

March 26th, 2021

District of North Vancouver

By email [REDACTED]

Dear Mayor and District Council Members,

We write to you relative to the rezoning applications you have on your agenda for March 29, 2021 - 1510-1530 Crown Street and 420-460 Mountain Highway, and additionally 404-485 Marie Place.


We believe these projects will significantly improve what is currently there today and provide much needed new housing to the Lynn Creek Town Centre Area.

As a long-time resident of the North Shore, it is my hope that my children will be able to live here, long term, as well. My eldest daughter recently graduated from university and finding affordable housing options are difficult in our wonderful District. The projects on your agenda next week provide housing choice; and that's what we need more of. Regardless of whether you're looking to rent or own, escalating housing costs are pushing people – young and old – out of our community in search of more a more affordable life.

As a community, we need to plan for options for those who might not be able to afford to live in a single-family home. We need to provide rental and ownership options close to public amenities, services and transit. These two projects will do that, and since they're done by the same builder, will achieve this in a thoughtful and comprehensive way.

We appreciate the opportunity to provide input on these projects and trust Council will advance the applications further in the planning process.

Thank you,



Michael & Deanna Schuss

[REDACTED]

From: [REDACTED]
To: [DNV Input:](#) [REDACTED]
Cc: [REDACTED]
Subject: FW: Comment on Fairborne's Lynn Creek Development
Date: March 29, 2021 8:23:01 AM

From: Robin Munshaw [REDACTED]
Sent: March 28, 2021 6:24 PM
To: [REDACTED]
Subject: Comment on Fairborne's Lynn Creek Development

Hi Gordon,

I am writing to speak in support of Fairborne's Lynn Creek Projects at Mountain Hwy and Marie Place. I believe it is important that the District of North Vancouver continue to expand the diversity of housing options available. In particular, I think densified strata developments are a great investment for the District because they provide affordable housing options for people looking to own a home while also sharing a community and living close to the beautiful trails and mountains the District has to offer. As a Millennial, many of my friends and acquaintances aspire to enter the housing market and make their home in North Vancouver but often struggle to find housing options they can afford - condo developments in Lynn Valley were the only way my wife and I were able to enter the housing market, being effectively priced out indefinitely from detached single-family homes in Vancouver by the housing crisis. I believe densified living is also a more sustainable way to grow a diverse community while also ensuring that the beautiful parks trails and other natural spaces are still available.

Best regards,
Robin Munshaw

Your Worship & Members of Council,

March 28 2021

Herein is a short summary of concerns I have about **Monday's March29/2021 Council agenda**.

RE: Agenda Item 8.4

Although the subject matter relates to Multi-Family Developments at 405-485 Marie Place there appears to be an inconsistency relating to the relevant addresses when many pages of the associated staff report have the SUBJECT heading which mention "405-489 Marie Place".

Contrary to my view of the OCP (which mentions the need for non-market housing some 10 times as often as market housing) this project again proposes market housing, which considering how little non-market and supportive housing has been constructed since the OCP was adopted in 2011, is not aligned with the views expressed by the majority of council during the last municipal election campaign.

Diagrams on pages 162 and 163, for clarity should have had the same orientation rather than than flipping North with South between the pair.

Shadow studies shown on page 166/167 continue the bad practice of a) providing what are essentially identical results for March 21 and September 21 and b) failure to provide studies of December 21 instead.

The park dedication of 8,378 sq.ft. or approx **0.2 acres** instead of a "sustainable" amount of approximately **0.9 acres**^(a) for the ~ 350+ new residents means that this development will continue to "cannibalize" our existing DNV park-space rather than "pay its own way".

(a) See table 3 on page 32 for **just the Neighbourhood Parkland Requirements (1 ha/1000)**
<https://www.dnv.org/sites/default/files/edocs/parks-and-open-space-strategic-plan-final.pdf>

RE: Agenda Item 8.5

The proposed highway closing and dedication removal along the 400 Block Marie Place appears to be to accommodate a zero building setback from the original property line and purchase the undedicated roadspace as private space. The developer is to pay DNV \$2,790,000 for this public road allowance. The area of this strip is 5800sq-ft (page 203). Information as to whether this is a fair value for this land after upzoning to CD135 was not detailed.

Yours truly,

Corrie Kost, [REDACTED]

Dear Mayor and Council,

Please accept this letter of support for the rezoning applications you have on your agenda for March 29, 2021 - 1510-1530 Crown Street and 420-460 Mountain Highway, as well as 404-485 Marie Place.

I believe these projects will serve as a great foundation to housing and communities that are needed on the North Shore, specifically, in the Lynn Creek Town Centre Area.

I have had the pleasure of growing-up on the North Shore and hope that I can continue living here in my own home one day. I am graduating from university this Spring and have been saving in hopes of moving out in the very near future. The unfortunate reality for myself and many others in my demographic, is that the ability to afford our own home is becoming increasingly difficult. I do not want to move to Coquitlam or Langley, but the options are far greater in those areas. I hope this project proceeds and results in more developments like it moving forward.

Further to the affordability aspect of the project, I appreciate the other qualities that this project will bring, such as creating a sense of community, its ideal location, and the expansion of the nearby park and access to all support amenities.

I appreciate the opportunity to share my perspective and thoughts on this project and hope Council will allow this project and others like it to proceed.

Thank you,
Isabella Schuss

From: [REDACTED]
To: [DNV Input](#)
Subject: March 29 | 1510-1530 Crown Street | 405-485 Marie Place
Date: March 29, 2021 7:31:15 PM

Re: Fairborne Homes

Project 1. 1510-1530 Crown Street and 420, 440 & 460 Mountain Highway

Project 2. 405-485 Marie Place

Hello Mayor and Council, thank you for allowing me to provide input at today's Council meeting.

