3155-3175 Canfield Crescent Rezoning Application

Public Information Meeting Summary Report

Event Date: September 26, 2018
Time: 6:30pm – 8:30pm
Location: Café Artigiano Edgemont, 3154 Highland Blvd, North Vancouver
Attendance: 31 members of the public signed in.
Comments: 6 comment sheets and 11 e-mails 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 18 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 Ads
Newspaper ads were placed in the North Shore News on Wednesday, September 19, 2018 and Friday, September 21, 2018. A copy of the ads is included in Appendix A.

Notification Signs
Two signs were installed on the property on September 11, 2018, providing two weeks' notice to neighbours of the meeting. Photographs of the installed signs are provided in Appendix A.

Project Presentation
A full copy of the applicant's presentation is provided in Appendix D.

Attendance:
31 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:
- Carly Rosenblat, Planner

Project Team:

- Joelle Calof, Vice-President, I4 Property Group
- Myron Calof, President, I4 Property Group
- Michael Oord, Project Partner
- April Green, Project Partner
- Thomas Grimwood, Architect
- Caelan Griffiths, Landscape Architect
- Brent Dozzi, Traffic Engineer
- Donato Battista, Project Manager
- Jake Howe, Director Pre-Construction

Facilitators:

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

Overview:
The meeting was held in a Public Information Meeting format. The meeting began with an Open House, where participants could browse the display boards and engage with the project team directly. The Open House was followed by a presentation and facilitated question-and-answer period. A 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, September 26, 2018, to October 10, 2018. Six comment sheets and 11 emails were submitted within the comment period.

The general tone of the evening was support for this development proposal, both for the applicant and for the design. Most participants were acquainted with the I4 team due to their extensive neighbourhood outreach prior to the public information meeting. Participants noted that the proposal conformed to the Edgemont Local Plan. Community members also recognized the demand for townhomes in the neighbourhood as a more attainable alternative to single-family houses. Questions arose around traffic circulation, with the suggestion made to the DNV by several attendees to consider making Canfield a one-way street. There were questions about whether there was enough parking for visitors, and generally the attendees agreed there would be enough angled public parking, outside of business hours, for guests to share.

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 this be a “green” project?

A1 The DNV recently increased the minimum standard for green building. This project will comply with Step Code 3. An energy advisor has been retained to ensure the project

meets Step Code 3. All parking stalls are set up for EV charging. Charging stations are also available for electric bicycles.

Q2 I think the plan looks great, but the merchants are tired of the construction in the neighbourhood. We are concerned about all of the development.

A2 We will do our best to mitigate impact of construction and keep it on site. Our construction contractors are here tonight to listen to your concerns.

C3 I am in favour of this proposal. It conforms to the Edgemont Local Plan. Besides, if two single-family homes were proposed instead, construction would take longer, and the community would have no say in the matter. I support housing that is attainable for our "missing middle" demographic.

Q4 I really like the concept here. I am feeling development fatigue. I am concerned about the removal of trees. Are the new parking stalls for residents only? What about visitors?

A4 One tree will be removed. Guests will share the off-site public parking.

Q5 What is happening with the proposed bicycle lane and existing angled parking on Woodbine? While bike lanes are great, I am concerned about the loss of on-street parking if the angled parking changes to parallel parking to accommodate the bike lane.

A5 DNV staff are still working out the details.

Q6 16 parking stalls are not adequate: more space is required for EV charging, because EV stations are not parking stalls. This situation is even more challenging once you factor in visitor parking.

A6 Thank you – we will follow up with our transportation engineer.

C7 This is close to a frequent transit route. Many households who live in townhouses in the centre of the neighbourhood will not own two cars.

C8 There is not enough parking on the street today. Traffic will be worse with more development. Please introduce a traffic calming measure on Canfield. The DNV should restrict Canfield to one-way traffic to reduce rat-running through the neighbourhood.

C9 I also support a one-way street on Canfield.

C10 I also support one-way traffic on Canfield. The DNV should retain the angled parking on Woodbine.

C11 I am a realtor. Families need townhouses like these!

Q12 Where will builders get access to the site for construction?

A12 The main staging area is proposed on the corner of Woodbine and Canfield, which would be closed off for the duration of the construction.

C13 Parking is only an issue during business hours. After hours, there is plenty of on-street parking nearby.

C14 It is refreshing that the developer has spoken directly with neighbours!

C15 Love it! I think the merchants will come to love it.

C16 This open dialogue is great! This is a relatively small project: construction will be OK.

Comment Sheet and Email Summary
Participants were invited to submit comments for a two-week response period after the meeting. Six comment sheets and 11 emails were submitted. The main themes from the comments received included:

- Ensuring that neighbours and merchants are notified about road closures and construction
- Many respondents expressed wanting to keep angled parking on Woodbine and suggested that Canfield to be converted to a one-way street to reduce cut-through traffic
- Many respondents voiced support for the project. Reasons for support included the proposed design, underground parking, housing for the "missing middle" and down-sizers, and the project team's proactive consultation with neighbours
- Limiting street lighting to two lights only on Highland Blvd and Woodbine Drive so the lights do not inappropriately shine into homes at night
- Maintaining as many native trees as possible on the site
- One respondent opined that 16 parking stalls are not sufficient for 8 units with visitors.

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. 18 invitations were distributed by hand to the surrounding community, and 31 community members signed in. Two newspaper ads notified the community of the meeting, and a sign was posted on the property. Five comment forms and 11 emails 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 specific questions, mostly related to traffic circulation, impacts of construction activity, and general development fatigue. Most of the community members that spoke at the meeting expressed explicit support for this project. Participants noted that families and younger people are looking for townhomes in the area as an alternative to an expensive single-family house. They expressed satisfaction that the developer spoke directly to neighbours in

advance of the meeting. The community was given ample opportunity to express their views of the proposal.

Appendix A: Notification

Newspaper Advertisement: North Shore News, Wednesday September 19, 2018

Record falls at Grouse Grind Mountain Run

ANDY PREST
aprest@nsnews.com

A record fell as hundreds climbed in the Grouse Grind Mountain Run held Saturday on the popular North Vancouver hiking trail.

Madison Sands of Maple Ridge set a new official record for the women's race, clocking a time of 30 minutes and two seconds for the gruelling three-kilometre course with an elevation gain of 853 metres up the side of Grouse Mountain. The previous record of 30:52 was set by **Kristin Størmer Steira**.

Brooke Spence of North Vancouver finished second on Saturday with a time of 32:37 followed by **Robyn Mildren** of Vancouver with a time of 34:00.

On the men's side, West Vancouver's **Jordan Guenette** claimed top spot with a time of 28:30. Coming in second was **Eric Carter** of Squamish with a time of 29:14 followed by **Marcus Ribi** of Vancouver in third place with a time of 29:57.

The Grouse Grind, known as Mother Nature's Stairmaster, includes 2,830 total stairs. Participants in the annual run are encouraged to raise funds for BC Children's Hospital, while Grouse Mountain donates a portion of the proceeds from the race to the BC Children's Hospital Foundation.

The fastest ever official time for the event is 25:01.

Madison Sands (right) of Maple Ridge rips up the trail on her way to setting a new official record in the Grouse Grind Mountain Run. PHOTO **PAUL MCGRATH**

Public Information Meeting

I4 Property Group is hosting a **Public Information Meeting to present the rezoning development proposal for 3155-3175 Canfield Crescent.** The proposal is for 8 townhouse units (located in 4 buildings) with 16 underground parking stalls.

Please join us on **Wednesday, September 26 from 6:30 to 8:30pm at Cafe Artigiano** to learn about the proposal, view proposed designs, meet the project team, and provide your feedback.

Public Information Meeting Details

Date: Wednesday, September 26, 2018
Time: 6:30 - 8:30pm. Presentation at 7:15pm.
Location: Cafe Artigiano (3154 Highland Blvd, North Vancouver)

SITE MAP

DESIGN CONCEPT

Information packages are being distributed to residents within approximately 100 metres of the proposed development site. If you would like more information please contact Joelle Calof at I4 Property Group at 604-688-4155 Ext 304 or Carly Rosenblat at the District of North Vancouver at 604-990-3717 or bring your questions and comments to the meeting.

Please note: 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.

Capilano Rugby Club kicks off 50th season in style

Capilano Rugby Club celebrated the start of its 50th season with their home opener against their longtime rivals, Vancouver's Meraloma Rugby Club.

Several original members of the club were on hand for the game and recognized in a ceremony before kickoff. The club was formed in 1969 following a merger between the North Vancouver-based North Shore All Blacks and the West Vancouver Barbarians.

On Saturday the Capilano premier men, wearing retro jerseys inspired by the 1969 squad, capped off a day of celebrations with a 46-24 win over Meraloma.

In other opening day action the Capilano premier women got their season started with a bang, scoring a 77-0 win over Meraloma. Meraloma got one back in premier men's reserve team action, scoring a 27-0 win. Meraloma also scored a win in Div. 3 action, topping Capilano 18-13.

The Capilano premier men will be at home again this Saturday for a 2:30 p.m. kickoff against Seattle.

Capilano's Johnny Franklin makes a tackle while Rob Cattanach provides support.

Bucky Ellison and John Langley lead a group of original Capilano Rugby Club members in an onfield ceremony marking the start of the club's 50th season. PHOTOS **PAUL MCGRATH**

Newspaper Advertisement: North Shore News, Friday, September 21, 2018

BRAD WAIT FOUNDATION

BRAD WAIT MEMORIAL GOLF TOURNAMENT

'Golfing for Giving'

The Brad Wait Foundation was founded in August 2017 in memory of Bradley Bryan Wait who lost his 31 month battle with brain cancer on July 15, 2017 at the age of 42. Brad was an avid and passionate golfer.

Proceeds from this year's Memorial Golf Tournament will go to North Shore Camp Kerry – bereavement counselling for children/teens who have lost a parent or sibling

Brad Wait, born July 9, 1975, died July 15, 2017

Golfers, Hole Sponsors, and Silent Auction donors are needed to support this event.

For details and to donate:
www.bradwaitfoundation.ca
or email
helen@bradwaitfoundation.ca

FRIDAY SEPTEMBER 28 – 12:30 START
SEYMOUR GOLF & COUNTRY CLUB
3723 MT SEYMOUR PARKWAY

THE BELMONT Foundation · FIRST CIRCLE FINANCIAL · NS NATURALLY SPEARMINT · POLYGON · onni · north shore news

JAPANESE BREAKFAST American indie musician, Japanese Breakfast, returns to Vancouver in support of her latest release, *Soft Sounds From Another Planet*, for a show at The Imperial on Sept. 26, with Ought opening. Tickets available at Red Cat Main St., Red Cat Hastings St. and Zulu and online at *timbreconcerts.com*. PHOTO SUPPLIED **EBRU YILDIZ**

Enjoy the exceptional comfort of radiant heat in every Valor™ fireplace.

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Please note: 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.

Notification Signs: Installed September 11, 2018

Notification Flyers

Please Join us at our Public Information Meeting

I4 Property Group is hosting a Public Information Meeting to present the development proposal for 8 townhouse units at 3155-3175 Canfield Crescent with a proposed density of 0.8 FSR.

Each unit contains three-bedrooms and is located in four buildings. A common courtyard amenity includes private patio space for each unit and a shared seating area with a fire pit. There are 16 underground vehicle parking spaces proposed for the development, which will be accessed off of Canfield Crescent.

DETAILS

Date: Wednesday, September 26, 2018

Time: **6:30 - 8:30 pm**

6:30 - 7:15 pm - Open House

7:15 - 7:45 pm - Presentation by Project Team

7:45 - 8:30 pm - Facilitated Question and Answer Session

Location: Cafe Artigiano Edgemont (3154 Highland Blvd, North Vancouver)

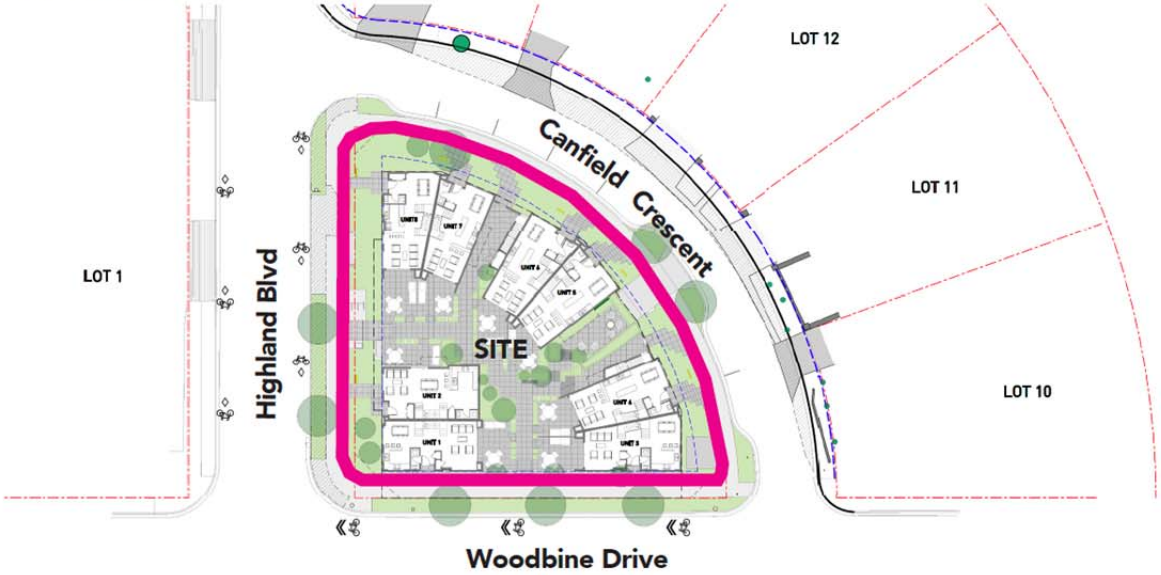
MEETING LOCATION: CAFE ARTIGIANO

Please Note: Information packages are being distributed to residents within approximately 100 metres of the proposed development site in accordance with the District of North Vancouver policy.

The Public Information Meeting will provide:

- An overview of the proposed design and land use;
- Information about project details and proposed timeline; and
- An opportunity to ask questions and provide your input.

