I would support the variance subject to Bosa continuing to take significant steps this time to reduce the above negative impacts the commercial activity has on homeowners and to continually monitor the situation. I would also look to the Mayor and Council to support their hundreds of residents in this.

Thank you



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