I just want to share that I am pleased to see two items on tonight's agenda for new housing in the Lynn Creek area.

As the father of two boys, its important to me our community is building homes that will one day serve those that grew up here, who wish to stay here. Similarly, my parents are entering a stage where they will want to downsize, ideally in a location where they can walk to groceries and outdoor amenities.

I support building more housing, especially rental and housing in mixed-use buildings, which I believe will provide more options for people who want to move to here, but moreso, those who are already here and housing needs change.

This area is also a designated Town Centre in the OCP, so it is exactly where we should be building new housing.

I hope that you keep these two items moving forward in the process.

Thank you for your time.

Jason Black

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Cc: [REDACTED]
Subject: FW: Fairborn
Date: March 30, 2021 8:24:55 AM

For the record.

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

From: Klink [REDACTED]
Sent: March 29, 2021 10:37 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Fairborn

Re Marie Pl and area.

Do you think it's OK to allow people to buy in an area that is NOT in the best interest of lifetime ownership? When this area was built in 1983, as a new community, do you think these happy owners thought for one minute they would lose the beauty and ambiance of their neighborhood through a then nonexistent OCP? As I sit here listening to this meeting... in my home, I can hear traffic going up and down The Cut and over 2nd Narrows, why? Because all the trees have been replaced by sound reflective, towering concrete towers! I can also talk about light pollution, invasion of privacy, blocking of the sun and and and.

Also, are these towers going to have sump pumps like the apartment currently on Crown and Mtn Hwy? If so, then why is a new home not permitted to drain its ground water infiltration into the stream system/sewer system?

FYI, I bought here because it was the only 'dirt' with a house, I could afford!! Now, I can't even sell to a young family ... only a developer or the District would even look at this area ..maybe.

Last word.... how about all you councillors ditch your cars for bikes for the rest of your term in office and take your golf clubs, skis, kayak, kids and groceries and go up Seymour, horseshoe bay, blue ridge and upper lonsdale.

Remember that only 2 bikes fit on a transit bus....

Dan Klinksgaard
[REDACTED]

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: 405-485 Marie Place: Question re: RTRAP
Date: May 10, 2021 1:08:25 PM

Forwarded for the record.

From: Simon Bodlack [REDACTED]
Sent: May 10, 2021 12:56 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: 405-485 Marie Place: Question re: RTRAP

Dear Mayor and Council,

[REDACTED] are tenants at [REDACTED] Marie Place, North Vancouver. 405-485 Marie Place are the subject of a rezoning application that received First Reading on Mar 29, 2021. The minutes from the First Reading note that "the provisions of the RTRAP apply to this project."

We have been renting here [REDACTED] and for that we are very grateful. The home is in good condition and we are very happy renting here.

In Feb of this year we received notice that there will be no further renewals after the end of our current fixed-term tenancy agreement (July 31, 2021). I understand that my neighbours received a similar notice. I was surprised by this given that the rezoning application had not even received First Reading at that time. I believe as I write this that a Public Hearing has not been scheduled yet. When originally entering the tenancy, I was informed by the property manager acting for the developer that it would continue to be renewed until the necessary permits were received to allow the proposed development to proceed.

[REDACTED], and they are very clear that there is no intention to renew beyond Jul 31, 2021. I have also brought this up with DNV planning staff, as I understand that the current RTRAP contemplates that two-months' notice will be provided after the issuance of a Demolition Permit, but was informed that the RTRAP is voluntary for the development applicant and that "the District would not typically insert itself in discussions between landlords and tenants regarding private property." Staff also noted, however, that "District Council is concerned to see that tenants are treated fairly."

To be clear, I'm not seeking all of the generous provisions of the current RTRAP, or the even more generous provisions of the recently proposed revisions to the RTRAP. The rate the developer has charged us to live here has been fair and in that respect I don't feel entitled to additional compensation. I am, however, disappointed that the rental is being terminated in advance of receiving the necessary permits, especially in the midst of the current market frenzy [REDACTED], and this seems to be a particularly challenging time to relocate into a suitably sized space in North Vancouver). I'm unsure how the RTRAP meaningfully applies to this project if the tenancies will be terminated so far in advance of receiving the necessary permits to proceed with the development?

We need to make a decision quite quickly in order to relocate before Jul 31, 2021, but we'd

like to avoid a situation where we rush into an unfavourable relocation in the current market, then find out that we could have rented here longer if the RTRAP does end up applying to this project as the First Reading materials suggest. I appreciate that you may not be able to answer this question given that the policy is voluntary, but thought I would ask in order to make a better informed decision: will Mayor and Council be recommending that the developer allow the existing tenancies to continue until such a time as the necessary permits are received to move forward with the construction of the project?

Thank you for your consideration,
Simon Bodlack

From: [Claudia Wai](#)
To: [DNV Input](#)
Subject: Input for the Public Hearing - 405-485 Marie Place - to be held on Nov 9, 2021
Date: November 04, 2021 10:43:46 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.

Dear Mayor and Councillors,

With reference to the public hearing of 405 - 485 Marie Place redevelopment, I have concerns in the following issues:

In the District Council Report dated March 9, 2021, it mentioned a "**5 M**" of Marie Place West road will be closed and consolidated with the Fairborne project at the subject site. [REDACTED] if the closing of the west side road comes into effect, the width of the road will become narrower, I can foresee difficulties to back out the vehicle and turn towards Crown Street. Other residents of Marie Place East will have the same issue to be concerned about.

Since 2 bollards were built side-by-side with the BC Hydro Box, [REDACTED] this restricts and limits the space to turn my vehicle towards Crown Street. The proposed closing of the west side road will increase my difficulties. Mr. Rod Nikmaram, Distribution Design Technologist of BC Hydro has taken note of this issue, however, there is no firm plan of action from BC Hydro at this moment.