SITE CONTEXT

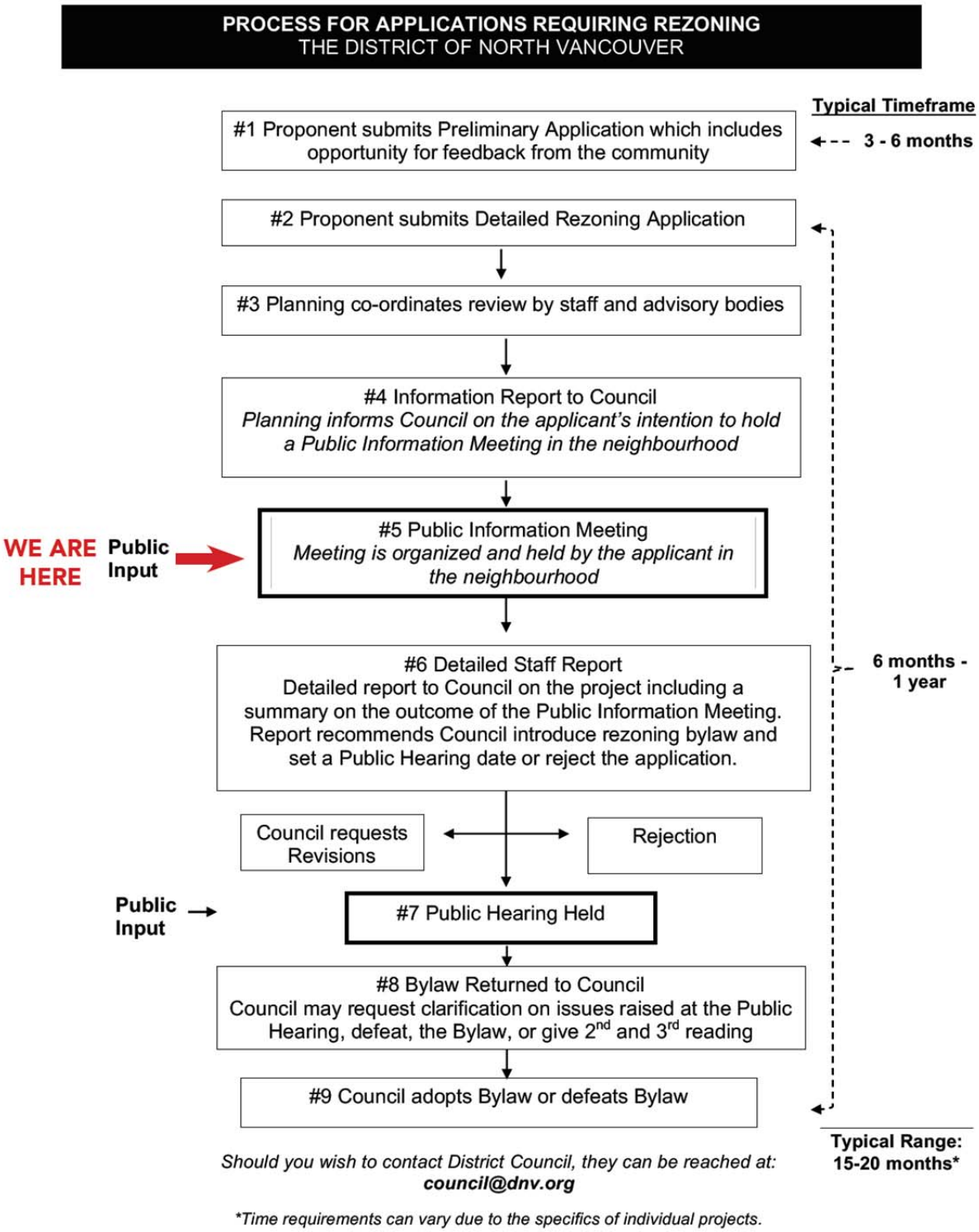


DESIGN CONCEPT

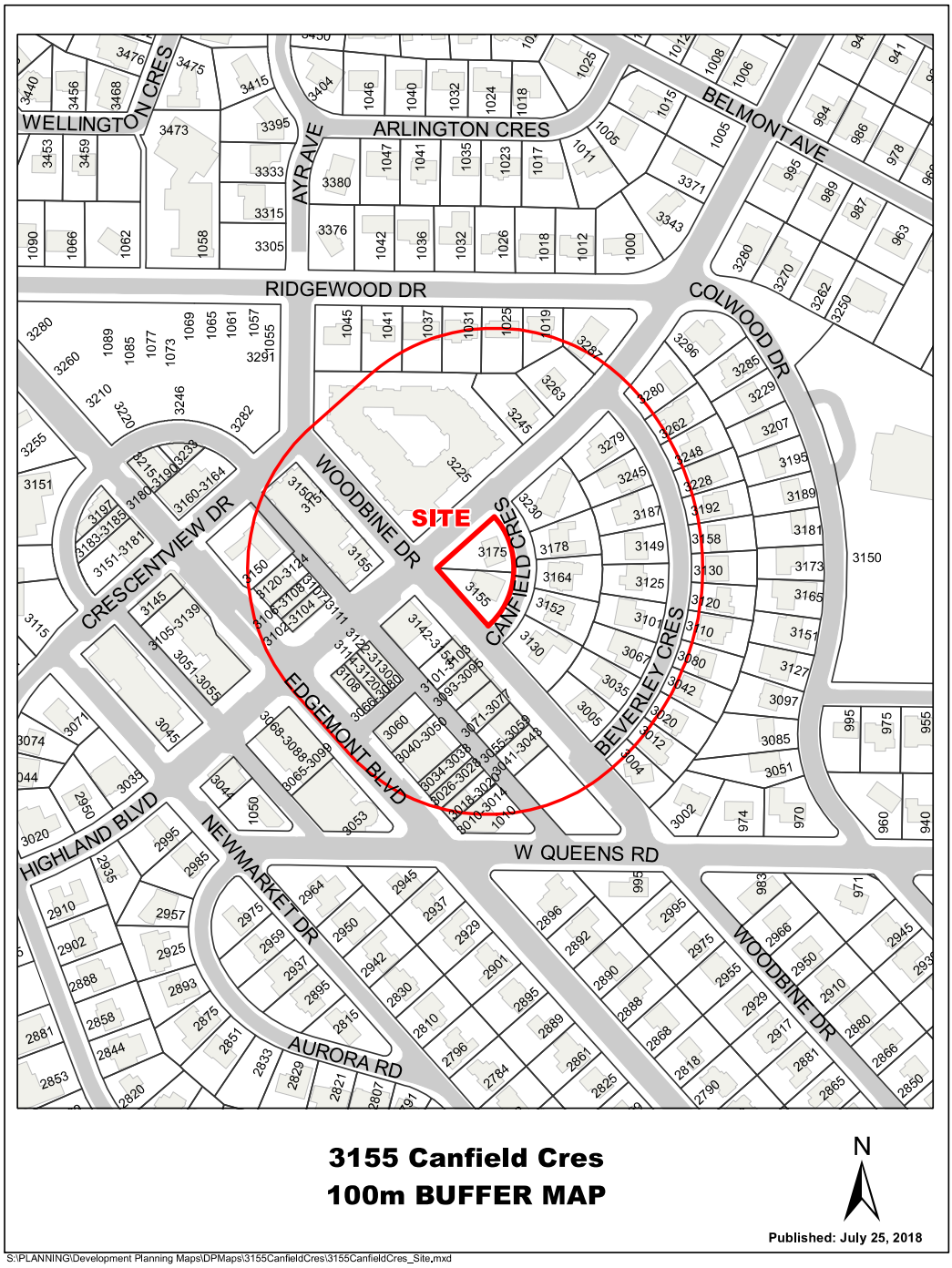
QUESTIONS?

Joelle Calof
Vice President, I4 Property Group
t: 604-688-4155 Ext 304 | e: joelle.calof@i4pg.com

Carly Rosenblat
Planner, District of North Vancouver
t: 604-990-3717 | e: RosenblatC@dnv.org


PROCESS FOR APPLICATIONS REQUIRING REZONING
THE DISTRICT OF NORTH VANCOUVER
Typical Timeframe
#1 Proponent submits Preliminary Application which includes opportunity for feedback from the community
3 - 6 months
#2 Proponent submits Detailed Rezoning Application
#3 Planning co-ordinates review by staff and advisory bodies
#4 Information Report to Council
Planning informs Council on the applicant's intention to hold a Public Information Meeting in the neighbourhood
WE ARE HERE
Public Input
#5 Public Information Meeting
Meeting is organized and held by the applicant in the neighbourhood
#6 Detailed Staff Report
Detailed report to Council on the project including a summary on the outcome of the Public Information Meeting. Report recommends Council introduce rezoning bylaw and set a Public Hearing date or reject the application.
6 months - 1 year
Council requests Revisions
Rejection
Public Input
#7 Public Hearing Held
#8 Bylaw Returned to Council
Council may request clarification on issues raised at the Public Hearing, defeat, the Bylaw, or give 2nd and 3rd reading
#9 Council adopts Bylaw or defeats Bylaw
Typical Range: 15-20 months*
Should you wish to contact District Council, they can be reached at:
council@dnv.org
*Time requirements can vary due to the specifics of individual projects.

Notification Area Map



<u>Appendix B – Sign-In Sheets 1 and 2:</u>

3155-3175 Canfield Crescent
PIM Sign in Sheet

Name	Address	Email Address
[redacted]	[redacted]	[redacted]

3155-3175 Canfield Crescent
PIM Sign in Sheet

Name	Address	Email Address
[redacted]		

Appendix C – Public Comments: Written Submissions:

COMMENT SHEET
The District of North Vancouver

PROPOSAL: **Applicant:** Canfield Crescent Limited Partnership.
Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

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

I will support your development.

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 October 16th, 2018 to:

District Planner: Carly Rosenblat
Tel: 604-990-3717
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: rosenblatc@dnv.org

Document: 3683783

COMMENT SHEET
The District of North Vancouver

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Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

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

- Keep angled parking on Woodbine!! (AND SUPPORT & PROTECT OUR MERCHANTS THEY ARE A ~~HUGE~~ PART OF THIS VILLAGE. THEY GIVE BACK IN MANY WAYS)
- YES! TO INFORMING NEIGHBOURS OF ROAD CLOSURES

PERHAPS A ~~SIGN~~ SIGN UP W/ EMAIL - FOR UPDATES -
RIGHT NOW NO ONE THINKS TO INFORM THE RESIDENTS ABOUT ROAD CLOSURES & ITS ONE OF THE MOST FRUSTRATING THINGS ABOUT THE CONSTRUCTION.

Your Nam[redacted] Street Address[redacted]
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):

It's not obtainable to purchase a single family in this area. I think town homes allows for an opportunity for young families to join this neighbourhood and have access to the amazing schools and rec centers

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

Thank you for an excellent presentation. This development will be a wonderful addition to the Village. I like the underground parking. It makes sense to leave the cars below the ground & let people live above ground (ie not in bsmt suites). I hope you can keep angled parking on Westbine. (very convenient). I hope Canfield can be a one-way street. Thanks for being so open to discussion.

Your Name [redacted] Street Address [redacted]

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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):

I am a teacher in the area and I believe any kind of housing tailored to young families is fantastic.

Your Nam[redacted] Street Address[redacted]

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Document: 3683783

Carly Rosenblat

From: [redacted]
Sent: September 26, 2018 7:30 PM
To: Carly Rosenblat
Subject: 3155 & 3175 Canfield Cres

Dear Carly,

[redacted] and I attended the open house tonight and it was very well done, we appreciated the efforts the developers have gone through to make this a boutique development in an ever changing area. It appears that this project will fit in nicely with the area and we look forward to utilizing the amenities it will provide.

I spend a lot of time in Edgemont with business meetings and friends that live very close to the development.

Looking forward to seeing the finished product.

North Vancouver Resident

[redacted]

1

Carly Rosenblat

From: [redacted]
Sent: September 27, 2018 8:55 AM
To: Carly Rosenblat
Subject: 3155- 3175 Canfield
Attachments: 0113_001.pdf

As attached.

Regards,

[redacted]

1

COMMENT SHEET
The District of North Vancouver

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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):

This project has obviously been very well designed with a lot of thought having gone into the surrounding neighbourhood, and it makes excellent use of a difficult space. It will undoubtedly bring much needed slightly higher density to an area historically starved of multi family housing, hopefully at a price that is affordable to new residents. The developer appears to be engaged in the community and is trying to work with them to reduce construction stress.
I like the idea of making Canfield Cres a one way street going south as I believe that it will stop cut through traffic.
All in all a very thoughtfully designed project that will undoubtedly enhance the area.
Very nicely designed and I am definitely 'for' the development.

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

- EXCELLENT PRESENTATION
- PROJECT APPEARS WELL CONCEIVED PHYSICALLY AND LOW DENSITY
- MUCH THOUGHT GIVEN BY THE DEVELOPER TO IMPACT ON SURROUNDING LANDUSES, COMMERCIAL + RESIDENTIAL.
- ACCESS AND PARKING NOT AN ISSUE.
- UPGRADING OF SIDEWALKS, BUS STOP, BIKE LANES A BIG PLUS FOR THE NEIGHBOURHOOD.

Your Name [redacted] Street Address [redacted]
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Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

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

I attended the meeting on September 26, 2018.

I liked the developer's design of the buildings, landscape plan, and entrance off of Canfield for the townhouse parking.

My comments refer to the **traffic flow** on Canfield Cres. and the **angle parking** on Woodbine Drive.

The residences that live on Canfield Cres. stated that night that Canfield should be a **ONE-WAY Cres.** and I **fully agree**; entering off of Highlands and exit onto Woodbine Drive. I live on Beverley Cres., the next Crescent to Canfield and people cut through Beverley constantly, I can only image with Canfield being closer to the village it is more often. Usually these people are in a hurry, only interested in getting from A to B, fastest route possible, distracted and no attention paid to the neighbourhood around them.

Secondly, **ANGLE PARKING** on Woodbine should remain angled parking! It would be a huge mistake to take the angled parking away from Woodbine, or any angled parking in the village. It provides more parking, and easier parking. I would suggest one or two stalls of 15 minute parking for quick pick-up or drop off, (as at the library in the village).

Your Name [redacted] Street Address [redacted]

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

Date Oct 3, 2018

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 October 16th, 2018 to:

District Planner: Carly Rosenblat
Tel: 604-990-3717
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: rosenblatc@dnv.org

Document: 3683783

[redacted]

October 8, 2018

Feedback for the development proposal for 8 townhomes at 3155-3175 Canfield Crescent.

Good afternoon Carly,

I was happy to attend the Public information meeting on Wednesday September 26, 2018. This development as you know encompasses the entire south side of our small neighbourhood Crescent and as such is very important to both my lifestyle and my investment. I have owned this home and actively invested in many ways in our community for [redacted] years now. I grew up in Upper Capilano, moving away and then returning when it came time to have children and settle.

While I support the development and have been most happy with the developer's transparency and efforts in meeting with the local residents directly affected by the potential changes, I do have concerns over some of the requests of DNV Engineering.

If I understand correctly it is DNV and not the developer requiring the entrance to the complex to be off Canfield rather than Woodbine. I still have concerns around that. A suggestion that has been put forward by all residents of our tiny block to mitigate potential traffic and entrance/exit problems to the new strata, street parking safety, pedestrian safety, right hand turn across bike lane onto Canfield should it remain 2 way and to impose traffic calming, is the implementation of a one way street, flowing north to south, on Canfield Crescent. Both North and South Connaught Crescents are one way, yet Canfield is not. As supported by the findings of the developer I4PG's Traffic Study, Canfield already has community traffic zipping through our short crescent to avoid the 4 way stop right hand turn. It would be timely to change Canfield Crescent to one way at the time of I4PG's construction. Such an innovative move, as suggested again at the Public Information Meeting, would provide traffic calming. Canfield Crescent currently has children living on it and we are hoping the new development will is also designed in such a way as to encourage families to our neighbourhood and thus children to our road. **I strongly request that should this development go through, Canfield Crescent be made into a one way street at the time of development.**

I also would like to reiterate that mid crescent street lighting is overkill on our tiny Crescent. Street lights at both ends of the Crescent in conjunction with entrance lighting at the sidewalk juncture with front entrances of the new townhome (mimicking the lighting at the ends of the driveways of the two new homes on our short road) should be designed in such a way as to provide adequate lighting for the Crescent and not bothersome over lighting that will be the result of any addition of mid crescent street LED lights. Added mid street lighting will shine too brightly into bedrooms and homes presently on Canfield, Beverly and Highland and the new homes proposed Canfield by I4PG. I do not see over lighting the

street as a selling feature for the developer or a good expenditure of their monies and I would prefer the developer use that money for high quality, visually appealing, west coast style exteriors. **Full size LED street lighting at each end of Canfield on Highland Blvd and on Woodbine Avenue are sufficient for this development. Please do not add street lighting mid Canfield Crescent.**

The discussion of the removal of angled parking on Woodbine came up among neighbours again at I4PG's information meeting as it did at Omicron's recent information meeting. I think it is important to remind that when this was discussed at the March 2014, Edgemont Village Centre Plan and Design Guidelines, angled parking on Woodbine was seen by the community as an important way to preserve parking for shoppers who make Edgemont a destination. Edgemont merchants are very important to our community and we must continue to attract unique small businesses to the village and keep their businesses afloat despite high lease costs. Anything we can do to attract destination customers to augment our local neighbourhood customers must be pursued, or in this case maintained. I remain of the opinion that adding new underground parking is great, however there are seniors and others who do not like to and will not park in undergrounds. Parking is a problem for customers in Edgemont Village as it is, please do not reduce the number of above ground parking spots, **please do not remove angled parking from Woodbine.**

One last consideration and this is personal to our home and lot angle. If the large tree north [redacted] need be removed for road improvement, **please consider if there is any way to replace it with a small tree.** This tree softens the view we have of the busier Highland Blvd, the new 246 bus stop and the many homes at Amica whose residents look over our driveway (as well as Amica's employees who smoke, coffee break and pick up at the north west end of our Crescent. I can assure you this is true as the Amica residents enjoy tell me all the time of what is happening in my driveway ☺. As our kitchen is on the north west corner of my home and I spend a lot of time there, any ideas to keep my view soft and not completely wide open to Highland and Amica would be appreciated.

Thank you for your serious consideration.

Regards,

[redacted]

Carly Rosenblat

From: [redacted]
Sent: October 04, 2018 1:43 PM
To: Carly Rosenblat
Subject: Fwd: Proposed Development - 3155/3175 Canfield Crescent

Forwarding some notes regarding the Canfield Crescent proposal. Not sure if these go to yourself or the facilitator, would you forward if necessary please.

Subject: Proposed Development - 3155/3175 Canfield Crescent

Some follow up notes to the Sept 26 public information meeting.
I support the proposed development based on the following observations:
- the proposed project complies with previously approved Edgemont Village Centre Plan and Design Guidelines.
- the proposal reflects the anticipated transition between the commercial core and the adjacent residential area,
- the proposal provides additional housing with the size of units suited for families and 'down-sizers'
- the proposal is close to existing good public transit service. Route 146 between down town Vancouver and Lonsdale Quay. Route 232 between Phibbs Exchange and Grouse Mountain. These routes include service to primary schools (Cleveland, Canyon Heights) and secondary schools (Handsworth, Carson Graham)

[redacted]

Sent from my iPad

1

Carly Rosenblat

From: [redacted]
Sent: October 04, 2018 11:38 PM
To: Carly Rosenblat
Cc: Rip Family
Subject: Comment Sheet - Proposed Development at 3155 & 3175 Canfield
Attachments: DNV Comment Sheet - 3155 - 3175 Canfield.pdf

Hi Carly

Please see the attached comment sheet regarding the above-noted proposed development.

Kind regards

[redacted]

Sent from Mail for Windows 10

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[redacted] we are very concerned about increased number of vehicles, especially in regards to the safety of our young children and other road users. We understand that the District wishes to widen Canfield Crescent so it has two 3 metre lanes as well as a parking lane. We already see significant numbers of speeding vehicles that use the very short Canfield Crescent as a cut-through from Woodbine to Highlands in order to avoid the 4 way stop. Canfield is such a short Crescent that there is very little time to react when vehicles come barreling around the corner using Canfield as a shortcut.

Widening Canfield Crescent to 2 lanes will exacerbate this safety problem considerably as many more cars will use our residential street as a way to avoid the traffic calming of the 4 way stop at Woodbine and Highlands.

We request that, if the District widens Canfield Crescent as we believe they intend to do, that they also designate Canfield Crescent as a one-way street with traffic direction southbound from Highlands to Woodbine which would limit its use as a shortcut. Connaught Crescent (currently seeing significant construction) is also a one-way street and there are many examples of other one-way streets in North Vancouver.

Carly Rosenblat

From: [redacted]
Sent: October 05, 2018 12:30 PM
To: Carly Rosenblat
Subject: 3155-3175 Canfield Crescent

Hi Carly,

As a resident of [redacted] would like to provide my feedback for the development proposal for 8 townhomes at 3155-3175 Canfield Crescent.

While I support the proposal, it is my understanding that DNV Engineering is requiring the developer to include street lights on Canfield Crescent as part of the improved streetscape plans. Modern LED street lights are very bright and in my view are inappropriate for what is a short, narrow "Local Road" (as designated in the street classification) such as Canfield Crescent. My concern is that any street lights installed mid-block on Canfield Crescent will present an intrusive glare through the bedroom windows at the [redacted] Please keep the street lights on Highland Blvd. and Woodbine Drive. They are not needed on Canfield Crescent.