In the new Fairborne projects, it will only provide a certain amount of parking stalls to the occupants, for those occupants who need additional parking, will possibly seek parking in Marie Place east curbside. The narrow frontage of the curbside parking can only accommodate one medium size vehicle. If a long Pickup truck parks there, its rear bumper ends less than a feet and half from the driveway, which is far less than the 6 feet (2 meters) clearance set by the District Bylaws. This adds difficulties to drive out and turn towards Crown Street.

Marie Place west and east are sharing the same utility services, the design of these co-sharing has its own course of reasons. Splitting and relocating the utility lines might lead to huge unforeseeable disruptions, its great impacts will affect all the residents on the east side.

We are all aware that a new traffic light has been put up on the Main Street ramp recently, and it causes serious traffic jams on Mountain Highway during rush hours,

long lines of vehicles are stuck on Mountain Highway waiting to get onto the ramp to the bridge. The Fairborne projects on Marie Place and Mountain Highway will put extra burdens on the existing traffic jams.

Thank you for your kind attention. I sincerely hope the above-mentioned concerns will be seriously considered by the Mayor and the Councillors before the approval of Fairborne projects.

Best regards,

Claudia Wai



From: [Darren Veres](#)
To: [DNL Input](#)
Subject: FW: Nov 9 - Public Hearings - 7 pm - for both 405-485 Marie and 1510-1530 Crown (and 420-460 Mtn Highway)
Date: November 05, 2021 4:07:14 PM

FYI for the Public Hearing Binder

Cheers,
Darren

From: Darren Veres
Sent: November 04, 2021 1:52 PM
To: [REDACTED]
Subject: Nov 9 - Public Hearings - 7 pm - for both 405-485 Marie and 1510-1530 Crown (and 420-460 Mtn Highway)

Dear Ms. Winstone,

Thank you for your email.

Your comment and questions have been recorded as public input and placed in the public hearing binder for each project.

I have provided answers to your questions below in red:

- Comment - I think these developments are great!
- Q1 - when will construction begins (or is hoping to begin)?– **Construction for each project is anticipated to begin in the Summer/ Fall of 2022; however, this schedule is dependent on a number of factors which could delay the start of construction for either project beyond this timeframe.**
- Q2 - for both developments - where will construction vehicles access the site? **At this time, construction access for both project is anticipated from Crown Street and the new north/south lane running along the east property line.**
- Q3 - for Mountain Highway - will re-surfacing near Charlotte Road and Mtn Highway - wait until the construction of these are done? **Yes, final resurfacing will be done once construction of 1510 – 1530 Crown Street and 420 – 460 Mountain Highway is complete.**
- Q4 - what is happening re: parking ON Mtn Highway on the west side (at 467 Mtn Highway)? And will lanes be reconfigured - maybe to have ONE driving line through this area - as two driving and one parking doesn't work – **Parking is proposed to be retained in a parking pocket configuration along the 467 Mountain Highway frontage. Yes, the lanes are intended to be reconfigured and the ultimate configuration (from the curb on the west side of Mountain Highway to curb on the east), include a parking strip, one**

southbound travel lane, a central median, one northbound lane, and a parking strip. The parking strips will include corner bulges at the Mountain Highway and Charlotte Street intersection to reduce the width of the roadway for the upgraded crosswalk.

I hope this is helpful.

Regards,

Darren

Darren Veres
Senior Development Planner



355 West Queens Road
North Vancouver, BC V7N 4N5
veresd@dnv.org
604-990-2487



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From: Lara Winstone [REDACTED]
Sent: November 01, 2021 11:56 AM
To: Signup <signup@dnv.org>
Subject: Nov 9 - Public Hearings - 7 pm - for both 405-485 Marie and 1510-1530 Crown (and 420-460 Mtn Highway)

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Hi,

I would like to attend to speak at the hearings. [REDACTED]

I have 1 thing to say and 4 questions:

- Comment - I think these developments are great!
- Q1 - when will construction begins (or is hoping to begin)?
- Q2 - for both developments - where will construction vehicles access the site?
- Q3 - for Mountain Highway - will re-surfacing near Charlotte Road and Mtn Highway - wait until the construction of these are done?
- Q4 - what is happening re: parking ON Mtn Highway on the west side (at 467 Mtn Highway)? And will lanes be reconfigured - maybe to have ONE driving line through this area - as two driving and one parking doesn't work

Thanks for your assistance in getting me a spot at both of these hearings on November 9th.

Regards

Lara Winstone

From: [REDACTED]
To: [DNV Input; Mayor and Council - DNV](#)
Subject: 405 Marie Place -input for counsel
Date: November 06, 2021 7:51:17 PM

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Hello Mayor and Council members of District of North Vancouver

I'm writing to you today to share my thoughts about the Fairborne Homes proposal at 405-484 Marie Place. As a younger person, who has lived my entire life in the District of North Vancouver, I'd like you to encourage developers to propose more buildings like this in my home area.

[REDACTED] I unfortunately, don't think purchasing a single-family home is necessarily in my future, despite growing up in one or having the comforts that many people are not fortunate enough to have. I think this is a new proposal that provides many of the things that our District is missing: it's expanding the park, at I'm sure a great cost, it's on the future green space, which will allow cyclists like me and my friends to commute easily, it's located close to transit, so those that don't bike can hop on the bus.

This project will provide 140 new homes, and over 60% of them will be family units. It is suitable to the area, and doesn't suggest a great height is needed to provide a meaningful difference to our District's housing supply.

I hope you agree, and we can see this new housing come to fruition for our residents. I really want the opportunity to build a future and settle in the community I have known my whole life and not be forced to move out of the district to raise my future family.

Thank you for your consideration,
Charlotte Gill

Sent from my iPhone

From: [Genevieve Lanz](#)
To: [Mayor and Council - DNV](#)
Cc: [DNV Input](#); [Darren Veres](#)
Subject: FW: Public Hearing on November 9th
Date: November 08, 2021 11:07:19 AM
Attachments: [North Vancouver Chamber - Letter of Support Marie Pl & Crown & Mtn Hwy - Nov 2021.pdf](#)

The below and attached are provided for information, and for the public record.

From: Patrick Stafford-Smith
Sent: Monday, November 8, 2021 9:48 AM
To: 'gordonja@dnv.org' <gordonja@dnv.org>
Subject: Public Hearing on November 9th

Hello Jim

I hope you had a good weekend and are doing well.
I'd like to submit the attached letter in support of the project(s) at tomorrow's Public Hearing.
I also intend to sign up to speak (virtual) on the topic.

Best,

Patrick

Patrick Stafford-Smith
CEO – North Vancouver Chamber
c: 778.987.0110 | w: 604.987.4488



November 5th 2021

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

Dear Mayor and Council;

Re: Zoning Bylaw Amendments re Development Proposals at 405-485 Marie Place & 1510-1530 Crown Street & 420-460 Mountain Highway

On behalf of the North Vancouver Chamber Board of Directors, I am writing to provide support for the development proposals and required Zoning Bylaw amendments at 405-485 Marie Place & 1510-1530 Crown Street & 420-460 Mountain Highway.

The North Vancouver Chamber's Policy Committee monitors urban planning and development in our region and we are often asked to provide our input or support for certain projects. Our Policy Committee received a development support request application for this project.

The North Vancouver Chamber is supportive of this project based on its ability to help address some of the major economic and community issues currently faced by North Vancouver:

1. Housing near Public Transit.

- This development is close to key transportation routes along Main Street and Phibbs Exchange. This will support existing public transit viability and any future transportation investment such as that advocated by *North Shore Connects*. This project supports all residents who need or prefer to use public transit and cycling.

2. Housing near Employment.

- The location of this property is close to local areas of significant employment.
- This project will create greater certainty and support the viability of local businesses by making it possible for more staff at all levels to live locally.
- The projects offers a range of ownership/rental housing options

3. Addresses Environmental/Climate.

- This project contains many built-in items that support reduced GHG; from construction materials to mobility issues.
- Many families are not able to find affordable accommodation locally and are having to commute into NV to work. This location will help reduce the length or need for a commute for many families, and therefore reduce the environmental costs of getting to work.

4. Childcare:

- The NVC Chamber has identified lack of Childcare as an economic issue facing the north shore. Providing space for childcare close to employment areas supports families and their work-life balance.

Previous outreach to the business community in this area indicated that a desirable state was to develop a complete community that was walkable and accessible to transit, shopping, jobs, and community asset like parks and childcare.

The North Vancouver Chamber is supportive of this project. By supporting housing projects like this, we can build a stronger and more resilient future for North Vancouver, and in turn, support the people and employment that sustains the community.

On this basis, we encourage Mayor and Council to support the project.

Respectfully submitted,

A handwritten signature in black ink that reads "P. Stafford-Smith".

Patrick Stafford-Smith MBA, P.Eng.

CEO - North Vancouver Chamber

From: [REDACTED]
To: [DNV Input](#)
Subject: #1: 405-485 Marie Place
Date: November 08, 2021 10:25:53 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.

Hello Mayor and Council,

My name is Erica, and I would like to register my support for the proposed development at 405-485 Marie Place. I am a District of North Vancouver resident and I feel our city should offer more developments like this one coming to council on Tuesday. A diverse housing mix like the one proposed is much needed. I am currently renting but I hope to one day be able to purchase my own home in the district. I would be really interested in homes like these.

It is important to have a good mix of units, like one and two-bedroom units both for young professionals and those who are downsizing, like some of my older family members are looking to do. It's also important to have family homes. I also support the mix of housing types provided by this development and the neighbouring development at Crown and Mountain Hwy.

The neighbourhood is in need of some revitalization as well as new housing options. I strongly hope that Council will vote to approve this development.

Thanks for your consideration,

Erica

From: [REDACTED]
To: [DNV Input](#)
Subject: 405-485 Marie Place
Date: November 08, 2021 10:25:36 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.

Dear DNV Council,

I am writing regarding the proposal for 405-485 Marie Place. I believe that access to different types of parks and greenspace is one of the things that makes our community special, and one of the main reasons why I enjoy living here with my young family. I appreciate that this development actually adds to the parkland in the neighbourhood and will enhance the existing park - this doesn't always seem to be the case with new developments, so it is certainly something noteworthy.

I also hope our community can continue to become a great place to get active in all forms, so I really appreciate the degree that active transportation is built into the development. I see it encouraging its future residents to get around by walking or rolling and cycling while also improving the infrastructure available for neighbours to cycle, walk and roll safely.

[REDACTED] I'm happy to say that this is a proposal that I could proudly see myself living in. I'm also aware of another development being proposed nearby with space designated for a childcare space - which is extremely needed in this area.

Thanks for considering this great opportunity!

Shawwna Nixon

From: [Darren Veres](#)
To: [DNV Input](#)
Subject: FW: 405-485 Marie Place Public Hearing
Date: November 09, 2021 11:59:24 AM

From: Darren Veres
Sent: November 09, 2021 11:58 AM
To: J Brook <jbrook_4@hotmail.com>
Subject: RE: 405-485 Marie Place Public Hearing

Dear Ms Brook.

Thank you for your email. Your comment and questions have been recorded as public input and placed in the public hearing binder for the project

The topic of embodied carbon in building materials has not been discussed with the applicant as the District does not currently have specific requirements for reporting on embodied carbon. Staff are currently exploring policy options regarding the reporting of embodied carbon.