Your Truly,
[redacted]

1

Carly Rosenblat

From: [redacted]
Sent: October 06, 2018 6:10 PM
To: Carly Rosenblat
Subject: I4PG Proposal 3155-3175 Canfield Crescent feedback

October 2018

Attn: Carly Rosenblat

Feedback Public Information Meeting 8 townhomes 3155-3175 Canfield

1. At the time of construction, should this development proceed, please designate Canfield Crescent one way, north to south in order to mitigate potential safety issues regarding:
   - Entrance and exit safety for the new development and the present homes on Canfield
   - Traffic safety and speeding on Canfield
   - Pedestrian safety on Canfield
   - Traffic and bicycle safety at right hand turn onto Canfield across the new proposed bike lane on Woodbine
   - Traffic calming
   - Of note Canfield is the only short crescent in Edgemont that is not one way
2. Reduce impact to front yard landscaping of present owners homes on the Canfield as much as possible; the large tree at the [redacted] presently provides a barrier to our privacy, view noise etc.
3. Please limit street lighting to Highland Blvd. and Woodbine Drive. Additional street lighting is not needed on Canfield Crescent and additional LED's will impose on current residences, neighbouring residences on Beverly, Highland Blvd, and Woodbine and the new homes built by I4PG.

   Contact information may be made available to developer

Sincerely

[redacted]

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Carly Rosenblat

From: [redacted]
Sent: October 11, 2018 4:41 PM
To: Carly Rosenblat
Subject: Canfield proposal
Attachments: SKMBT_C65018101107110.pdf

Please see my comments about Parking on Woodbine and the Canfield project, attached.

Happy to discuss further and would appreciate hearing about any information going on about traffic flow in the village area, ie meetings etc that are upcoming.

[redacted]

COMMENT SHEET
The District of North Vancouver

PROPOSAL: **Applicant:** Canfield Crescent Limited Partnership.
Address: 3155 & 3175 Canfield Cres.

Development application for 8 townhouse units in four buildings

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

- Great use of property - design is great.

- Canfield should be 1 way only

Angle parking on Woodbine should be kept. Share road with bikes - Don't change to parallel parking or bike lane, as angle parking is more efficient & provide visits that are needed in the village.

Your Nam[redacted] Street Addres[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 October 16th, 2018 to:

District Planner: Carly Rosenblat
Tel: 604-990-3717
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: rosenblatc@dnv.org

Document: 3683783

Carly Rosenblat

From: [redacted]
Sent: October 16, 2018 1:36 PM
To: Carly Rosenblat
Subject: Canfield Crescent 3155 & 3175 Development Application

Attention: Carly Rosenblat

Dear Carly,

In response to the application for a development of 8 townhomes on Canfield Crescent made by Canfield Crescent Limited Partnership, I wish to provide the following input:

While the townhome design appears relatively attractive and the architect has used the space very effectively, I have several concerns about this development.

1. Provision for resident parking totals only 16 underground spaces. At street level there will be space for 6 vehicles; however these will not be dedicated "Canfield Crescent residents' parking only" but will be available to anyone wishing to park in the vicinity of the village. Given that the townhouses are 3 bedroom units, realistically the residents will most likely have at minimum 2 vehicles per household. Yet there could be a family with additional members who own a vehicle - think grown children who are residing at home or at least are of driving age and therefore may also own a vehicle. It would also be fair to assume that the townhouse residents as well as other residents on the other side of Canfield Crescent will have guests, visitors staying, who need to park vehicles. Where are all these people to park? As it is right now, parking in the village is a nightmare and even with Grosvenor soon to be having approximately 370 spaces for customers and residents, street parking will be at a premium. Therefore, it would be better to designate the street spaces on Canfield Crescent as Residents ONLY. I also suspect that residents of the townhouses facing Highland or Woodbine will have deliveries or will be inclined to stop "Briefly, just for a few minutes" and temporarily block the road, although that would pose a problem on Highland where there will be a bus-stop. Again, another reason to make the spaces at street level on Canfield as Residents Only.

2. All of the trees currently on this property will be felled. Yes, certainly the developer will be required to plant new non-indigenous species of trees, but we are losing an alarming number of indigenous cedars and firs that are a central aspect of the North Shore landscape and character. (The disgrace on Crescentview and Connaught on the [redacted] property is a prime example of complete disregard for our trees !) We cannot afford to remove so much of our green canopy. These trees as well are home to native wildlife and birds and a crucial part of the ecology of our community. In this development proposal, in addition to removing ALL the trees on the site, additional trees on the single home properties on the other side of Canfield Cresent are slated to be removed in order to widen the street. I strongly object to this occurring. Surely these trees can be preserved and the street reconstruction can be adjusted to accommodate them.

3. Above all, I have a concern with the scope and timeline of this development. While construction at the Grosvenor site and Boffo I site is nearing completion, it cannot be overstated that the merchants of Edgemont Village are being gravely affected by the duration and scale of redevelopment already underway within the Edgemont Village community: they are suffering loss of business and re-development fatigue.
Similarly, as a resident living in close proximity to the village and simultaneously enduring perennial residential home development in my own neighbourhood, I, like many of my neighbours, am totally fed up with the noise, disruption and major inconvenience of all this construction. Soon work on Boffo II and the[redacted]

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property on Connaught, both substantial developments, is supposedly going to begin and then there are the other applications including most particularly the Omicron commercial/residential development on Woodbine. It would be insane to have Omicron's development under construction and this one on Canfield anywhere near being within the same time frame! This one should be delayed until the others have been entirely completed and a demolition permit must not be issued until immediately before construction/development is to begin (we do not need another utterly unsightly clearcut lot remaining fallow for half a year!!)

I am supportive of a variety of housing options and these townhouses appear to be offering a good alternative to single family dwellings, and appealing to those wishing to downsize. I have no illusions, however, that these will be an affordable housing alternative. Certainly it is a far better choice than yet another condo development. As [redacted] remarked, at least with this development there is public input that would not be offered if the existing homes were re-developed by a private residential developer.

I respectfully submit by comments and concerns and agree to having my contact information available to the applicant.

Yours sincerely,

[redacted]

2

Carly Rosenblat

From: [redacted]
Sent: October 16, 2018 11:39 PM
To: Carly Rosenblat
Subject: Comment on Canfield Cres Development Application

To Carly Rosenblat,
District Planner
District of North Vancouver.

I attended the Open House for this development and liked the proposal.

I just wanted to make 3 comments:
1) Street tree plantings around this development. I remember the ornamental cherry trees in the village, which dropped fruit which then stained the sidewalks. These trees had to be replaced. Please avoid a similar choice. The maple trees in the village core are beautiful for many months of the year and perhaps could be replicated here.
2) Please do not take away the angled parking on Woodbine.
3) Please avoid too much or any brick facing on this building. This was mentioned at the meeting, but is not a common building material in this area.

Thank you.

[redacted]

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Appendix D: Project Presentation

OUR PROJECT TEAM

ETRO CONSTRUCTION LIMITED

I4 PROPERTY GROUP

CREUS Engineering

GRIMWOOD

pmg LANDSCAPE ARCHITECTS

BROOK POONI

CTS CREATIVE TRANSPORTATION SOLUTIONS LTD.

OUR HISTORY

- ***Myron Calof*** founded I4PG in 2002 and brings 38 years experience in Real Estate Development, Land Acquisitions, and Financing

- ***Joelle Calof*** joined in 2010 and brings 23 years experience in Sales, Design, and Project Management

- ***I4PG*** has completed Over 1 million SF of Residential, Commercial, Mixed-Use projects across B.C and Alberta

OUR CORE VALUES

INSPIRED

INFORMED

INNOVATIVE

INVESTED

OUR LOCAL PROJECTS

700 Marine Drive
North Vancouver

Galleries
Squamish

Studio SQ
Squamish

Premiere
New Westminster

Siena
Burnaby

EDGEMONT VILLAGE POLICY CONTEXT

LAND USE DESIGNATION

Property located in 'Residential Periphery', designated for **Multiplex** development, transitioning between the Village core and surrounding residences.

MULTIPLEX DEFINITION

The *Edgemont Village Centre: Plan and Design Guidelines* defines Multiplexes as triplexes, fourplexes, and small rowhouses, up to 2.5 storeys with density from 0.6 FSR to 0.8 FSR.

OUR APPROACH

- Study the Edgemont Village Centre: Plan and Design Guidelines (*2014 Village Refresh*)

- Engage an Experienced Townhome Architect
- Consult with DNV Planning & Engineering Department
- Hire Expert Consultants: CREUS, HWM, CTS, ETRO, PMG, ICS
- Seek Guidance from the EUCCA Executive (*2014 Village Refresh Co-Authors*)
- Work with our Canfield Crescent Neighbors

OUR PROJECT VISION

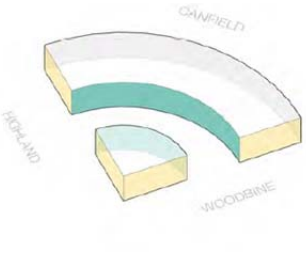
To build homes we want to live in that appeal to people of all ages and stages of life

To show the neighborhood how density can be sensitively achieved through design and detail

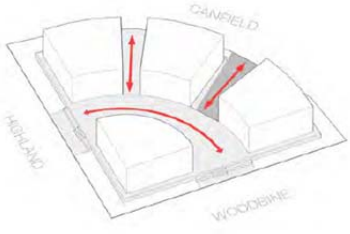
To help Edgemont Village welcome a new generation of homeowners and residents

SITE PLANNING

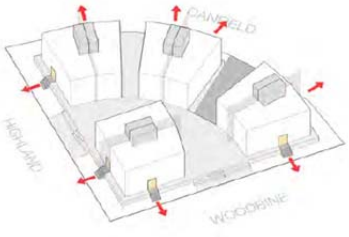
SITE + PLANNING CONTEXT



URBAN EDGE/INTERNAL MEWS



TRANSITION/CONNECTIONS

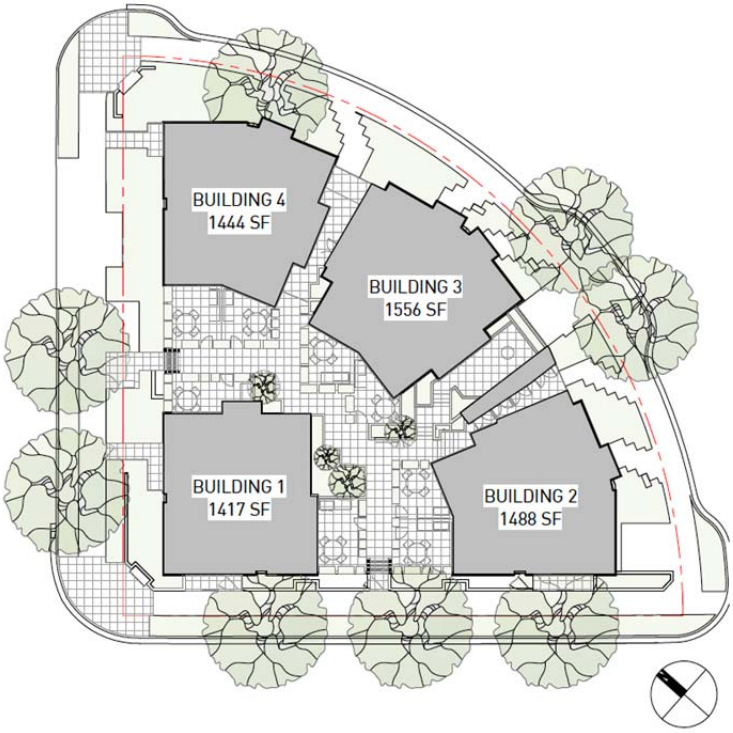


ADDRESS STREET FRONTAGE

LANDSCAPE + OPEN SPACE

DETAIL + MATERIALITY

SITE MASSING PLAN



Scale the density transition from 2 to 4 buildings

Address each street frontage around the Site

Recreate a landscaped corner public realm

Maintain an open and welcoming presence to the Secondary Gateway

Anchor the Residential Periphery with similar complimentary materials

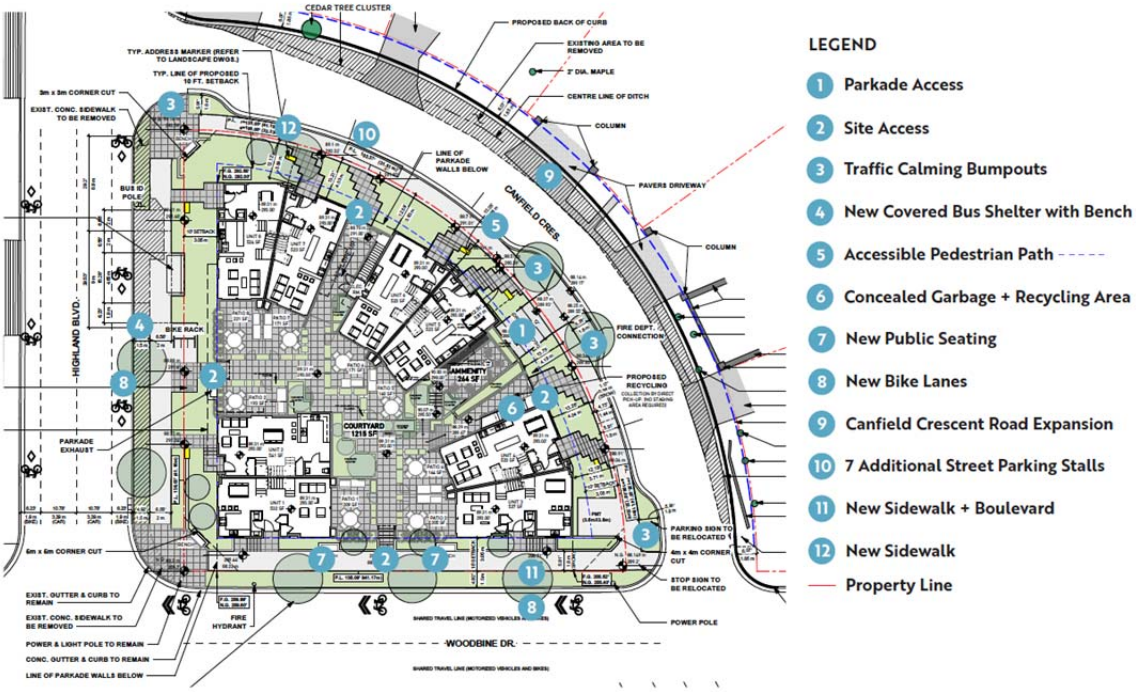
HIGHLAND/WOODBINE RENDERING

CANFIELD CRESCENT PERSPECTIVE

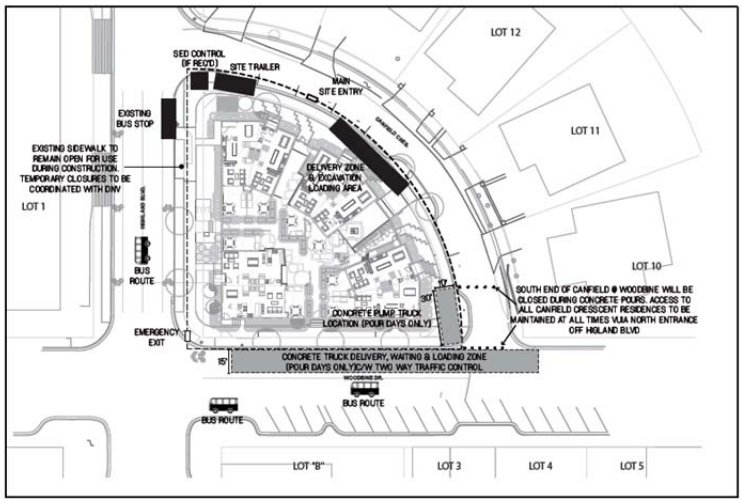
COURTYARD PERSPECTIVE

SITE LANDSCAPE PLAN

LOCAL TRAFFIC IMPOVEMENTS



CONSTRUCTION MANAGEMENT



- An off-site location will be determined for trades parking
- Work hours and noise to comply with DNV Bylaw
- Advance notifications of truck routes to be posted on site
- Canfield Crescent residents to have access via Highland Boulevard at all times

ESTIMATED TIMELINE-16 MONTHS

DEMO	EXCAVATION	PARKADE	STRUCTURE	EXTERIORS	INTERIORS
2 WEEKS	1 MONTH	2 MONTHS	4 MONTHS	4 MONTHS	5 MONTHS

COMMUNITY BENEFITS

8 townhomes with 3 bedrooms and 3 bathrooms, below-grade storage, rooftop decks, courtyard patio space

ENERGY STEPCODE
BUILDING BEYOND THE STANDARD

Step Code Energy Compliance Level 3 for Part 9 Buildings to support District's Energy and Water Conservation/GHG Emission Reduction Objectives

Integrated public seating on Woodbine Avenue

7 new street parking stalls on Canfield Crescent

EV Charging Stations in parkade for residents

Secure bike storage for 2 bikes per unit

Controlled irrigation strategies for landscaping

Road improvements on Highland Boulevard, Woodbine Avenue, and Canfield Crescent

New sidewalks on Woodbine Avenue (primary school route) and Canfield Crescent

New shared bike lane on Woodbine Avenue, new designated bike lane on Highland Boulevard

New bus shelter with bench and accessibility pad

Community safety measures include pedestrian-level down lighting, secure courtyard access, illuminated entries

OUR LOCAL PERSPECTIVE

EVBA

"WE SHARE YOUR CONCERN ABOUT MAINTAINING THE VILLAGE CORE SHOPPING EXPERIENCE."

EUCCA

"WE VALUE YOUR COMMITMENT TO UPHOLD THE EDGEMONT VILLAGE CENTRE: PLAN AND DESIGN GUIDELINES."

COMMUNITY

"WE RESPECT YOUR NEED FOR A SAFE AND LIVEABLE NEIGHBOURHOOD DURING CONSTRUCTION."