-

In regards to your question from a separate email about whether the project will have heat pumps or baseboard heaters, I can confirm that the project design includes heat pumps.

I hope this information is helpful.

Regards,

Darren

Darren Veres
Senior Development Planner



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veresd@dnv.org
604-990-2487



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From: J Brook [REDACTED]

Sent: November 09, 2021 11:01 AM
To: Darren Veres <VeresD@dnv.org>
Subject: 405-485 Marie Place Public Hearing

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Hi Mr Veres,

Council Report, March 29, 2021, page 6, *"The proposal would meet "Step 3" of the BC Step Code, and include a Low Carbon Energy System (LCES), with the LCES having an emission target of less than 3 kgCO₂e/m²/yr. The applicant notes that they intend to install a fossil fuel free mechanical design to minimize the carbon footprint and greenhouse gas for the project".*
This is great that project will be fossil-fuel free.

I am writing to ask if you have discussed with the applicant, Engage Architecture the topic of **embodied carbon** in building materials.

As we make progress with low carbon emission systems, we must also consider the embodied carbon footprint of a new build.

Can the District request/suggest that low carbon cement be used for example, and to consider low carbon options for insulation materials ?

I look forward to hearing from you,

Thanks

Judith Brook



"Significant temperature changes are almost certain to occur by the year 2000 and these could bring about climate changes."

Source - Stanford Research Institute private study commissioned by and produced for American Petroleum Institute, **1968**

From: [REDACTED]
To: [DNV Input](#)
Subject: Item #1: 405-485 Marie Place
Date: November 08, 2021 9:08:57 PM

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 Mayor Little and District Councillors,

Please accept this correspondence as my support for the zoning change to allow the Fairborne development at 405 – 485 Marie Place.

We first moved to Vancouver in the 90's and settled in Richmond. After getting to know the area, we moved to the North Shore, and really set down roots. We loved the North Shore, it was a great place to raise our family and create connections with our neighbourhood.

When my children grew up and moved away, I didn't have a car, so I was forced to wait for the bus for hours to go and see my friends. I am encouraged to see the neighbouring property has new bus bays, and that this development is also within walking distance of Phibbs Exchange. Nobody will have the same problem as me.

Ultimately, we were forced to move away because we didn't need the space and there were no options for us to downsize to.

Again, it is sad for me to think that other people are leaving behind their community on the North Shore and in the District as they age. I think it is important to provide more options for those who wish to remain active residents of the District.

Thank you,

Fatima Poon

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Cc: [Darren Veres](#)
Subject: FW: Public Hearing 9 November 2021 Marie Place Redevelopment
Date: November 09, 2021 9:47:36 AM
Attachments: [Letter of Support Marie Place Redevelopment .pdf](#)

For the record.

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

From: Frederick Rathje [REDACTED]
Sent: November 08, 2021 7:10 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: RE: Public Hearing 9 November 2021 Marie Place Redevelopment

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Please share this letter with Mayor and Council

Thank you,
Frederick Rathje
[REDACTED]

FROM

Frederick Rathje

District of North Vancouver

455 West Queens

North Vancouver BC

Attention: Mayor Mike Little and Councillors

Re: MARIE PLACE REDEVELOPMENT Public Hearing 9 Nov 2021

Good evening Mayor and members of Council

I want to give my support to the redevelopment of Marie Place. It is at a density that is appropriate for the Lynn Creek town centre. It will offer convenient bicycle parking to incentivize residents choosing trips by bicycle rather than by car. The provided bike cleaning facility in the underground will help residents keep their bikes squeaky clean.

This site will connect to cycling amenities such as the Spirit Trail and the pending Hunter Street crossing of Lynn Creek, and easy connections to the nearby shopping districts. What makes this proposal special to me is that residents will be able to park their bicycles upstairs in secure, dedicated bike rooms adjacent to their residential suites, not in an underground parkade.

Super-convenient access to bicycles coupled with proximity of shopping destinations and child care facilities will induce residents to make short trips by bike rather than by car.

While there is a reluctance by some to reduce car parking, providing too much car parking incentivizes car dependency leading people to choose jobs elsewhere rather than locally. If ample, secure bicycle parking is provided children can be taken to local day-care in a cargo bike and not have to rely on a car. With options like car share and proximity to the Phibbs Transit Exchange, residents can consider going car-free.



I would like to leave with you one more thought... Even the most convenient bike parking is not enough if residents cannot travel to their destinations safely on bike. Staff struggles to complete bike routes because these always have to wait for redevelopment which so many oppose. We need to break this cycle. We cannot continue to promote more car parking leading to more congestion and an affordable place to live? If we must provide all this parking for cars, lets create a bylaw that assures 1000 metres of protected bike lane for every additional 1000 private car parking spaces!

Thank you,

Sincerely yours,

Fred Rathje



From: [REDACTED]
To: [DNV Input](#)
Subject: Item #1: 405-485 Marie Place
Date: November 08, 2021 10:55:25 PM

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 Mayor Little and District Councillors,

Please accept this correspondence as my support for the zoning change to allow the Fairborne development at 405 – 485 Marie Place.

I first moved to Vancouver in the 90's and settled in Richmond. After attending night school at Capilano for a couple of years and getting to know the area, I moved to the North Shore with my family and really set down roots there. We loved the North Shore, it was a great place to raise our family and create connections with our neighbourhood.

When my child grew up and moved away, I decided to move to a small place in the surrounding areas.

Ultimately, we were forced to move away because we didn't need the space and there were limited options for us to downsize to.

Again, it is sad for me to think that other people are leaving behind their community on the North Shore and in the District as they age. I think it is important to provide more options for those who wish to remain active residents of the District.

Thank you,

Lik Kan

Dear Mayor and Council,

My name is Morgan Du Vernet, and I'm writing to express my support for the project at 405-485 Marie Place. I wrote to Council in March about this, and my thoughts remain largely the same.