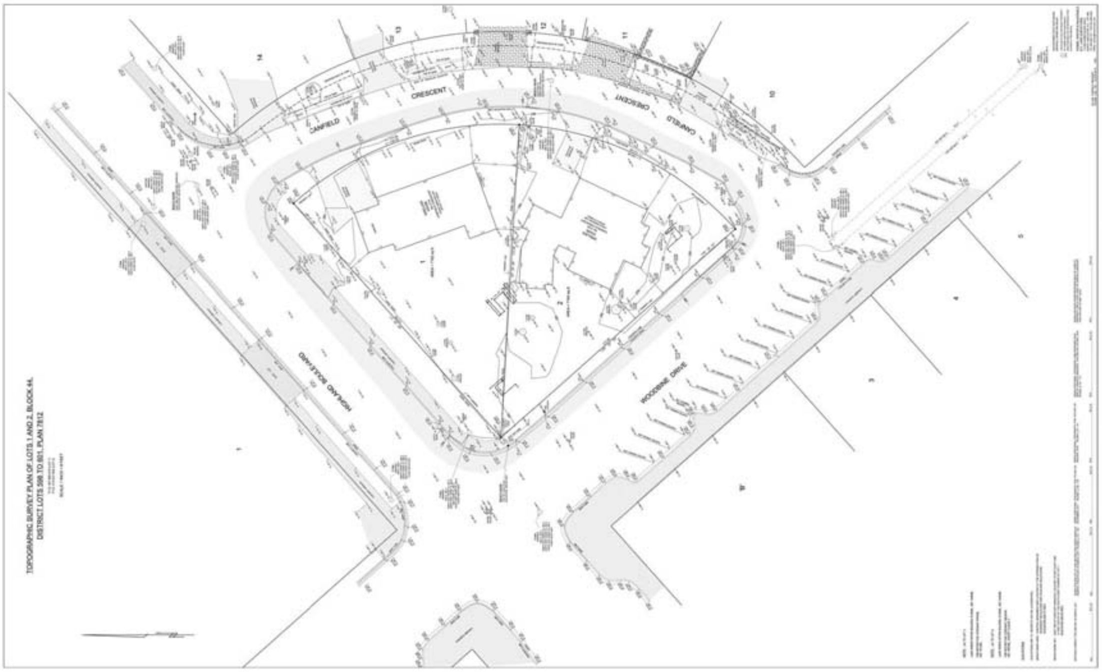
FROM MYRON & JOELLE

"Real Estate Development requires creativity, commitment, and teamwork.
We are nothing without our architects, designers, and consultants.
*Above all, we **love** what we do and we are proud to be builders."*

I4 PROPERTY GROUP


THANK YOU FOR COMING

SITE SURVEY


CANFIELD
CRESCENT
CRESCENT
CANFIELD
HIGHLAND BOULEVARD
WOODBINE DRIVE
TOPOGRAPHIC SURVEY PLAN OF LOTS 1 AND 2, BLOCK 44,
DISTRICT LOTS 598 TO 601, PLAN 7812

Adrian Chaster
[redacted]

Mayor and Council
District of North Vancouver
By email to council@dnv.org

9 December 2020

Dear Mayor & Councillors

Re: Application for an 8-Unit Townhouse at 3155 & 3175 Canfield Crescent

Introduction:

I have lived in Edgemont Village since 1993 and have long been active in community affairs. I served on the Working Group that examined the proposal for a retirement facility in Edgemont Village, which was subsequently built and operates under the name Amica. I was a member of the Official Community Plan ("the OCP") Implementation Committee and of its successor, the OCP Implementation Monitoring Committee. I chaired the Working Group which spent a year interacting with the community and drafting the Edgemont Village Centre: Plan and Design Guidelines. I have been a member of the Executive Committee of the Edgemont and Upper Capilano Community Association for years. My community matters to me.

In this letter, I am supported by Grig Cameron and Peter Thompson, both of whom have many more years of active involvement for the betterment of our community than I can claim.

The Planning Department's report on the proposed Canfied townhouse development came before Council for Early Input a year ago, on 2 December 2019. A motion was passed at that meeting deferring it "until after the targeted review of the Official Community Plan" (Targeted Review). At the time of that Council meeting, the Targeted Review was expected to be complete by August or September 2020.

Due to the Covid 19 pandemic, the Targeted Review has been delayed by at least a year. According to a Report to Council on 6 October 2020, it is not now expected to be complete until September 2021, and even then, provided only that there are "no further pandemic-related delays."

This added delay of at least a year may have a deleterious effect on the viability of the proposed development. For the reasons discussed in this letter, I say that the delay is of such significance that Council should revisit its decision to defer consideration of the Planning Department's report.

The decision to defer may be revisited at any time on the motion of any member of Council. On a proper legal analysis, as set out in the addendum to this letter, it would not be a Motion to Reconsider, with time limits and the requirement that it only be made by a member who voted in favour of the motion to defer. It would in fact be a Motion to Amend Something Previously Adopted, which is burdened with no such conditions.

The OCP sets out a policy that higher density mixed-use commercial and residential development in Town and Village Centres should transition sensitively outwards via a periphery of lower density multifamily housing, such as duplexes and townhouses, to the adjacent single-family residential neighbourhoods. For the reasons set out in this letter, I suggest that there is almost no chance of the Targeted Review recommending that this policy of multifamily peripheries be abandoned in favour single-family developments extending right to the borders of Town and Village Centres.

I therefore suggest that delaying consideration of the Canfield proposal for yet another year, on the basis that the Targeted Review of the OCP is not yet complete, would be inappropriate. The application should move to the next step, so Council can hear from the public. If "construction fatigue" turns out to be a serious issue because of previous construction projects in and around Edgemont Village, or if there are other significant problems, Council may simply decline to permit the application process to continue.

Below, I discuss the relevant OCP policies and how they have been treated in the years since the OCP's adoption in 2011. I then conclude with a discussion of other relevant factors affecting this development proposal. Finally, I attach an addendum analysing the procedural question of how to bring the matter back before Council.

Background:

The overarching policy of the OCP as adopted by Council in 2011 is stated in section 1, Growth Management:

> The District's objective is to proactively manage growth and change in the District to achieve a compact, efficient, environmentally sustainable, prosperous and socially equitable community.

In section 2.2, Village Centres have this description:

> Mixed-use development, such as apartments situated over shops, is a typical building form within the commercial core, with lower density multifamily housing (***such as duplexes or townhouses***) forming a peripheral area adjacent to the core . [emphasis added]

Paragraph 5 in the Policies section therefore prescribes:

> Concentrate development in the Village core and transition sensitively outwards with appropriate ground-oriented housing forms (***such as duplex and townhouse***) to adjacent residential neighbourhoods. [emphasis added]

* * *

The Edgemont Village Centre: Plan and Design Guidelines, as unanimously adopted by District Council in March 2014, contains a map in section 3.2, which

> ". . . illustrates locations for potential low density multifamily residential uses around the Village where more diverse housing options that transition outwards from the Village core could be sensitively introduced. Ground-oriented forms like duplexes and multiplexes ***(e.g. triplexes,***

fourplexes, small rowhouses, and townhouses) whose scale and design should respect existing neighbourhood character are envisioned." [emphasis added]

On the map, the two lots which are the site of the proposed Canfield development are specifically designated "Townhouse".

* * *

In a report entitled "OCP Progress Monitoring 2011 – 2014", the OCP Implementation Committee said:

> District residents need access to a range of housing choices to meet the needs of their household structure and family, life stage and income. A diversity of housing choices promotes a healthy and vibrant community of all ages, abilities and incomes.

* * *

In 2017, the Housing section of the OCP Implementation Review report entitled "Progress Towards 2030" concluded:

> Guided by the OCP, the District is gradually making progress on providing greater housing diversity, ***such as townhouses and apartment*** [sic]. A range of housing options provides opportunities for the 'missing generation', aged 25-40, to find suitable housing in the District.
>
> ***Continued support for increasing housing diversity is needed*** to meet the changing household needs and ages of District residents. If the range and supply of housing types is not expanded, then there will be fewer opportunities for different household needs, such as aging residents, younger residents or lower income households. [Emphasis added]

* * *

In May 2018, the "Housing Report" of the OCP Implementation Monitoring Committee suggested that "the DNV needs to create more affordability" and that one of the ways to achieve this end is "opening up zoning so that housing diversity is possible".

* * *

In an Early Input Report on the proposed Canfield townhouse development, Development Planner Nordin reported on 19 November 2019 that the proposal meets OCP guidelines:

> The proposal addresses the intent of the housing diversity policies in Section 7.1 of the OCP by providing units suitable for families and encouraging a range of multi-family housing sizes (Policy 7.1.4). The units are all three bedroom floor plans, which will be attractive to both families and downsizers. These units respond to Goal #2 of the OCP to "encourage and enable a diverse mix of housing types ... to accommodate the lifestyles and needs of people at all stages of life."

In the Report's Conclusion:

> This project is consistent with the Edgemont Village Centre: Plan and Design Guidelines and has

responded to public input received. The applicant is an early adopter of a higher level of green building features than is required by the District's draft Community Energy and Emissions Plan.

Targeted Review Process

What of the pending Targeted Review of the OCP? The fact that it is not yet complete was the basis for Council's decision on 2 December 2019 to defer consideration of the Canfield proposal. An indication of the Review's direction may now be found in its White Paper on Housing, which was released on 24 February 2020, a couple of months after that Council meeting.

Under the heading Current Conditions and Progress since 2011, the White Paper states:

- The District will need to ***accelerate the approval of multi-family stock*** to meet the OCP target. [Emphasis added]

- ***Increasing the number of attached dwellings is important*** because more compact forms of housing and development are more efficient in terms of servicing, more affordable, and help reduce GHG emissions (by reducing reliance on cars). [Emphasis added]

- Housing types have diversified with gains in apartments and townhouses, but detached housing still encompasses 67% of the District's housing stock (District of North Vancouver, 2017), meaning that those ***more affordable multi-family units are not coming on line as quickly as anticipated to serve the missing middle age cohort.*** [Emphasis added]

From the White Paper's list of Key Issues:

- Without an appropriate range of housing options, community demographics will shift toward higher-earning households. This might result in an increased proportion of older households in the District and lead to a decline in overall household diversity.

The White Paper states in the section Potential Actions:

- Amend the OCP and Zoning Bylaw to allow sensitive infill, including the allowance of smaller lots, where appropriate to reflect demographic and economic changes in the District since the last OCP was completed. ***Allow row and townhouse zoning in more areas.*** [Emphasis added]

What Council did not yet know when the Canfield application came before it in December 2019, the White Paper allows it to foresee now. There seems to be no serious possibility that the Targeted Review of the OCP will suggest, or indeed that Council would accept, the abandonment of the policy of low density residential buffers such as townhouses between Town or Village Centres and the surrounding single-family neighbourhoods.

Discussion and Recommendation

In short, the fact that the Targeted Review will not be complete until September next year at the earliest should not delay Council's providing early input on the Canfield proposal. If Council requires a "material

change" before it will take a second look at this application, the delay of another year or more for the Targeted Review is that change, particularly where the chance that the Review will recommend an abandonment of the policy of low density multifamily developments forming a periphery around Village and Town Centres is vanishingly small.

In terms of public support for the Canfield townhouse proposal, reaction was generally favourable at a public input meeting in September 2018. Remarkably, every single household on Canfield Crescent supports the proposal. I am told that the developer now has the support of still more local residents. A public hearing as part of the normal approval process would, of course, give Council the clearest evidence of public sentiment.

How much of an issue is "construction fatigue"? There have been three major developments in and around Edgemont Village in recent memory; the Amica Senior Living facility on the corner of Highland Boulevard and Woodbine Drive a few years ago, and the more recently completed Grosvenor and Boffo developments on opposite sides of Edgemont Boulevard at Ridgewood Drive.

As someone who lives literally on the edge of Edgemont Village, my impression of the Amica development was that it was a large construction project (129 dwelling units) which caused about as much disruption as one might expect, given that it was off the Village core; i.e. it was tedious but not destructive of Village life.

The same could not be said of the Grosvenor and Boffo projects. "Construction fatigue" would be a charitable description of how residents in the area felt by the end. Being in the core of Edgemont Village, either one of these projects would have caused significant disruption. To my mind, allowing these two projects to proceed contemporaneously was, in hindsight, a mistake, because the disruption was magnified twofold. The Village became a place to avoid, and businesses suffered. We were all heartily thankful when the projects completed.

That said, now that they are done, I can say without fear of contradiction that Connaught Place, as the Grosvenor development is now called, has injected new life into the Village. The Thrifty supermarket, restaurants, and other businesses are making the Village a more vibrant place, to say nothing of the fact that a larger local population means more business for Village merchants. The hassles of construction are receding in memory.

As to whether construction fatigue is still acute, I point to the 22 unit condominium development which is currently under construction at the end of the street where I live, Crescentview Drive. Because the project is one block off the Village core, and construction traffic uses Newmarket Drive for access rather than Edgemont Boulevard, life in the Village proper is largely unaffected. The fact that District approval for this undertaking was conditional upon waiting until Boffo and Connaught Place were complete is minimising disruption.

Being a block off the Village core on the opposite side, the Canfield development and its attendant construction traffic would similarly not impact Village life greatly. And where the Crescentview development will be 22 units, at just 8 units, Canfield will be that much less burdensome.

* * *

Conclusion

The Advisory Design Panel has signed off on the Canfield application. The Planning Department supports it. I understand that the project meets Step Code 5 passive house standards, exceeding Community Energy and Emissions Plan standards. It fits exactly within the OCP policy respecting residential peripheries, which it is a safe bet the Targeted Review will recommend be continued, perhaps strengthened. It meets the Edgemont Village local area plan. Disruption of Village life from construction will not be unreasonable. The merchants will wind up with more customers. A low density multifamily development like Canfield serves the community objectives as set out in the OCP.

I recognise that Council has made it a priority, very correctly, in my view, to seek proposals which focus on the provision of social housing, primarily non-market rental. This small site could not support subsidised rentals. The only realistic development of the two lots is to provide moderately priced townhouses, which are an important component of the housing continuum as envisioned in the OCP.

The construction of two large single-family dwellings, which is entirely likely if the delay of the project approval process continues, will not, I respectfully suggest, be beneficial to the local community nor, more broadly, to the District.

Please allow the approval process to begin.

Yours truly

Adrian Chaster

* * *

ADDENDUM

The *Community Charter* (the *Charter*) provides the statutory framework for municipal governance in British Columbia. Section **124**(1) says:

> A council must, by bylaw, establish the general procedures to be followed by council and council committees in conducting their business.

Thus, to the extent that procedural matters are not delineated in the *Charter*, they are to be set out in a municipal bylaw. In the District of North Vancouver, this is Bylaw 7414, the Council Procedure Bylaw ("the *Bylaw*").

Section 3(b) of the *Bylaw* says:

> Following the *Community Charter, Local Government Act* or any other Provincial legislation and Council Procedure Bylaw, the current edition of Robert's Rules of Order shall be the parliamentary authority insofar as it may apply without conflicting with the aforementioned statutes and bylaw.

What is not covered in the statutes or the *Bylaw*, then, is governed by Robert's Rules of Order, 12th Edition (2020) (*Robert's Rules)*.

Would a motion to bring the Canfield development proposal back before Council be a motion to Reconsider? If yes, then it could have been brought by the Mayor under s.131 of the *Charter,* or by the Mayor or any other member of Council under s.26 of the *Bylaw*. According to s.131(2)(a), the Mayor would have to have made the motion at the same Council meeting in which the original vote was taken or within 30 days of that meeting. According to s.26(a) of the Bylaw, only "a member who voted with the prevailing side either for or against" the original motion could have brought a motion to Reconsider, and only then if it was brought "within one month of the vote".

"Reconsider" is a term of art with a precise meaning in proceedings of a legislature or other deliberative assembly. Since the *Charter* and the *Bylaw* are silent as to that meaning, s.3(b) of the *Bylaw* dictates that resort be had to *Robert's Rules*.

In *Robert's* Rules see:

Chapter IX MOTIONS THAT BRING A QUESTION AGAIN BEFORE THE ASSEMBLY

Section 37 in Chapter IX is entitled "RECONSIDER"

Paragraph 37:1

> *Reconsider* – a motion of American origin – enables a majority in an assembly, within a limited time and without notice, to bring back for further consideration a motion that has already been voted on. The purpose of reconsidering a vote is to permit correction of hasty, ill-advised, or erroneous action, or to take into account added information or a changed situation that has developed since the taking of the vote.

According to paragraph 37:8(a), a motion to reconsider "can be made only by a member who voted on the prevailing side."

That the motion to Reconsider is meant for use in the immediate aftermath of a vote is made clear by Paragraph 37:8(b)

> . . . it must be moved either on the same day the original vote was taken or on the next succeeding day within the same session on which a business meeting is held.

All paragraphs of section 37, from 37:1 through to 37:52, covering 21 pages of *Robert's Rules*, deal with situations where an error is discovered, or added information or a changed situation has come to light, during the same session of the legislative body in which the initial motion was passed.

The period for a motion to Reconsider under the *Charter* is "30 days" or under the *Bylaw*, "one month". By virtue of s.3(b) of the *Bylaw* these periods take precedence over shorter times specified in *Robert's Rules*, but the principle remains the same; the motion is meant to allow Council to consider whether to undo something which it might not have done, had all relevant information been known at the time of the vote.

In considering the nature of a motion to bring the Canfield matter back before Council instead of continuing to wait for the now-delayed Targeted Review of the OCP, it must be noted that the motion to defer on 2 December 2019 was procedural, not substantive; it addressed the issue of when to consider the Planning Department report, and nothing more. It was not a "hasty, ill-advised, or erroneous action", and no "added information or a changed situation" developed which might change the vote. The changed situation developed long after the vote, being Covid 19 and the consequent delay in the Targeted Review.

The appropriate section of Chapter IX of *Robert's Rules* to deal with that circumstance is:

Section 35, RESCIND; AMEND SOMETHING PREVIOUSLY ADOPTED

According to paragraph 35:1:

> By means of the motions to *Rescind* and to *Amend Something Previously Adopted* – which are two forms of one incidental main motion governed by identical rules – the assembly can change an action previously taken or ordered.

According to subparagraph 2 of paragraph35:2, a motion to Amend Something Previously Adopted

> Can be applied to anything (e.g., bylaw, rule, policy, decision, or choice) which has continuing force and effect . . .

Simple. No erroneous action is required to have occurred when the original vote was taken. No changed circumstance which would have affected that vote is necessary. The previously adopted motion stands on its own, and this new motion seeks to have the assembly change it.

Paragraph 35:3 says:

> In contrast to the case of the motion to *Reconsider*, there is no time limit on making these motions after the adoption of the measure to which they are applied, and they can be moved by any member, regardless of how he voted on the original question.

I suggest that Section 35 was tailor-made to deal with the situation Council faces, where its decision to defer Early Input on the Canfield proposal was premised on the Targeted Review being completed at the end of the summer of 2020. The delay until the end of the summer of 2021 at the earliest is of such significance that Council should review the matter by way of a Motion to Amend Something Previously Adopted.

What is written in the *Charter* and the *Bylaw* should not amount to an artificial barrier to Council taking a step which, by s.3(b) of the *Bylaw,* will be of full force and effect, a step by which Council may act in the interest of the community it serves.

Adrian Chaster

From:	Corrie Kost
To:	Mayor and Council - DNV
Cc:	[redacted]
Subject:	Re: Monday"s Agenda item 8.7 3155 and 3175 Canfield Crescent - Detailed OCP Amendment and Rezoning Application
Date:	January 22, 2021 5:59:36 PM

To the Mayor and Council,

I write to advise that the Executive Committee of the Edgemont and Upper Capilano Community Association supports the Recommendation in the Report of Councillor Jordan Back dated 8 January 2021, that staff be directed to prepare bylaws for Council's consideration, based on the applicant's OCP amendment and rezoning application for an eight unit townhouse development, prior to the completion of the targeted review of the OCP.

Yours truly,

Corrie Kost
Member EUCCA-Exec

From: Joelle Calof
To: Mayor and Council - DNV
Subject: Council Meeting - Jan 25 - Agenda Item 8.7
Date: January 25, 2021 12:11:31 PM
Attachments: image001.png
Canfield Crescent Project - Support Letters 012521.pdf
Canfield Crescent - Agenda Jan 25 - 8.7.pdf

Dear Council,

Please find the attached collection of support letters for 3155/3175 Canfield Crescent. We respectfully ask for your re- consideration and support tonight.

Joelle Calof – Vice President
www.i4pg.com
c 778-871-2121
a 420-1112 West Pender Street Vancouver, BC V6E 2S1

From: James Gordon <gordonja@dnv.org>
Sent: January 25, 2021 10:27 AM
To: Joelle Calof <joelle.calof@i4pg.com>
Cc: James Gordon <gordonja@dnv.org>
Subject: RE: Council Meeting Jan 25 Item 8.7

Good morning Ms. Calof.

Thank you for your email. Please forward your PDF of support letters to Council@dnv.org.

James A. Gordon
Manager of Administrative Services | Municipal Clerk
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
604.990.2207 Direct

From: Joelle Calof <joelle.calof@i4pg.com>
Sent: January 25, 2021 9:19 AM
To: James Gordon <gordonja@dnv.org>
Cc: Andrew Norton <NortonA@dnv.org>
Subject: Council Meeting Jan 25 Item 8.7

Dear Clerk,

I have received a number of support letters from members of the community regarding the Canfield Crescent project appearing on tonight's council meting agenda. I would like to submit them ahead of tonight's meeting for council's review. I consolidated the letters into a single PDF for efficiency. If you prefer to receive each letter in a separate file please let me know and I will try to send them before noon, but may be delayed by an hour or two.

Sincerely,

Joelle Calof – Vice President
www.i4pg.com
c 778-871-2121

a 420-1112 West Pender Street Vancouver, BC V6E 2S1

April Green

I live in the District of North Vancouver and am writing in support of the proposed 8-unit townhome development at 3155/3175 Canfield Crescent.

The development was brought before Council in December 2019. At the time Council voted to defer consideration of the development until after the targeted OCP review. While completion of public consultations on the targeted review has been suspended until further notice due to Covid-19, District Staff developed a series of white papers on the areas of the OCP review. The white paper on Housing states that a goal of the OCP is to "encourage and enable a diverse mix of housing type …… to accommodate the lifestyles and needs of people at all stages of life", that "to reach the OCP target, the pace of development of attached housing units will need to increase" and that "different segments of the population need different types of housing and these housing needs typically change over one's lifetime." I believe that these statements speak strongly for themselves without detracting from other housing needs in the District including the need for affordable and social housing options.

I support Council advancing the Canfield townhome development in the approval process and a public hearing without further delay because:

1. it will contribute to creating housing diversity for older and indeed all current "Edgemont" residents seeking a change in housing type within their neighborhood, and for new Edgemont Village residents as well,
2. it will add to the District's attached housing supply,
3. as new housing it will help the District achieve its goal of developing an energy efficient community,
4. it will support local businesses in Edgemont Village,
5. it will contribute more than $500,000 in fees and charges to the District, and more than that amount in local street, sidewalk lighting, and other public improvements,
6. it is consistent with the Edgemont Village Centre: Plan & Design Guidelines,
7. it has the support of the District's Advisory Design Panel,
8. it is a logical use and plan for a pie shaped property at the edge of the commercial centre of Edgemont Village,
9. the developer has provided assurances to avoid traffic congestion or disruptions during the construction process, and
10. having already been in the approval process for over 3 years I would not want the viability of the development jeopardized by any further delay.

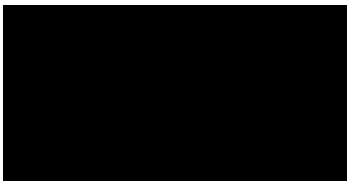
Sincerely,
April Green

Matt Thomas

I live in The District of North Vancouver. This is a great project that will bring much needed housing to the area. With home prices in the area going for 2-3M for detached homes, the district needs to focus on building attached housing, specifically townhomes so that the young families can move back to the area. Its a shame the District is not proceeding with development as quickly as the population is growing on the North Shore.

Sincerely,
Matt Thomas

Dave Drummond



I am writing this note to express support for the 8 townhouses proposed on Canfield. I am in favour of higher density I the area. I live in The District of North Vancouver.

Sincerely,
Dave Drummond

Tracy MacKinnon

[redacted]

Dear Sirs,

Our family lives at [redacted] from the proposed development at 3155/3175 Canfield Crescent. When we first heard about the proposed development we were concerned about the impact on the neighborhood. Specifically, would the development look like it belonged on Canfield, would it impair our enjoyment of our property and would the increased traffic pose a safety hazard to our children and other pedestrians. We, and our neighbours, have spent the last 4 years meeting with I4PG staff and their consultants and architects. We have specifically met with Joelle Calof frequently over that time period. I4PG has listened to our concerns about the neighbourhood aesthetics and safety issues and has provided solutions and architectural designs that we believe will not detract from the neighbourhood. We believe that I4PG's proposed development on this site will serve the greater Edgemont Village by providing higher density housing with a smaller footprint right in the Village. The Official Community Plan for Edgemont contemplates 3155/3175 Canfield Crescent would be townhouses in the future (Reference: 3.2 Residential Periphery page 19) and calls for more diverse housing types and unit sizes to be introduced. We believe the I4PG proposed development is sensitive to the Village aesthetics and will be a welcome transition between the retail core on Woodbine and Amica on Highlands. We also note that the proposed development makes use of an "odd-shaped" piece of land in a manner that works with the transition from commercial to residential and offers other tangible and intangible benefits such as (i) ability for new residents to walk to stores and support local merchants, (ii) increased tax base for the District re property taxes vis-a-vis two new single resident homes which could be constructed on the land and (iii) in light of the impact of COVID-19 on the economy, employment for numerous trades during construction of the project. In summary, our family supports the project and would like to see it proceed in due course. Please contact us at [redacted] with any questions.

Yours very truly,

Tracy MacKinnon & Martin Rip Gemma Rip and Justin Rip

[redacted]

I live in The District of North Vancouver and am writing this email to express my support for the Canfield Crescent development and others in the District of North Vancouver. Recently there seems to be a significant slow down in new development that can only result in the limiting the supply of housing to young people, new entrants and residents looking to downsize. Having lived in the lower mainland for over 30 years, and now as a resident of North Vancouver, this approach is viewed among my peers as elitist and unethical to help your friends keep their land in statis, in perpetuity which defies global trends for density. With this strategy, it would be expected you apply all future taxation increases to they are the only ones that benefit from lack of development diversification and increased density.

Sincerely,
Michael Togyi

James Stewart

[redacted]

We currently live in a single-family dwelling on the North Shore – and would like to downsize to a townhome – specifically in the Edgemont Village area. There is a severe shortage of townhouses near Edgemont Village. Accordingly, we strongly support the proposed townhome development on Canfield Crecent.

Sincerely,
JAMES STEWART

TELUS

Lori Nobes [redacted]

3155 - 75 Canfield Crescent

4 messages

Lori Nobes [redacted] 5 July 2021 at 06:52
To: input@dnv.org
Cc: Peter Nobes <[redacted]>

Dear Municipal Clerk,

We read with interest in the North Shore News about the proposed amendments to the Official Community Plan and zoning bylaw to permit the creation of an 8-unit townhouse development at 3155 - 75 Canfield Crescent North Vancouver. We are strongly opposed to this development project for the following reasons:

1) The area around Edgemont Village has undergone a significant increase in development over the last 5 years and it is time for our municipal government to put a stop to development due to the increased density and traffic.

2) Development continues around Edgemont Village with the project around Highlands Church and the future development of the Delbrook lands.

3) The area around Edgemont Village has become unaffordable for most people and further development will cause to further push prices up in this area continuing to make it unaffordable for the middle class working family.

4) The project as it appears on the piece of land that is proposed seems to dense for this piece of land.

For these reasons we are opposed to this development on Canfield Crescent. We are not able to attend the hearing but trust that you will add this opposition to the hearing. We cannot emphasize enough that the community around Edgemont Village is tired of the ongoing construction in this area which no longer serves to add value to this area from an affordability, physical, asthetic or psychological perspective.

Yours sincerely,

Lori and Peter Nobes

--
Lori Nobes
[redacted]

Mail Delivery System <noreply@cisco.com> 5 July 2021 at 07:08
To: [redacted]

The following message to <input@dnv.org> was undeliverable.
The reason for the problem:
5.3.0 - Other mail system problem 554-'5.4.12 SMTP; Hop count exceeded - possible mail loop detected on message id <CAFNwexyicvYOP+24o0SgwqvpZvGX1c+354-LMdfPcdw1zOUN6A@mail.gmail.com>'

Final-Recipient: rfc822;input@dnv.org
Action: failed
Status: 5.0.0 (permanent failure)
Remote-MTA: dns; [204.239.10.114]
Diagnostic-Code: smtp; 5.3.0 - Other mail system problem 554-'5.4.12 SMTP; Hop count exceeded - possible mail loop detected on message id <CAFNwexyicvYOP+24o0SgwqvpZvGX1c+354-LMdfPcdw1zOUN6A@mail.gmail.com>'
(delivery attempts: 0)

---------- Forwarded message ---------
From: Lori Nobes [redacted]
To: input@dnv.org
Cc: Peter Nobes [redacted]

Bcc:
Date: Mon, 5 Jul 2021 06:52:53 -0700
Subject: 3155 - 75 Canfield Crescent

noname
0K

Lori Nobes [redacted] 5 July 2021 at 07:48
To [redacted]

Sent from my iPhone

Begin forwarded message:

> **From:** Mail Delivery System <noreply@cisco.com>
> **Date:** July 5, 2021 at 7:08:50 AM PDT
> **To:** [redacted]
> **Subject: Delivery Status Notification (Failure)**
>
> The following message to <input@dnv.org> was undeliverable.
> [Quoted text hidden]

---------- Forwarded message ---------
From: Lori Nobes [redacted]
To: input@dnv.org
Cc: Peter Nobes [redacted]
Bcc:
Date: Mon, 5 Jul 2021 06:52:53 -0700
Subject: 3155 - 75 Canfield Crescent

3 attachments

mime-attachment
1K

noname
0K

mime-attachment
10K

Peter Nobes [redacted] 5 July 2021 at 08:28
To: Lori Nobes [redacted]

Thanks
It is also best to add our street address.
Peter
[Quoted text hidden]

From: [redacted]
To: Mayor and Council - DNV
Cc: [redacted]
Subject: upcoming July 13, 2021 council meetings on Glenaire and Canfield Crescent, reference to STEP CODE
Date: July 08, 2021 9:29:30 AM
Importance: High

Hi To Mayor and Council,

re: upcoming July 13, 2021 council meetings on Glenaire and Canfield Crescent -
your background material on Glenaire seems to incorrectly refer to Step 4 (should this not be Step 5)? see below.
The new approach includes a two-tiered system that requires all new Part 9 residential development to meet either Step 4, or Step 3 with a low carbon energy system (LCES). An LCES uses low carbon energy sources to provide heating, cooling, and hot water for a building, and has a total modelled greenhouse gas intensity of no more than 3kg CO2e/m2/yr. The new requirements apply to any building permit submitted on or after July 1, 2021.

Note that your background material on Canfield does refer to Step 5 which I believe is correct (and not Step 4-as does the Glenaire background which I believe is incorrect).

> *On December 7, 2020, Council approved a low carbon approach with the District of North Vancouver's implementation of the BC Energy Step Code. The new approach includes a two-tiered system that requires all new Part 9 Residential development to meet either Step 5, or Step 3 with a Low Carbon Energy System (LCES). A LCES uses low carbon energy sources to provide heating, cooling, and hot water for a building, and has a total modelled greenhouse gas intensity of no more than 3kg CO2e/m2 /yr. The new requirements apply to any building permit submitted on or after July 1, 2021.*

Would you please ask your Planning or other appropriate department to comment.

Thanks
Judith Brook
[redacted]

"Working on climate change is not a fight: it is an act of love - love for humanity, love for Nature, love for everything we hold dear", from Cat Abreu, Executive Director of Climate Action Network Canada

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Development
Date: July 08, 2021 4:10:18 PM

To whom it may concern:

I'm writing in support of the development at 3155-75 Canfield Crescent in Edgemont Village in North Vancouver.

As the neighbouring restaurant we are excited for the increase in people and the resulting potential sales it will bring.

Thanks for your time,

John Gillich
[redacted]

From: [redacted]
To: DNV Input
Subject: Development proposal for 3155-75 Canfield Cresent.
Date: July 09, 2021 10:13:20 AM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: The Office of the Municipal Clerk

As long time residence [redacted] we would like to express support for the the proposal to redevelop 3155-75 Canfield Crescent.

Over the past few years Edgemont Village has undergone an essential and major revitalization through development of key locations, Edgemont Commons, Edgemont Walk, Amica, Grovenor and Cresentview .

This development would also support this upgrade of The Village and its immediate surroundings. The site is currently in a state of disrepair. The redevelopment would enhance this important corner, with visually pleasing homes, new landscaping and hardscaping. This would all be done within the parameters as outlined in the Official Community Plan. The scope and character of the development would be in keeping with the surrounding neighbourhood.

We strongly urge the Mayor and Council to support this next step in The Village refresh.

Respectfully,
Ron and Jen Johnstone
[redacted]

[redacted]

From: [redacted]
To: DNV Input
Subject: Public Hearing Input - 3155-75 Canfield Crescent Re-development
Date: July 12, 2021 10:44:04 AM

To DNV Council

I am familiar with this property and the application for re-development as an 8 Unit townhouse complex.

I served for about a year on the working group assembled by the District to update the Edgemont Village Centre Plan and Design Guidelines. The updated Plan and Guidelines document was adopted by Council on April 7, 2014.

The re-development application is consistent with this Plan and the sensitive transition between the commercial core and the adjacent residential area.

I strongly support this proposal and respectfully request Council approve the appropriate enabling by-laws.

Regards,
Peter J Thompson
[redacted]

From: [redacted]
To: DNV Input
Subject: Public Hearing Input - 3155-75 Canfield Crescent Re-Development
Date: July 11, 2021 11:06:37 AM

RE: PUBLIC HEARING INPUT – 3155-75 CANFIELD CR. RE-DEVELOPMENT

To: DNV Council

I am familiar with this property and the application for its re-development as an 8-unit townhouse complex.

In 2013/2014 I served for approximately 1 year on the 16 person Working Group assembled by the District to work with Planning staff to update the Edgemont Village Centre Plan and Design Guidelines. The updated Plan and Guidelines document was adopted unanimously by Council on April 7, 2014.

In order to provide a more diverse range of housing types and unit sizes to provide wider options for residents in different life stages within the community, the subject site was designated in the Plan to be rezoned for multiplex re-development. This designation, with an FSR of 0.8 and a height of 2.0 to 2.5 storeys, also allows a sensitive transition between the Village commercial core and the surrounding single family residential area.

The subject properties on Canfield were acquired by I4 Property Group in early 2017 and since that time I4 has worked diligently to develop a proposal which complies with the updated Plan and Design Guidelines. I4 has worked extensively with Staff to incorporate latest development policies and preferences and has reached out to the community to secure broad support for the proposal particularly from the adjacent neighbours on Canfield.

At this time, it should be noted that the “construction fatigue” being felt around the Village 2-3 years ago has largely evaporated with the completion of the Grosvenor and Boffo projects which are located in close proximity to each other. The only work underway at this time is the Rakis project which is located several blocks from the subject site and will be substantially complete by the time the I4 project is ready for shovels in the ground.

The time is past due to proceed with this project to help further realize the vision for the Village articulated in the updated Plan and Design Guidelines.

I wholeheartedly support this proposal going forward and respectfully request Council to approve the enabling bylaws at second, third and fourth readings.

Regards,

Grig Cameron

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 8:54:38 PM
Attachments: image001.png

Dear Clerk,

Please find this letter of support from 2020 for our project from a DNV resident. I am re-sending these letters to ensure they are included in the package council receives tomorrow prior to the meeting.

I4 PROPERTY GROUP

Joelle Calof – Vice President
[redacted]

From: Dave Drummond [redacted]
Sent: November 3, 2020 5:37 PM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Hello, I'm writing this note to express support for the 8 townhouses proposed on Canfield. I'm in favour of higher density I the area. Thanks Dave

Sincerely,
Dave Drummond

[redacted]

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 8:56:52 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

I4 PROPERTY GROUP

Joelle Calof – Vice President
[redacted]

From: Adam Arduini [redacted]
Sent: October 27, 2020 7:58 AM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Dear Mayor Little and Councillors,

I live in the district of North Vancouver.

I am writing in support of the proposed 8-unit townhome development at 3155/3175 Canfield Crescent.

The development was brought before Council in December 2019. At the time Council voted to defer consideration of the development until after the targeted OCP review. While completion of public consultations on the targeted review has been suspended until further notice due to Covid-19, District Staff developed a series of white papers on the areas of the OCP review. The white paper on Housing states that a goal of the OCP is to "encourage and enable a diverse mix of housing type …… to accommodate the lifestyles and needs of people at all stages of life", that "to reach the OCP target, the pace of development of attached housing units will need to increase" and that "different segments of the population need different types

of housing and these housing needs typically change over one's lifetime." I believe that these statements speak strongly for themselves without detracting from other housing needs in the District including the need for affordable and social housing options.