This is a great project. Not everyone in the District is able to purchase a single-family home, and I'm encouraged to see that lots of people are coming forward with alternative options. Many people are looking to get into the housing market, but with such scarce options, they are forced to continue renting despite having plans otherwise.

This developer has dedicated more than 20% of the site to expanding the Marie Place park, which is connected to the Green Spine, and delivers on your priorities. They've indicated that they want to encourage residents to use multi-modal transportation, and the project includes bike rooms on every floor, to make it that much easier.

I think this proposal will create a great community of people, especially if you approve the neighbouring proposal as well. With a potential new grocery store, childcare...it will be a great addition to the District and I really hope you agree.

Thank you,

Morgan Du Vernet



From: [Genevieve Lanz](#)
To: [DNV Input](#); [DNV Input](#)
Subject: FW: Below market housing proposal
Date: November 29, 2021 8:33:09 AM

Forwarded for the record.

From: Brock Croome [REDACTED]
Sent: November 28, 2021 6:51 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Below market housing proposal

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.

November 27, 2021

Dear Mayor and Council:

re: 405-485 Marie Place, 1510-1530 Crown Street & 420-460 Mountain Hwy, and other re-zonings for up-zoning and benefits to DNV Community.

Whereas, the DNV needs additional *affordable* accommodation for families, and whereas the meaning of “below market value” is both open to interpretation and time variables, I am suggesting one concept for Mayor and Council to consider is obtaining from the developer, DNV owned units in proposed developments.

These units would be “given” to the District by the developer as one of the conditions of up-zoning to a higher density. As most of these developments replace single family homes in the District, one method of calculating how many units the DNV would receive would be for the District to receive one unit for every single family residence lost. For example in the two aforementioned developments, 405-485 Marie Place removes 11 single family residences from the District and the Crown site removes 7 residences (I think). If the zoning were to proceed with both these sites, the the District would receive 18 units, that they would own and control. This in turn would mean the District could assure rent prices were really “affordable and below market value” in perpetuity or at least as long as the development remained standing. The District could also rent or sell units if needed or desired.

These units would not need to be finished to the same standard as market units. The Olympic Village in the City of Vancouver, had some non-market units and they had a standard of finish that council could review for DNV use. There are obviously other elements of such a concept that would need to be put in place, but I think the developers could live with such an idea as they would know up front what their costs would be, and they like surety. It could be a win-win for both the developer and the citizens of the District with the citizens receiving a long term benefit.

Thank you for your consideration.

Yours truly,

Brock Croome, architect (ret)

[REDACTED]

Sent from my iPad

From: [DNV Input](#)
To: [DNV Input](#)
Subject: FW: Form submission from: Share your thoughts with Mayor and Council
Date: November 29, 2021 1:28:15 PM


The below is provided for information.

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

From: infoweb@dnv.org <infoweb@dnv.org>
Sent: November 28, 2021 6:50 AM
To: Infoweb <infoweb@dnv.org>
Subject: Form submission from: Share your thoughts with Mayor and Council

Submitted on Sunday, November 28, 2021 - 06:49 Submitted by user: Anonymous Submitted values are:

Your name: Brock Croome


What would you like to tell Mayor and Council?
November 27, 2021

Dear Mayor and Council:

re: 405-485 Marie Place, 1510-1530 Crown Street & 420-460 Mountain Hwy, and other re-zonings for up-zoning and benefits to DNV Community.

Whereas, the DNV needs additional affordable accommodation for families, and whereas the meaning of “below market value” is both open to interpretation and time variables, I am suggesting one concept for Mayor and Council to consider is obtaining from the developer, DNV owned units in proposed developments.

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Thank you for your consideration.

Yours truly,

Brock Croome, architect (ret)



From: [Genevieve Lanz](#)
To: [DNV Input](#)
Cc: [Darren Veres](#)
Subject: FW: Re public hearing 405-485 Marie Place, Dec 7, 2021
Date: December 06, 2021 9:22:18 AM

Forwarded for the record.

From: Laurie PARKINSON [REDACTED]
Sent: December 05, 2021 11:13 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Re public hearing 405-485 Marie Place, Dec 7, 2021

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.

Hello Mayor Little and Council,

I'm glad that that the applicant for 405-485 Marie Place intends to install a fossil fuel free mechanical design to minimize the carbon footprint and greenhouse gas for the project. Good for you regarding your LECS option for new developments!

DNV staff have informed:

*"The applicant has confirmed that the current concept design does not include baseboard heaters in any of the suites. **However, there may be use of baseboard heaters in common areas.** These details will be determined in the detailed design stage."*

Electric motors are much more efficient than gas motors. As we move to electrify everything to reduce fossil fuel emissions, we need to use our electricity wisely. Why? Surprisingly, BC has enough electricity to power only 20% of its energy needs, with Site C dam. Baseboard heaters are very inefficient, so are a poor choice re electricity use.

In addition, early in the lifetime of this building, we will all likely put solar panels on our roofs (instead of building more big dams), so society can "electrify everything". (And yes, Vancouver is good for solar.) So I am disappointed that there is no mention of solar or roughed in conduits for future solar in these plans, or in DNV regulations.

Sincerely,

Laurie Parkinson

[REDACTED]
[REDACTED]
[REDACTED]

CNV...where I share the weather – whether heat dome of monsoon rains – with the District of North Vancouver! 😊

From: [Claudia Wai](#)
To: [DNV Input](#)
Subject: Additional input with reference to public hearing on Dec 7, 2021 for 405 - 485 Marie Place
Date: December 06, 2021 1:55:42 PM

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 Mayor and Councillors,

Further to my previous letter dated November 4, 2021 submitting inputs with reference to 405 - 485 Marie Place redevelopment, here are the additional inputs I wish to include in this public hearing meeting.