I support Council advancing the Canfield townhome development in the approval process and in particular to a public hearing without further delay because:

1. it will contribute to creating housing diversity for older and indeed all current "Edgemont" residents seeking a change in housing type within their neighborhood, and for new Edgemont Village residents as well,
2. it will add to the District's attached housing supply,
3. as new housing it will help the District achieve its goal of developing an energy efficient community,
4. it will support local businesses in Edgemont Village,
5. it will contribute more than $500,000 in fees and charges to the District, and more than that amount in local street, sidewalk, lighting and other public improvements,
6. it is consistent with the Edgemont Village Centre: Plan & Design Guidelines,
7. it has the support of the District's Advisory Design Panel,
8. it is a logical use and plan for a pie shaped property at the edge of the commercial centre of Edgemont Village,
9. the developer has provided assurances to avoid traffic congestion or disruptions during the construction process, and
10. having already been in the approval process for over 3 years I would not want the viability of the development jeopardized by any further delay.

Sincerely,
Adam Arduini

[redacted]

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 8:57:50 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

I4 PROPERTY GROUP

Joelle Calof – Vice President

[redacted]

From: April Green [redacted]
Sent: October 26, 2020 10:30 AM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Dear Mayor Little and Councillors,

I live in the district of North Vancouver.

I am writing in support of the proposed 8-unit townhome development at 3155/3175 Canfield Crescent.

The development was brought before Council in December 2019. At the time Council voted to defer consideration of the development until after the targeted OCP review. While completion of public consultations on the targeted review has been suspended until further notice due to Covid-19, District Staff developed a series of white papers on the areas of the OCP review. The white paper on Housing states that a goal of the OCP is to "encourage and enable a diverse mix of housing type …… to accommodate the lifestyles and needs of people at all stages of life", that "to reach the OCP target, the pace of development of attached housing units will need to increase" and that "different segments of the population need different types of housing and these housing needs typically change over one's lifetime." I believe that these

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10. having already been in the approval process for over 3 years I would not want the viability of the development jeopardized by any further delay.

Sincerely,
April Green

[redacted]

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 8:58:21 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

I4 PROPERTY GROUP

Joelle Calof – Vice President

[redacted]

From: Ben Williams [redacted]
Sent: October 26, 2020 10:51 AM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Dear Mayor Little and Councillors,

I live .

I am writing in support of the proposed 8-unit townhome development at 3155/3175 Canfield Crescent.

The development was brought before Council in December 2019. At the time Council voted to defer consideration of the development until after the targeted OCP review. While completion of public consultations on the targeted review has been suspended until further notice due to Covid-19, District Staff developed a series of white papers on the areas of the OCP review. The white paper on Housing states that a goal of the OCP is to "encourage and enable a diverse mix of housing type …… to accommodate the lifestyles and needs of people at all stages of life", that "to reach the OCP target, the pace of development of attached housing units will need to increase" and that "different segments of the population need different types

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10. having already been in the approval process for over 3 years I would not want the viability of the development jeopardized by any further delay.

Sincerely,
Ben Williams

[redacted]

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 8:58:54 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

Joelle Calof – Vice President
[redacted]

From: Carol Kippen [redacted]
Sent: October 26, 2020 10:30 AM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Dear Mayor Little and Councillors,

I live in the district of North Vancouver.

I am writing in support of the proposed 8-unit townhome development at 3155/3175 Canfield Crescent.

The development was brought before Council in December 2019. At the time Council voted to defer consideration of the development until after the targeted OCP review. While completion of public consultations on the targeted review has been suspended until further notice due to Covid-19, District Staff developed a series of white papers on the areas of the OCP review. The white paper on Housing states that a goal of the OCP is to "encourage and enable a diverse mix of housing type …… to accommodate the lifestyles and needs of people at all stages of life", that "to reach the OCP target, the pace of development of attached housing units will need to increase" and that "different segments of the population need different types

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9. the developer has provided assurances to avoid traffic congestion or disruptions during the construction process, and
10. having already been in the approval process for over 3 years I would not want the viability of the development jeopardized by any further delay.

Sincerely,
Carol Kippen

[redacted]

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 9:00:00 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

Joelle Calof – Vice President
[redacted]

From: Emma Conway [redacted]
Sent: October 27, 2020 7:25 AM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Dear Mayor Little and Councillors,

I live in the district of North Vancouver.

I am writing in support of the proposed 8-unit townhome development at 3155/3175 Canfield Crescent.

The development was brought before Council in December 2019. At the time Council voted to defer consideration of the development until after the targeted OCP review. While completion of public consultations on the targeted review has been suspended until further notice due to Covid-19, District Staff developed a series of white papers on the areas of the OCP review. The white paper on Housing states that a goal of the OCP is to "encourage and enable a diverse mix of housing type …… to accommodate the lifestyles and needs of people at all stages of life", that "to reach the OCP target, the pace of development of attached housing units will need to increase" and that "different segments of the population need different types

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Sincerely,
Emma Conway

[redacted]

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 9:00:41 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

I4 PROPERTY GROUP

Joelle Calof – Vice President
[redacted]

From: Katrina May [redacted]
Sent: October 26, 2020 2:17 PM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Dear Mayor Little and Councillors,

I live outside of North Vancouver.

I am writing in support of the proposed 8-unit townhome development at 3155/3175 Canfield Crescent.

The development was brought before Council in December 2019. At the time Council voted to defer consideration of the development until after the targeted OCP review. While completion of public consultations on the targeted review has been suspended until further notice due to Covid-19, District Staff developed a series of white papers on the areas of the OCP review. The white paper on Housing states that a goal of the OCP is to "encourage and enable a diverse mix of housing type …… to accommodate the lifestyles and needs of people at all stages of life", that "to reach the OCP target, the pace of development of attached housing units will need to increase" and that "different segments of the population need different types

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9. the developer has provided assurances to avoid traffic congestion or disruptions during the construction process, and
10. having already been in the approval process for over 3 years I would not want the viability of the development jeopardized by any further delay.

Sincerely,
Katrina May

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 9:01:22 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

I4 PROPERTY GROUP

Joelle Calof – Vice President
[redacted]

From: matt thomas [redacted]
Sent: October 26, 2020 11:12 AM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

This is a great project that will bring much needed housing to the area. With home prices in the area going for 2-3M for detached homes, the district needs to focus on building attached housing, specifically townhomes so that the young families can move back to the area. Its a shame the District is not proceeding with development as quickly as the population is growing on the North Shore.

Sincerely,
matt thomas

[redacted]

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 9:01:48 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

I4 PROPERTY GROUP

Joelle Calof – Vice President

[redacted]

From: Michael Togyi [redacted]
Sent: November 10, 2020 12:51 PM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

I'm writing this email to express my support for the Canfield Crescent development and others in the District of North Vancouver. Recently there seems to be a significant slow down in new development that can only result in the limiting the supply of housing to young people, new entrants and residents looking to downsize. Having lived in the lower mainland for over 30 years, and now as a resident of North Vancouver, this approach is viewed among my peers as elitist and unethical to help your friends keep their land in statis, in perpetuity which defies global trends for density. With this strategy, it would be expected you apply all future taxation increases to they are the only ones that benefit from lack of development diversification and increased density.

Sincerely,
Michael Togyi

[redacted]

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 9:02:27 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

Joelle Calof – Vice President
[redacted]

From: Navi Sandhu [redacted]
Sent: October 26, 2020 3:58 PM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Dear Mayor Little and Councillors,

I live in the city of North Vancouver.

I am writing in support of the proposed 8-unit townhome development at 3155/3175 Canfield Crescent.

The development was brought before Council in December 2019. At the time Council voted to defer consideration of the development until after the targeted OCP review. While completion of public consultations on the targeted review has been suspended until further notice due to Covid-19, District Staff developed a series of white papers on the areas of the OCP review. The white paper on Housing states that a goal of the OCP is to "encourage and enable a diverse mix of housing type …… to accommodate the lifestyles and needs of people at all stages of life", that "to reach the OCP target, the pace of development of attached housing units will need to increase" and that "different segments of the population need different types

of housing and these housing needs typically change over one's lifetime." I believe that these statements speak strongly for themselves without detracting from other housing needs in the District including the need for affordable and social housing options.

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9. the developer has provided assurances to avoid traffic congestion or disruptions during the construction process, and
10. having already been in the approval process for over 3 years I would not want the viability of the development jeopardized by any further delay.

Sincerely,
Navi Sandhu

[redacted]

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 9:03:08 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

Joelle Calof – Vice President
[redacted]

From: richard lawson [redacted]
Sent: October 26, 2020 3:01 PM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Dear Mayor Little and Councillors,

I live in the district of North Vancouver.

I am writing in support of the proposed 8-unit townhome development at 3155/3175 Canfield Crescent.

The development was brought before Council in December 2019. At the time Council voted to defer consideration of the development until after the targeted OCP review. While completion of public consultations on the targeted review has been suspended until further notice due to Covid-19, District Staff developed a series of white papers on the areas of the OCP review. The white paper on Housing states that a goal of the OCP is to "encourage and enable a diverse mix of housing type …… to accommodate the lifestyles and needs of people at all stages of life", that "to reach the OCP target, the pace of development of attached housing units will need to increase" and that "different segments of the population need different types

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10. having already been in the approval process for over 3 years I would not want the viability of the development jeopardized by any further delay.

Sincerely,
richard lawson

[redacted]

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 9:03:47 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

Joelle Calof – Vice President
[redacted]

From: Ross Gold [redacted]
Sent: November 30, 2020 2:11 PM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Mayor and Council - [redacted] I'm in support of the development of 3155/3175 Canfield Crescent. I personally welcome housing developments like this one that will provide townhouse options for new buyers, growing families, and people like my parents who are looking to downsize. The walkability of the development will be beneficial to many people. The developer's contribution of $750,000 in offsite upgrades on Canfield Crescent, Woodbine Drive, and Highlands Blvd is also welcomed. The addition of bike lanes, new sidewalks, as well as more public parking spaces, and a new bus shelter will be a great benefit to the community. [redacted] The 4 duplex design is consistent with other developments in the area and will fit well in the chosen location. I feel strongly that large $4 million single family homes are not what the neighbourhood needs, and would likely be the alternative if this development does not proceed. There is an opportunity with this development to continue to improve the mix of housing in the area and contribute to a diverse community. Best Regards, Ross Gold

Sincerely,
Ross Gold

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 9:04:13 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

Joelle Calof – Vice President
[redacted]

From: Shannon Barnes [redacted]
Sent: November 3, 2020 5:38 PM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Hello, I'm writing this note to express support for the 8 townhouses proposed on Canfield. I'm in favour of higher density I the area. Thanks

Sincerely,
Shannon Barnes

[redacted]

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 9:05:14 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

I4 PROPERTY GROUP

Joelle Calof – Vice President
[redacted]

From: Steven Caldecott [redacted]
Sent: October 26, 2020 11:37 AM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Dear Mayor Little and Councillors,

[redacted]

I am writing in support of the proposed 8-unit townhome development at 3155/3175 Canfield Crescent.

The development was brought before Council in December 2019. At the time Council voted to defer consideration of the development until after the targeted OCP review. While completion of public consultations on the targeted review has been suspended until further notice due to Covid-19, District Staff developed a series of white papers on the areas of the OCP review. The white paper on Housing states that a goal of the OCP is to "encourage and enable a diverse mix of housing type …… to accommodate the lifestyles and needs of people at all stages of life", that "to reach the OCP target, the pace of development of attached housing units will need to increase" and that "different segments of the population need different types

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8. it is a logical use and plan for a pie shaped property at the edge of the commercial centre of Edgemont Village,
9. the developer has provided assurances to avoid traffic congestion or disruptions during the construction process, and
10. having already been in the approval process for over 3 years I would not want the viability of the development jeopardized by any further delay.

Sincerely,
Steven Caldecott

[redacted]

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 9:05:45 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

I4 PROPERTY GROUP

Joelle Calof – Vice President
[redacted]

From: Thomas Suggitt [redacted]
Sent: October 27, 2020 1:32 PM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Dear Mayor Little and Councillors,

I live .

I am writing in support of the proposed 8-unit townhome development at 3155/3175 Canfield Crescent.

The development was brought before Council in December 2019. At the time Council voted to defer consideration of the development until after the targeted OCP review. While completion of public consultations on the targeted review has been suspended until further notice due to Covid-19, District Staff developed a series of white papers on the areas of the OCP review. The white paper on Housing states that a goal of the OCP is to "encourage and enable a diverse mix of housing type …… to accommodate the lifestyles and needs of people at all stages of life", that "to reach the OCP target, the pace of development of attached housing units will need to increase" and that "different segments of the population need different types

of housing and these housing needs typically change over one's lifetime." I believe that these statements speak strongly for themselves without detracting from other housing needs in the District including the need for affordable and social housing options.

I support Council advancing the Canfield townhome development in the approval process and in particular to a public hearing without further delay because:

1. it will contribute to creating housing diversity for older and indeed all current "Edgemont" residents seeking a change in housing type within their neighborhood, and for new Edgemont Village residents as well,
2. it will add to the District's attached housing supply,
3. as new housing it will help the District achieve its goal of developing an energy efficient community,
4. it will support local businesses in Edgemont Village,
5. it will contribute more than $500,000 in fees and charges to the District, and more than that amount in local street, sidewalk, lighting and other public improvements,
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9. the developer has provided assurances to avoid traffic congestion or disruptions during the construction process, and
10. having already been in the approval process for over 3 years I would not want the viability of the development jeopardized by any further delay.

Sincerely,
Thomas Suggitt

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 9:06:56 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from an adjacent project neighbor. I am re-sending this to ensure it is included in the package Council receives prior to tomorrow night's meeting.

Joelle Calof – Vice President
[redacted]

From: Tracy MacKinnon [redacted]
Sent: November 6, 2020 9:45 AM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

[redacted] hen we first heard about the proposed development we were concerned about the impact on the neighborhood. [redacted] We, and our neighbours, have spent the last 4 years meeting with I4PG staff and their consultants and architects. We have specifically met with Joelle Calof frequently over that time period. I4PG has listened to our concerns about the neighbourhood aesthetics and safety issues and has provided solutions and architectural designs that we believe will not detract from the neighbourhood. We believe that I4PG's proposed development on this site will serve the greater Edgemont Village by providing higher density housing with a smaller footprint right in the Village. The Official Community Plan for Edgemont contemplates 3155/3175 Canfield Crescent would be townhouses in the future (Reference: 3.2 Residential Periphery page 19) and calls for more diverse housing types and unit sizes to be introduced. We believe the I4PG proposed development is sensitive to the

Village aesthetics and will be a welcome transition between the retail core on Woodbine and Amica on Highlands. We also note that the proposed development makes use of an "odd-shaped" piece of land in a manner that works with the transition from commercial to residential and offers other tangible and intangible benefits such as (i) ability for new residents to walk to stores and support local merchants, (ii) increased tax base for the District re property taxes vis-a-vis two new single resident homes which could be constructed on the land and (iii) in light of the impact of COVID-19 on the economy, employment for numerous trades during construction of the project. In summary, our family supports the project and would like to see it proceed in due course. [redacted] ours very truly, Tracy MacKinnon [redacted]

Sincerely,
Tracy MacKinnon

[redacted]

From: [redacted]
To: DNV Input
Subject: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 9:07:44 PM
Attachments: image001.png

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

I4 PROPERTY GROUP

Joelle Calof – Vice President
[redacted]

From: Vanessa Miller [redacted]
Sent: October 26, 2020 10:30 AM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Dear Mayor Little and Councillors,

[redacted]

I am writing in support of the proposed 8-unit townhome development at 3155/3175 Canfield Crescent.

The development was brought before Council in December 2019. At the time Council voted to defer consideration of the development until after the targeted OCP review. While completion of public consultations on the targeted review has been suspended until further notice due to Covid-19, District Staff developed a series of white papers on the areas of the OCP review. The white paper on Housing states that a goal of the OCP is to "encourage and enable a diverse mix of housing type …… to accommodate the lifestyles and needs of people at all stages of life", that "to reach the OCP target, the pace of development of attached housing units will need to increase" and that "different segments of the population need different types

of housing and these housing needs typically change over one's lifetime." I believe that these statements speak strongly for themselves without detracting from other housing needs in the District including the need for affordable and social housing options.

I support Council advancing the Canfield townhome development in the approval process and in particular to a public hearing without further delay because:

1. it will contribute to creating housing diversity for older and indeed all current "Edgemont" residents seeking a change in housing type within their neighborhood, and for new Edgemont Village residents as well,
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9. the developer has provided assurances to avoid traffic congestion or disruptions during the construction process, and
10. having already been in the approval process for over 3 years I would not want the viability of the development jeopardized by any further delay.

Sincerely,
Vanessa Miller

[redacted]

From: [redacted]
To: DNV Input
Subject: FW: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 9:18:00 PM
Attachments: image001.png

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Clerk,

Please note this 2020 letter of support [redacted] Please disregard if not admissible.

Joelle Calof – Vice President
[redacted]

From: Joelle Calof
Sent: July 12, 2021 9:01 PM
To: [redacted]
Subject: 3155-75 Canfield Crescent Letter of Support

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

Joelle Calof – Vice President
[redacted]

From: Katrina May [redacted]
Sent: October 26, 2020 2:17 PM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Dear Mayor Little and Councillors,

[redacted]

I am writing in support of the proposed 8-unit townhome development at 3155/3175 Canfield Crescent.

The development was brought before Council in December 2019. At the time Council voted to defer consideration of the development until after the targeted OCP review. While completion of public consultations on the targeted review has been suspended until further notice due to Covid-19, District Staff developed a series of white papers on the areas of the OCP review. The white paper on Housing states that a goal of the OCP is to "encourage and enable a diverse mix of housing type …… to accommodate the lifestyles and needs of people at all stages of life", that "to reach the OCP target, the pace of development of attached housing units will need to increase" and that "different segments of the population need different types of housing and these housing needs typically change over one's lifetime." I believe that these statements speak strongly for themselves without detracting from other housing needs in the District including the need for affordable and social housing options.

I support Council advancing the Canfield townhome development in the approval process and in particular to a public hearing without further delay because:

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9. the developer has provided assurances to avoid traffic congestion or disruptions during the construction process, and
10. having already been in the approval process for over 3 years I would not want the viability of the development jeopardized by any further delay.

Sincerely,
Katrina May

[redacted]

From: [redacted]
To: DNV Input
Subject: FW: 3155-75 Canfield Crescent Letter of Support
Date: July 12, 2021 9:25:48 PM
Attachments: image001.png

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Clerk,

[redacted] Please disregard if not admissible.

Joelle Calof – Vice President
[redacted]

From: Joelle Calof
Sent: July 12, 2021 9:05 PM
To: [redacted]
Subject: 3155-75 Canfield Crescent Letter of Support

Dear Clerk,

Please find this 2020 letter of support for our project from a DNV resident. I am re-sending them to ensure they are included in the package Council receives prior to tomorrow night's meeting.

Joelle Calof – Vice President
[redacted]

From: Steven Caldecott [redacted]
Sent: October 26, 2020 11:37 AM
To: Joelle Calof [redacted]
Subject: Support for I4PG Development's Edgemont Village Project at Canfield

Dear Mayor Little and Councillors,

[redacted]

I am writing in support of the proposed 8-unit townhome development at 3155/3175 Canfield Crescent.

The development was brought before Council in December 2019. At the time Council voted to defer consideration of the development until after the targeted OCP review. While completion of public consultations on the targeted review has been suspended until further notice due to Covid-19, District Staff developed a series of white papers on the areas of the OCP review. The white paper on Housing states that a goal of the OCP is to "encourage and enable a diverse mix of housing type …… to accommodate the lifestyles and needs of people at all stages of life", that "to reach the OCP target, the pace of development of attached housing units will need to increase" and that "different segments of the population need different types of housing and these housing needs typically change over one's lifetime." I believe that these statements speak strongly for themselves without detracting from other housing needs in the District including the need for affordable and social housing options.

I support Council advancing the Canfield townhome development in the approval process and in particular to a public hearing without further delay because:

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9. the developer has provided assurances to avoid traffic congestion or disruptions during the construction process, and
10. having already been in the approval process for over 3 years I would not want the viability of the development jeopardized by any further delay.

Sincerely,
Steven Caldecott

[redacted]

Steve Evans

[redacted]

Mayor Little and Councilors

District of North Vancouver

Dear Mayor Little and District Councilors:

I am writing to express my support for the market townhome development located at the east border of Edgemont Village on Canfield Crescent, which had previously been put forward to counsel for early input. [redacted] I view the addition of new market townhome units on the proposed site as a very positive improvement for the neighborhood.

I have been very impressed with the number of neighbors in Edgemont who have shown support for this well thought-out project and all residents in the area stand to benefit from the significant civil and road service improvements that would be paid for by the developer as part of the re-zone process.

From attending past council meetings, I do appreciate that Council has viewed the addition of rental housing as a more pressing need, and I do not disagree with that view, but simply saying no to any market projects is not a long-term viable plan. Further, I would argue that the proposed site is simply not conducive to a rental housing development based on its cost per buildable square foot of space. The addition of moderate sized market housing units will most certainly meet a need for empty-nesters and even some first-time homeowners.

I understand that Council has recently approved moving a market triplex forward for public hearing, and I commend Council for this positive step. I urge Council to permit opening dialogue on this proposed development by bringing it back for reconsideration.

Thank you for your consideration,

Steve Evans

From: [redacted]
To: DNV Input
Subject: 3155-3175 Canfield Crescent Letter of Support
Date: July 12, 2021 10:05:33 PM
Attachments: image001.png

Dear Clerk,

Please see the 2020 email below from and Edgemont resident. I am resubmitting these to ensure they are included in the package Council will receive prior to the meeting tomorrow night.

Joelle Calof – Vice President
[redacted]

From: Kirsten Kiselbach [redacted]
Sent: November 20, 2020 5:18 PM
To: [redacted]
Subject: 3155-3175 Canfield Crescent

Dear Mayor Little and Council,

It has been brought to my attention that a development application brought forward more than three years ago for 3155-3175 Canfield Crescent has been put on pause until the OCP Review process can be completed. I hope that Council will consider bringing this application forward for consideration sooner. Better housing options are needed now.

[redacted]. One challenge seems to be that empty nesters who have lived here and raised their kids here, now wishing to downsize in their same neighbourhood have little or no choice, and so they are unable to move out of the family home, effectively making room for young families to move into the neighbourhood. Many of our friends have expressed a desire to move to Edgemont – [redacted] - but they can't find housing.

There are currently very few housing options in Edgemont outside of single family. We hope to see more housing options built in the neighbourhood that can accommodate young families and seniors looking to downsize. When it's time for our parents to downsize, [redacted] there's no where for them to go.

The proposed family sized duplexes on Canfield Crescent offer a great option for young families and older couples looking to transition from larger homes – all within walking distance of the great amenities that the village has to offer from restaurants and coffee shops to auto repair and eye care.

While I recognize that it is difficult to balance the (sometimes competing) priorities of the community, I hope to see Council support and encourage new housing starts in our community, including the proposed duplex project on Canfield Crescent.

Thank you for your consideration.

Sincerely,

Kirsten K.
[redacted]

From: [redacted]
To: DNV Input
Subject: Input 3155 – 3175 Canfield Crescent, NV. Public Hearing July 13 2021
Date: July 12, 2021 11:31:28 PM
Attachments: Ref 3155-3175 Canfield Crescent Public Hearing July 13 2021.pdf
Distict Meeting December 2019 ref I4PG 3155-3175 Canfield Crescent Development Porosal.pdf

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Mayor and Council

Regarding I4PG's proposed development at 3155 – 3175 Canfield Crescent, NV.

Position: In Support

Please find attached:

1. Present Letter of Input July 2021
2. Past Letter of Input December 2019 for additional reference

Allan and Lenora Moore
[redacted]

Mayor and Council
I4PG's proposed development at 3155 – 3175 Canfield Crescent

Position: In Support

- We feel the I4PG proposal meets the goals of the Edgemont Village Plan and Design Guidelines 2014 and fits in well with the evolution of Edgemont Village.

- I4PG responded to the residents of Canfield when we approached them in 2017 and has developed a positive rapport with home owners since. They have hosted several productive meetings and heard and responded to neighbouhood concerns, with design modifications. Compromises have been made on both sides.

1. [redacted], Allan and I are not in favour of the current street lighting proposal and hope that District will consider Canfield current residents input in this regard. Canfield Crescent is designated a 'Local Road' not a Collector Road or a Major or Minor Arterial. We feel that the street lighting as currently outlined would be excessive, creating unnecessary light pollution, and will shine into the bedrooms of present homes on Canfield, directly behind us on Beverly, and the new townhomes proposed by I4PG. We ask that street lighting on Canfield be limited to street lights at either end of Canfield, one at Highland and one at Woodbine (as well as the proposed individual unit lighting).
2. Additionally when widening the road please consider preserving and working around the Cedar cluster on the north side which provides an effective visual and noise barrier between Canfield and Highland Blvd. This new proposal is already necessarily removing a number of large trees.
3. I would like to confirm that the proposal includes only one sidewalk on the developer's side of the street. For a time two sidewalks were being discussed and present residents feel that this is excessive and unnecessary for street designated 'Local Road'.

- In conclusion we suggest that I4PG has set a standard for discussion and compromise that is neighbourly and should be encouraged if not required of all developers in North Vancouver District. We support the project and request that Council allow this project to move forward for further consideration.

Allan and Lenora Moore
[redacted]

[redacted]

Mayor and Council
I am here today to address I4PG's proposed development on Canfield Cres
And I have 3 points I would like to speak to.

1 The Edgemont Village Plan and Design Guidelines 2014

- The I4PG proposal meets the goals of the EVPDG 2014
- Much time and community involvement went into developing these guidelines, particularly in regard to the Edgemont Village core
- And it is therefore prudent that planning and council respect these guidelines for any development within Edgemont Village

2 Community Involvement

- Over the last 2 years I4PG has developed a positive rapport with home owners on Canfield Cres
- They have hosted several productive meetings
- And heard and responded to our concerns, with design modifications,

3 How I4PG has responded to our concerns

- The developer relocated front doors from the center of the development to face instead onto Canfield
- The developer decided to mimic doorstep garbage pickup as per existing homes.
- The design will incorporate landscaping fronted onto Canfield
- The proposed developer will relocate current owners landscaping affected by the project
- The developer's goal is to design new homes that appeal to young families and downsizing seniors as per the **need** determined in the Village Plan and Design Guidelines
- We worked together to request one way on Canfield and that has already been achieved
- The developer proposed parking bumps on their side of the street to provide traffic calming
- The developer has worked to modify impact of their egress should it be located on Canfield Crescent
- **The developer continues to work with planning to address to our remaining concern**s (attached Appendix A)

To conclude

- We suggest that I4PG has set a new standard for transparency, discussion and compromise that should be encouraged in North Vancouver District.
- We believe that I4PG will be able to present a project within the parameters of the Edgemont Village Plan and Design Guideline of 2014 **AND** meet the needs of the current homeowners on Canfield Crescent.
- We support the project and request that Council allow this project to move forward for further consideration.

Eric Bozman
[redacted]

Additionally, [redacted] Eric Bozman who is away, [redacted], asked us to add

“That he strongly supports the project and thinks it fits in well with the evolution of Edgemont Village”.

Thank you

[redacted]

Attachment Appendix A

Remaining Project Concerns for Further Discussion

Importantly our concerns that remain with this project are concerns that are limited by the response and decision making of District Planning rather than the developer.

They remain:

- District's request that the developer build sidewalks on both sides of Canfield – we believe one sidewalk is optimal and developers monies can be better spent elsewhere on the project.
- District's requirement that the proposed engress be located on Canfield rather than Woodbine - our preference remains that exception be made, and this egress be relocated on Woodbine as per the Amica development.
- Our preference that the tree [redacted] remain in place. Due to its substantial size it acts as buffer for noise and car and street light from Highland Blvd and Amica's lighting and siren noise from the necessary emergency vehicles that frequent Amica. We request that efforts are made to keep this tree cluster, a choice in line with the current green movement.
- Of note; Though we appreciate the I4PG's offer to replace the tree with a new tree, it will take years to grow to a size that will act as a buffer and the age of the current tree.
- Districts request that the developer add several street lights to this small sized block - the number of lights requested is more than necessary for this tiny block and will impose lighting at night that will be too bright for present homes and any new homes built. We suggest corner lamps at the entrance sidewalk to the proposed homes that match those already at the ends of driveways of the most recently built new homes on our block and street lights only at each end of Canfield. Again developer's monies would be better spent elsewhere.
- That the exterior finishing and architecture be congruent with the homes already on the street both visually and in quality. We bought in this neighbourhood for its community, it's quality and it's natural beauty and we see too many developers slapping up sub quality exteriors in recent years.

We strongly support this project and working with this developer I4PG to meet community needs.

Thank you.

From: [redacted]
To: DNV Input
Subject: 3133-75 Canfield
Date: July 13, 2021 8:50:51 AM

Dear Mayor and Council,

[redacted] I support this project moving forward based on the developer's consideration of the merchant's priorities and needs. They are providing underground parking for their trades and will not be closing Highland or Woodbine during construction. Each unit in the project has 2 underground parking spaces with ev charging. This means 8 new families can live and shop in the village core without impacting customer parking which the merchants in Edgemont depend on.

Sincerely,
Lisa Wrixon

[redacted]

From: [redacted]
To: DNV Input
Subject: 3155 - 75 Canfield Crescent
Date: July 13, 2021 9:10:02 AM

To whom it may concern:

[redacted] I'd like to show my support of the proposed project at 3155 - 75 Canfield Crescent. [redacted] By removing the current end-of-life bungalows that are currently on the crescent, they are not only rejuvenating the area but are providing housing for families and downsizers that may not be able to or want to spend $3 million on a home but are desperately trying to move into (or stay in) the neighbourhood. [redacted] Many couples who's children have grown up and left for University want to remain in the neighbourhood but have very few choices for newer, smaller options of housing. I tour many new families as well who's budget does not allow them to purchase a single family home or whose time doesn't allow for them to maintain an older single family home. I'd like to support any type of housing that brings new families planning to reside in the homes into the neighbourhood and that assist in keeping the families that have lived in the area here for as long as possible.

I had some concerns about the traffic during construction but after reading their proposal it appears that they have all been addressed and that parking in the Village will not be affected by trades.

I implore the District to start fast tracking these unique developments and provide some diversity in the housing options currently available!

Vanessa Miller
[redacted]

[redacted]

[redacted]

From: [redacted]
To: DNV Input
Subject: FW: Canfield development…
Date: July 13, 2021 9:39:16 AM

Hi,

I have received the following public input for the public hearing for the project at 3155-75 Canfield Crescent (PLN2018-00051). Please can you register it?

Thanks

Andy

[redacted]

[redacted]

-----Original Message-----
From: Martyn Schmoll [redacted]
Sent: July 13, 2021 8:23 AM
To: Andrew Norton [redacted]
Subject: Canfield development…

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Andrew,

I support more housing - so I fully support this project - but the parking allotments are too high. Two parking spaces per unit is directly at odds with the District's stated OCP goals of reducing traffic congestion, increasing non-driving mode share to 35% by 2030, and acting with urgency on climate change.

It's beyond comprehension that there just isn't any movement on this policy in the District.

Regards,
Martyn Schmoll

[redacted]

[redacted]

Chelsea Evans

[redacted]

July, 12, 2021

District of North Vancouver

RE: **Public Hearing for I4 Developments**

8-unit Townhouse Development on Canfield Crescent – July, 13, 2021

Attention: Mayor and Councilors of District of North Vancouver

[redacted] I do wish to log my vote of support for this development as I feel that the proposed development will provide a significant improvement to the neighborhood, and also will enhance the area with the off-site services that will be provided as part of the re-zone.

[redacted] I am hopeful that this development gets approved. I personally believe that the townhome proposal will really provide a great transition buffer from the retail located across the street on the village-side and the single-family homes located on my side of Canfield and beyond.

I hope that you will give this development your vote of support.

Thank you,

Sincerely,

Chelsea Evans

Chelsea Evans

From: [redacted]
To: DNV Input
Subject: In strong Support of 3155-75 Canfield Crescent Development Proposal
Date: July 13, 2021 11:38:38 AM

Dear Council Members,

[redacted]

We have come to love the Edgemont neighbourhood, Highlands Elementary School, the service that Highlands Kids Club before and after school program provides and all of the great friends we have made in this community. [redacted] single family housing market in Edgemont is completely unattainable for my income bracket. With older homes requiring high levels of capital investment for repairs selling above $2 million and new homes reaching above $4 million we have no opportunity to purchase. In order to secure home ownership in the Edgemont community, [redacted], we need more townhome product like what 3155-75 Canfield Crescent by I4 Property Group is proposing. These townhomes would fill a gap in the housing market for families that can't afford single family homes but require more space (indoor and outdoor) than a condominium would provide.

I love the consideration given by the developers to provide 2 EV ready parking stalls for each home, roof top decks and an outdoor courtyard where neighbours can gather, green building initiatives adhering to Step Code 3 and a beautiful community enhancing landscape plan with pubic seating spaces that will greatly improve the current look and use on the corner of Woodbine and Highlands Blvd. The increased density will help Edgemont Village retailers sustain revenues needed to stay open and keep the vibrant, small town feel of the village while providing the necessary walkable amenities that local residents love and a shopping and dining destination for visitors from other communities.

[redacted]
Adding another 8 family residences to integrate with the wonderful group of seniors living across the street is such an important part of community spirit.

I really hope this development will move forward quickly. I know there is rumbling of construction fatigue, but we have all survived the construction of the Boffo Townhomes and Connaught development and the contribution those two projects have given our community far outweighs the few times we have had to add a small fraction of time and difficulty to our commutes. I feel that the consideration given to trades parking and street closures easily off set the need for this housing development in the community.

Thank you for taking the time to read this letter of support for the Canfield Crescent Project. [redacted]

Sincerely,

Melanie Briggs

[redacted]

Mayor and Council–

[redacted] I'm excited that the 3155/3175 Canfield Crescent project will meet the energy efficiency and carbon reduction targets that council has prioritized. I hope that this will contribute to the adoption of these types of environmental standards for other developments in North Vancouver.

The project comprises four duplexes. The transitional density model is well done, transitioning from businesses like Caffè Artigiano, to these townhouses with walk-in entrances and green space, then to single family housing.

The site's adjacent neighbours support the project. Council all agreed that this project suited the land use and is appropriate for the site at the Dec 2019 meeting. Council was also in agreement that the site would never be suited for rental or affordable housing yet voted to defer.

I voted for many of you based on your community thoughtfulness and energy. I'm finding the experience of working with you to be less inspirational and less collaborative than I ever anticipated. Please make an effort to work together to advance our community forward in 2021.

I would like to live in a community that works to be progressive in land use development and energy efficiency, not one that increases the number of monster homes.

When you don't move projects like Canfield forward, you also say yes to increasing the number of monster homes.

In closing, please support this community friendly, energy efficient, award winning designed and aesthetically pleasing project. [redacted] Please consider the project merit.

Thank you for reading and considering my perspective on this project and the future of our community.

Sincerely,
Christy Gold
[redacted]

From: [redacted]
To: DNV Input; James Gordon
Subject: Options to speak/email/view
Date: July 13, 2021 11:53:32 AM

Mayor and Council -

I'm writing you today in support of the 3155 - 3175 Canfield Crescent project.

[redacted]

I find North Vancouver to be lacking in diverse housing options and the project that has been put forth in Edgemont would be a welcome addition to the area. These 4 modern and energy efficient duplexes are great places for families or people looking to downsize.

This project was submitted to the District of North Vancouver in 2017. I would like to see this project move forward and be a housing option for the community.