Marie Place West (405 - 485) and Marie Place East are situated in a cul-de-sac, **there is no pavement in this cul-de-sac, all the pedestrians need to walk on the driving / traffic lane.** The curbside on both sides of houses are parked with vehicles. If new building developments are put up on the West side (405 - 485), **construction safety nets** are needed to envelope all the projects to prevent any flying objects falling onto the pedestrians and also onto the houses on the East side, any construction hazards and dust will impact all the pedestrians and the East side residents. I sincerely wish to draw the Mayor's and the Councillors' attention to this point, before any mishap happens. The proximity between the West side and East side are extremely close, especially if the West road will be closed and consolidated with the Fairborne project (reference to District Council Report dated march 9, 2021).

Thank you for your kind attention. I sincerely hope the above-mentioned concerns will be seriously considered by the Mayor and the Councillors before the approval of Fairborne projects.

Best regards,

Claudia Wai



From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: Public Hearings Tonight Marie Place and Mountain Highway
Date: December 07, 2021 4:10:53 PM
Attachments: [2021-07-21-District of North Van Letter.pdf](#)

Forwarded for the record.

From: Richard White <richard@rwpas.com>
Sent: December 07, 2021 3:56 PM
To: Mayor's Office DNV <mayor@dnv.org>; Jordan Back <BackJ@dnv.org>; Mathew Bond <bondm@dnv.org>; Megan Curren <CurrenM@dnv.org>; Betty Forbes <ForbesB@dnv.org>; James Hanson <hansonj@dnv.org>; Lisa Muri <MuriL@dnv.org>; Mayor and Council - DNV <Council@dnv.org>
Cc: [REDACTED]
[REDACTED] Dan Milburn <milburnd@dnv.org>; Michael Hartford <HartforM@dnv.org>
Subject: Public Hearings Tonight Marie Place and Mountain Highway

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Good Afternoon Mayor Little and Council:

Please find attached a letter from Denna Homes in support of the upcoming rezoning applications. Thank you for this opportunity to support these worthwhile additions to the Lynn Creek Town Centre.

Richard H. White FCIP RPP
RW Planning Advisory Service Ltd.
+1 778-837-0928

richard@rwpas.com

December 7, 2021

**Mayor Little and Council
District of North Vancouver**

355 West Queens Road
North Vancouver, BC
V7N 4N5

RE: Public Hearings - Zoning Bylaw Amendments:

405 - 485 Marie Place and 1510 - 1530 Crown St. / 420 - 460 Mountain Hwy.

Dear Mayor Little and Members of Council,

We have read with interest the recent announcements for the rezoning of the sites on Marie Place and Mountain Highway to the south of our properties on Fern and Hunter Street. The aspirations of the District's 2011 Official Community Plan, *The Lower Lynn Town Centre Implementation Plan* and the *2021 Targeted Official Community Plan Action Plan 2021-2030*, seem to be reflected very well in these two proposals.

We congratulate Mayor and Council on the parks, community centre and infrastructure projects now underway or completed Lynn Creek neighbourhood. We know that the Seylynn Village owners and residents appreciate all these new and renewed amenities — so too will the future residents and businesspeople of these proposed homes and commercial premises when they are built and occupied.

We support these projects and look forward to Council's approval of them. We are excited to see them under construction in the coming year as part of the new Town Centre of Lynn Creek.

Sincerely,



Dr. Shapour Hosseini
Managing Partner
Denna Homes



Rouzbeh Rabiee
Managing Partner
Denna Homes

From: Genevieve Lanz
To: DNV Input
Subject: FW: Idea: 480 Mountain Hwy, 1519-1543 Hunter (Firehall No.2)
Date: December 06, 2021 3:19:34 PM
Attachments: image005.png
 image006.png
 image008.png

Forwarded for the record

From: pteevan@shaw.ca
Sent: December 06, 2021 2:56 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Idea: 480 Mountain Hwy, 1519-1543 Hunter (Firehall No 2)

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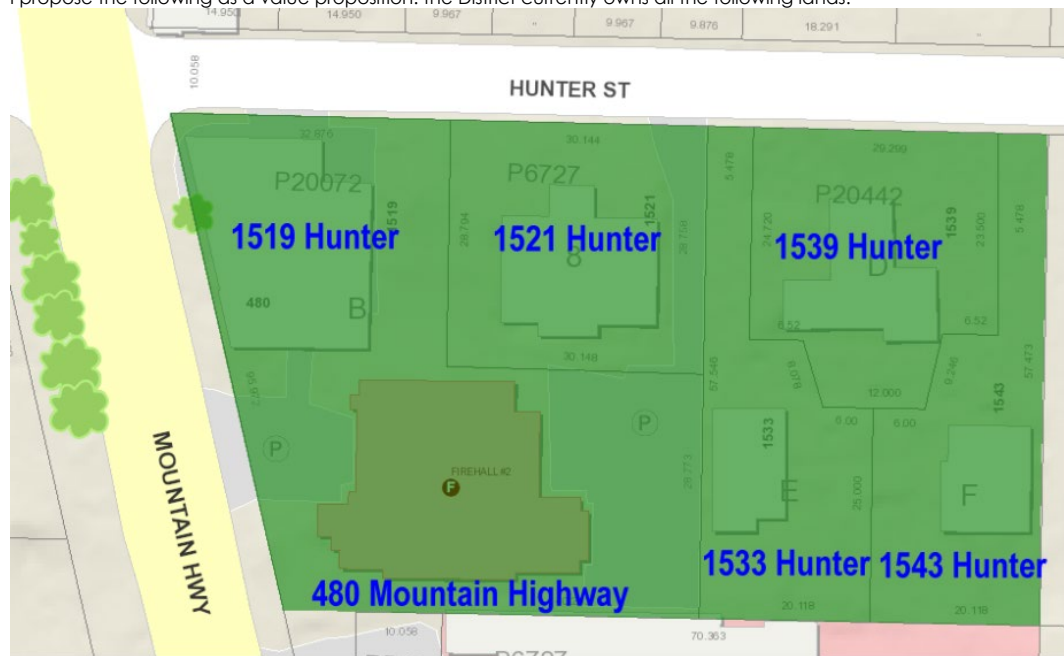
Dear Mayor and Council

(please read this before the Fairborne Public Hearing tomorrow) – while it is technically un-related, it is the same block in Lynn Creek Village Centre

I wish to bring forward an idea for consideration by yourselves and senior staff. While it is evident (from last week's budget amendment) that there is much going on behind the scenes this is an idea that does not need to be behind the scenes and it is an idea that I would support.

At a point in future Firehall No. 2 will be "abandoned" and what will then take its place? In general I am not in favour of giving up public assets and amenities over to private ownership – but that does not need to preclude mixed-use joint-ventures.

I propose the following as a value proposition: the District currently owns all the following lands:



Address	Legal	FSR	Area M ²	Area Ft ²	Assessed Value
480 Mountain Hwy	LOT B BLOCKS G AND J DISTRICT LOT 613 PLAN 20072		2,519.2	27,116.4	\$11,397,000
1519 Hunter Street	Included above		Incl		Incl
1521 Hunter Street	LOT 8 BLOCK G DISTRICT LOT 613 PLAN 6727		878.3	9,453.9	\$3,869,000
1533 Hunter Street	LOT E BLOCK G DISTRICT LOT 613 PLAN 20442		737.8	7,941.6	\$3,346,000
1539 Hunter Street	LOT D BLOCK G DISTRICT LOT 613 PLAN 20442		822.8	8,856.6	\$3,730,000
1543 Hunter Street	LOT F BLOCK G DISTRICT LOT 613 PLAN 20442		755.2	8,128.9	\$3,386,000
Totals			5,713.3	61,497.4	25,728,000.0

(note – we need to remain aware that a triangle of land off 480 Mountain Hwy has a conditional sale agreement pending re-zoning and the final size and value will change marginally)

Here is the value proposition: CDNV puts up the use of this land and accepts tender bids from private developers to build a mixed use development on the site(s).

The District could (and should):

- Re-zone the lands through a public process.
- Set a maximum FSR massing and height parameters (**these would be based on what you end up accepting in the Fairborne Proposals to the south, which you will hear the public on tomorrow**)
- Set minimum parking requirements and appropriate amenities and infrastructure.
- Design features such as green roof rooftop amenities possibly skyway to new RecCentre?
- I recommend you employ rental only zoning for all airspace parcels which are residential in the development.

CDNV could then take this to the private developer market and invite tender offers/bids – what total FSR is proposed design concepts and specifically what proportion of FSR would be retained by CDNV for public benefit (community commercial space affordable and/or supported housing).

The private portion would be rental and/or market-purchase homes on top of the podium.

In return for the right to build on top of DNV owned lands the development partner would provide and supply move-in ready spaces for the use of CDNV and it's partner organizations (e.g. Hollyburn or other affordable housing supplier NS Disability Resources etc.)

You could also put public community amenities in the commercial spaces (meeting rooms community policing NS Community Resources offices or similar)

The only caveats that I would offer are as follows:

Such a proposal should set gold standards for:

- Sustainability
- Sustainable parking ratios.
- Maximum height going forward (why would any private land expect to be as high or higher than a social housing project?)

I did a "guesstimate" at 2.5 FSR and a guess that the land value "might" be worth 1.0 FSR leaving 1.5 FSR for the private developer (a consultant could give us a better estimate) and here are the sizes and unit counts I came up with:

Address	Legal	FSR	Area M ²	Area Ft ²	Assessed Value	
480 Mountain Hwy	LOT B BLOCKS G AND J DISTRICT LOT 613 PLAN 20072		2,519.2	27,116.4	\$11,397,000	
1519 Hunter Street	Included above		Incl		Incl	
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1543 Hunter Street	LOT F BLOCK G DISTRICT LOT 613 PLAN 20442		755.2	8,128.9	\$3,386,000	
Totals			5,713.3	61,497.4	25,728,000.0	
	Proportion Public Development	1.0	(estimate)	61,497.4	Units @ 1,000 Ft ² Each	61
	Proportion Private Development	1.5	(estimate)	92,246.1	Units @ 1,000 Ft ² Each	92
	Total Development	2.5		153,743.5		

A potential of 61 000 Sq Ft of Public owned assets (61 large residential units) and 92 000 Private owned assets (92 large residential units).

Obviously these would be reduced by the amount of Commercial/Public space in the podium.

I would also suggest that both staff and the Advisory Design Panel be included not only for their expertise **but also because I suspect they would find this a most fulfilling project and venture.**

I spoke conceptually with Mr. Michael Geller about this idea and he offered up two consulting firms who are experienced in representing municipalities in such ventures: Pooni Group and Coriolis Consulting.

I submit this to you now because as we consider the Fairborne applications I will certainly have this site on my mind.

The best part of this process would be that there is no reason to conduct it behind "closed doors" – Council would in concert with public input conduct and open process – and the tender bids could be partially public as well.

I believe we are better served when considering individual proposals to keep the "bigger picture" in mind – how these all fit together in one community.

[REDACTED] who built the first mixed use Car Dealership (Kingsway Honda) with market residential over top – that was the first in North America at the time. It was successful. The value proposition there in my manner of understanding was similar to this proposal – the "incumbent tenant and owner" owned the land and in exchange for the use of that land received in return a move-in ready brand new facility.



That can work here as well.

Sincerely

Peter Teevan