Thank you,

Craig McMahon
[redacted]

From: [redacted]
To: DNV Input
Cc: [redacted]
Subject: FW: Public Hearing 13 July 2021 re: Application for an 8-Unit Townhouse Development at 3155 & 3175 Canfield Crescent
Date: July 13, 2021 6:25:48 PM
Attachments: Canfield letter asking for review.docx

The below and attached are forwarded for the public record.

From: Adrian Chaster [redacted]
Sent: July 13, 2021 6:21 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Public Hearing 13 July 2021 re: Application for an 8-Unit Townhouse Development at 3155 & 3175 Canfield Crescent

Adrian Chaster
[redacted]

Mayor and Council
District of North Vancouver
By email to council@dnv.org

Dear Mayor and Councillors

I write in support of the application for an 8-unit townhouse development at 3155 & 3175 Canfield Crescent, just off Edgemont Village. I ask that you refer to the letter I wrote on this subject on 9 December last (copy attached), which discusses the issues respecting this application in detail (please disregard the addendum, which dealt with the procedural question of whether, having deferred the matter pending the OCP review, Council could consider it again before the delayed completion of the review).

I respectfully suggest that the essential points to consider are:

1. The proposed development complies with the long-standing and oft repeated policy of moderately increased residential density in the peripheries of Town and Village Centres.
2. It also complies with the provisions of the Edgemont Village Centre: Plan and Design Guidelines.
3. This proposal has broad support in the community and from the local merchants, whose customer base will increase.

4. The project meets Step Code 5 passive house standards, exceeding Community Energy and Emissions Plan standards.
5. Being a block off the Village centre, construction will have minimal impact on Village life (this is the case with the much larger 22 unit townhouse development currently under way on Crescentview at Connaught, a block from the Village on the other side).
6. The Advisory Design Panel has signed off on the Canfield application, and the Planning Department supports it.

This project will make the Village a better place.

Thank you.

Adrian Chaster

Adrian Chaster
[redacted]

Mayor and Council
District of North Vancouver
By email to council@dnv.org

9 December 2020

Dear Mayor & Councillors

Re: Application for an 8-Unit Townhouse at 3155 & 3175 Canfield Crescent

Introduction:

[redacted] My community matters to me.

In this letter, I am supported by Grig Cameron and Peter Thompson, both of whom have many more years of active involvement for the betterment of our community than I can claim.

The Planning Department's report on the proposed Canfied townhouse development came before Council for Early Input a year ago, on 2 December 2019. A motion was passed at that meeting deferring it "until after the targeted review of the Official Community Plan" (Targeted Review). At the time of that Council meeting, the Targeted Review was expected to be complete by August or September 2020.

Due to the Covid 19 pandemic, the Targeted Review has been delayed by at least a year. According to a Report to Council on 6 October 2020, it is not now expected to be complete until September 2021, and even then, provided only that there are "no further pandemic-related delays."

This added delay of at least a year may have a deleterious effect on the viability of the proposed development. For the reasons discussed in this letter, I say that the delay is of such significance that Council should revisit its decision to defer consideration of the Planning Department's report.

The decision to defer may be revisited at any time on the motion of any member of Council. On a proper legal analysis, as set out in the addendum to this letter, it would not be a Motion to Reconsider, with time limits and the requirement that it only be made by a member who voted in favour of the motion to defer. It would in fact be a Motion to Amend Something Previously Adopted, which is burdened with no such conditions.

The OCP sets out a policy that higher density mixed-use commercial and residential development in Town and Village Centres should transition sensitively outwards via a periphery of lower density multifamily housing, such as duplexes and townhouses, to the adjacent single-family residential neighbourhoods. For the reasons set out in this letter, I suggest that there is almost no chance of the Targeted Review recommending that this policy of multifamily peripheries be abandoned in favour single-family developments extending right to the borders of Town and Village Centres.

I therefore suggest that delaying consideration of the Canfield proposal for yet another year, on the basis that the Targeted Review of the OCP is not yet complete, would be inappropriate. The application should move to the next step, so Council can hear from the public. If "construction fatigue" turns out to be a serious issue because of previous construction projects in and around Edgemont Village, or if there are other significant problems, Council may simply decline to permit the application process to continue.

Below, I discuss the relevant OCP policies and how they have been treated in the years since the OCP's adoption in 2011. I then conclude with a discussion of other relevant factors affecting this development proposal. Finally, I attach an addendum analysing the procedural question of how to bring the matter back before Council.

Background:

The overarching policy of the OCP as adopted by Council in 2011 is stated in section 1, Growth Management:

> The District's objective is to proactively manage growth and change in the District to achieve a
> compact, efficient, environmentally sustainable, prosperous and socially equitable community.

In section 2.2, Village Centres have this description:

> Mixed-use development, such as apartments situated over shops, is a typical building form
> within the commercial core, with lower density multifamily housing (***such as duplexes or townhouses***) forming a peripheral area adjacent to the core . [emphasis added]

Paragraph 5 in the Policies section therefore prescribes:

> Concentrate development in the Village core and transition sensitively outwards with appropriate ground-oriented housing forms (***such as duplex and townhouse***) to adjacent residential neighbourhoods. [emphasis added]

* * *

The Edgemont Village Centre: Plan and Design Guidelines, as unanimously adopted by District Council in March 2014, contains a map in section 3.2, which

> ". . . illustrates locations for potential low density multifamily residential uses around the Village where more diverse housing options that transition outwards from the Village core could be sensitively introduced. Ground-oriented forms like duplexes and multiplexes ***(e.g. triplexes, fourplexes, small rowhouses, and townhouses)*** whose scale and design should respect existing neighbourhood character are envisioned." [emphasis added]

On the map, the two lots which are the site of the proposed Canfield development are specifically designated "Townhouse".

* * *

In a report entitled "OCP Progress Monitoring 2011 – 2014", the OCP Implementation Committee said:

> District residents need access to a range of housing choices to meet the needs of their household structure and family, life stage and income. A diversity of housing choices promotes a healthy and vibrant community of all ages, abilities and incomes.

* * *

In 2017, the Housing section of the OCP Implementation Review report entitled "Progress Towards 2030" concluded:

> Guided by the OCP, the District is gradually making progress on providing greater housing diversity, ***such as townhouses and apartment*** [sic]. A range of housing options provides opportunities for the 'missing generation', aged 25-40, to find suitable housing in the District.
>
> ***Continued support for increasing housing diversity is needed*** to meet the changing household needs and ages of District residents. If the range and supply of housing types is not expanded, then there will be fewer opportunities for different household needs, such as aging residents, younger residents or lower income households. [Emphasis added]

* * *

In May 2018, the "Housing Report" of the OCP Implementation Monitoring Committee suggested that "the DNV needs to create more affordability" and that one of the ways to achieve this end is "opening up zoning so that housing diversity is possible".

* * *

In an Early Input Report on the proposed Canfield townhouse development, Development Planner Nordin reported on 19 November 2019 that the proposal meets OCP guidelines:

> The proposal addresses the intent of the housing diversity policies in Section 7.1 of the OCP by
> providing units suitable for families and encouraging a range of multi-family housing sizes (Policy
> 7.1.4). The units are all three bedroom floor plans, which will be attractive to both families and
> downsizers. These units respond to Goal #2 of the OCP to "encourage and enable a diverse mix
> of housing types ... to accommodate the lifestyles and needs of people at all stages of life."

In the Report's Conclusion:

> This project is consistent with the Edgemont Village Centre: Plan and Design Guidelines and has
> responded to public input received. The applicant is an early adopter of a higher level of green
> building features than is required by the District's draft Community Energy and Emissions Plan.

Targeted Review Process

What of the pending Targeted Review of the OCP? The fact that it is not yet complete was the basis for Council's decision on 2 December 2019 to defer consideration of the Canfield proposal. An indication of the Review's direction may now be found in its White Paper on Housing, which was released on 24 February 2020, a couple of months after that Council meeting.

Under the heading Current Conditions and Progress since 2011, the White Paper states:

- The District will need to ***accelerate the approval of multi-family stock*** to meet the OCP target. [Emphasis added]

- ***Increasing the number of attached dwellings is important*** because more compact forms of housing and development are more efficient in terms of servicing, more

affordable, and help reduce GHG emissions (by reducing reliance on cars). [Emphasis added]

- Housing types have diversified with gains in apartments and townhouses, but detached housing still encompasses 67% of the District's housing stock (District of North Vancouver, 2017), meaning that those ***more affordable multi-family units are not coming on line as quickly as anticipated to serve the missing middle age cohort.*** [Emphasis added]

From the White Paper's list of Key Issues:

- Without an appropriate range of housing options, community demographics will shift toward higher-earning households. This might result in an increased proportion of older households in the District and lead to a decline in overall household diversity.

The White Paper states in the section Potential Actions:

- Amend the OCP and Zoning Bylaw to allow sensitive infill, including the allowance of smaller lots, where appropriate to reflect demographic and economic changes in the District since the last OCP was completed. ***Allow row and townhouse zoning in more areas.*** [Emphasis added]

What Council did not yet know when the Canfield application came before it in December 2019, the White Paper allows it to foresee now. There seems to be no serious possibility that the Targeted Review of the OCP will suggest, or indeed that Council would accept, the abandonment of the policy of low density residential buffers such as townhouses between Town or Village Centres and the surrounding single-family neighbourhoods.

Discussion and Recommendation

In short, the fact that the Targeted Review will not be complete until September next year at the earliest should not delay Council's providing early input on the Canfield proposal. If Council requires a "material change" before it will take a second look at this application, the delay of another year or more for the Targeted Review is that change, particularly where the chance that the Review will recommend an abandonment of the policy of low density multifamily developments forming a periphery around Village and Town Centres is vanishingly small.

In terms of public support for the Canfield townhouse proposal, reaction was generally favourable at a public input meeting in September 2018. Remarkably, every single household on Canfield Crescent supports the proposal. I am told that the developer now has the support of still more local residents. A public hearing as part of the normal approval process would, of course, give Council the clearest evidence of public sentiment.

How much of an issue is "construction fatigue"? There have been three major developments in and around Edgemont Village in recent memory; the Amica Senior Living facility on the corner of

Highland Boulevard and Woodbine Drive a few years ago, and the more recently completed Grosvenor and Boffo developments on opposite sides of Edgemont Boulevard at Ridgewood Drive.

[redacted] my impression of the Amica development was that it was a large construction project (129 dwelling units) which caused about as much disruption as one might expect, given that it was off the Village core; i.e. it was tedious but not destructive of Village life.

The same could not be said of the Grosvenor and Boffo projects. "Construction fatigue" would be a charitable description of how residents in the area felt by the end. Being in the core of Edgemont Village, either one of these projects would have caused significant disruption. To my mind, allowing these two projects to proceed contemporaneously was, in hindsight, a mistake, because the disruption was magnified twofold. The Village became a place to avoid, and businesses suffered. We were all heartily thankful when the projects completed.

That said, now that they are done, I can say without fear of contradiction that Connaught Place, as the Grosvenor development is now called, has injected new life into the Village. The Thrifty supermarket, restaurants, and other businesses are making the Village a more vibrant place, to say nothing of the fact that a larger local population means more business for Village merchants. The hassles of construction are receding in memory.

As to whether construction fatigue is still acute, I point to the 22 unit condominium development which is currently under construction at the end of the street where I live, Crescentview Drive. Because the project is one block off the Village core, and construction traffic uses Newmarket Drive for access rather than Edgemont Boulevard, life in the Village proper is largely unaffected. The fact that District approval for this undertaking was conditional upon waiting until Boffo and Connaught Place were complete is minimising disruption.

Being a block off the Village core on the opposite side, the Canfield development and its attendant construction traffic would similarly not impact Village life greatly. And where the Crescentview development will be 22 units, at just 8 units, Canfield will be that much less burdensome.

* * *

Conclusion

The Advisory Design Panel has signed off on the Canfield application. The Planning Department supports it. I understand that the project meets Step Code 5 passive house standards, exceeding Community Energy and Emissions Plan standards. It fits exactly within the OCP policy respecting residential peripheries, which it is a safe bet the Targeted Review will recommend be continued, perhaps strengthened. It meets the Edgemont Village local area plan. Disruption of Village life from construction will not be unreasonable. The merchants will wind up with more customers.

A low density multifamily development like Canfield serves the community objectives as set out in the OCP.

I recognise that Council has made it a priority, very correctly, in my view, to seek proposals which focus on the provision of social housing, primarily non-market rental. This small site could not support subsidised rentals. The only realistic development of the two lots is to provide moderately priced townhouses, which are an important component of the housing continuum as envisioned in the OCP.

The construction of two large single-family dwellings, which is entirely likely if the delay of the project approval process continues, will not, I respectfully suggest, be beneficial to the local community nor, more broadly, to the District.

Please allow the approval process to begin.

Yours truly

Adrian Chaster

* * *

ADDENDUM

The *Community Charter* (the *Charter*) provides the statutory framework for municipal governance in British Columbia. Section **124**(1) says:

> A council must, by bylaw, establish the general procedures to be followed by council and council committees in conducting their business.

Thus, to the extent that procedural matters are not delineated in the *Charter*, they are to be set out in a municipal bylaw. In the District of North Vancouver, this is Bylaw 7414, the Council Procedure Bylaw ("the *Bylaw*").

Section 3(b) of the *Bylaw* says:

> Following the *Community Charter, Local Government Act* or any other Provincial legislation and Council Procedure Bylaw, the current edition of Robert's Rules of Order shall be the parliamentary authority insofar as it may apply without conflicting with the aforementioned statutes and bylaw.

What is not covered in the statutes or the *Bylaw*, then, is governed by Robert's Rules of Order, 12th Edition (2020) (*Robert's Rules)*.

Would a motion to bring the Canfield development proposal back before Council be a motion to

Reconsider? If yes, then it could have been brought by the Mayor under s.131 of the *Charter,* or by the Mayor or any other member of Council under s.26 of the *Bylaw*. According to s.131(2)(a), the Mayor would have to have made the motion at the same Council meeting in which the original vote was taken or within 30 days of that meeting. According to s.26(a) of the Bylaw, only "a member who voted with the prevailing side either for or against" the original motion could have brought a motion to Reconsider, and only then if it was brought "within one month of the vote".

"Reconsider" is a term of art with a precise meaning in proceedings of a legislature or other deliberative assembly. Since the *Charter* and the *Bylaw* are silent as to that meaning, s.3(b) of the *Bylaw* dictates that resort be had to *Robert's Rules*.

In *Robert's* Rules see:

Chapter IX MOTIONS THAT BRING A QUESTION AGAIN BEFORE THE ASSEMBLY

Section 37 in Chapter IX is entitled "RECONSIDER"

Paragraph 37:1

> *Reconsider* – a motion of American origin – enables a majority in an assembly, within a limited time and without notice, to bring back for further consideration a motion that has already been voted on. The purpose of reconsidering a vote is to permit correction of hasty, ill-advised, or erroneous action, or to take into account added information or a changed situation that has developed since the taking of the vote.

According to paragraph 37:8(a), a motion to reconsider "can be made only by a member who voted on the prevailing side."

That the motion to Reconsider is meant for use in the immediate aftermath of a vote is made clear by Paragraph 37:8(b)

> . . . it must be moved either on the same day the original vote was taken or on the next succeeding day within the same session on which a business meeting is held.

All paragraphs of section 37, from 37:1 through to 37:52, covering 21 pages of *Robert's Rules*, deal with situations where an error is discovered, or added information or a changed situation has come to light, during the same session of the legislative body in which the initial motion was passed.

The period for a motion to Reconsider under the *Charter* is "30 days" or under the *Bylaw*, "one month". By virtue of s.3(b) of the *Bylaw* these periods take precedence over shorter times specified in *Robert's Rules*, but the principle remains the same; the motion is meant to allow Council to consider whether to undo something which it might not have done, had all relevant information been known at the time of the vote.

In considering the nature of a motion to bring the Canfield matter back before Council instead of continuing to wait for the now-delayed Targeted Review of the OCP, it must be noted that the motion to defer on 2 December 2019 was procedural, not substantive; it addressed the issue of when to consider the Planning Department report, and nothing more. It was not a "hasty, ill-advised, or erroneous action", and no "added information or a changed situation" developed which might change the vote. The changed situation developed long after the vote, being Covid 19 and the consequent delay in the Targeted Review.

The appropriate section of Chapter IX of *Robert's Rules* to deal with that circumstance is:

Section 35, RESCIND; AMEND SOMETHING PREVIOUSLY ADOPTED

According to paragraph 35:1:

> By means of the motions to *Rescind* and to *Amend Something Previously Adopted* – which are two forms of one incidental main motion governed by identical rules – the assembly can change an action previously taken or ordered.

According to subparagraph 2 of paragraph35:2, a motion to Amend Something Previously Adopted

> Can be applied to anything (e.g., bylaw, rule, policy, decision, or choice) which has continuing force and effect . . .

Simple. No erroneous action is required to have occurred when the original vote was taken. No changed circumstance which would have affected that vote is necessary. The previously adopted motion stands on its own, and this new motion seeks to have the assembly change it.

Paragraph 35:3 says:

> In contrast to the case of the motion to *Reconsider*, there is no time limit on making these motions after the adoption of the measure to which they are applied, and they can be moved by any member, regardless of how he voted on the original question.

I suggest that Section 35 was tailor-made to deal with the situation Council faces, where its decision to defer Early Input on the Canfield proposal was premised on the Targeted Review being completed at the end of the summer of 2020. The delay until the end of the summer of 2021 at the earliest is of such significance that Council should review the matter by way of a Motion to Amend Something Previously Adopted.

What is written in the *Charter* and the *Bylaw* should not amount to an artificial barrier to Council taking a step which, by s.3(b) of the *Bylaw,* will be of full force and effect, a step by which Council may act in the interest of the community it serves.

From: [redacted]
To: DNV Input
Subject: Support for Canfield project
Date: July 13, 2021 7:50:16 PM

Dear Council,

[redacted]

I am in full support of the Canfield project, and would like to see it go forward. The duplex housing is a great fit for the location and completely aligns with the OCP, and its multiple objectives.

From my knowledge, the developer has shown they are willing to go above and beyond to provide community benefits like bike lanes, bus stop improvements, and new sidewalks, to mention just a few.

The Canfield project would be a great fit for the District of North Vancouver, and I support the rezoning that this project requires.

Thank you for your consideration,
Colette Anderson
[redacted]