

The District of North Vancouver INFORMATION REPORT TO COUNCIL

June 27, 2018

File: 08.3060.20/040.18

AUTHOR: Michael Hartford, Senior Development Planner

SUBJECT: Public Information Meeting: Crown Street and Mountain Hwy.
Proposed Mixed-use Development ("Fairborne CMCC Lynn Creek Partnership")

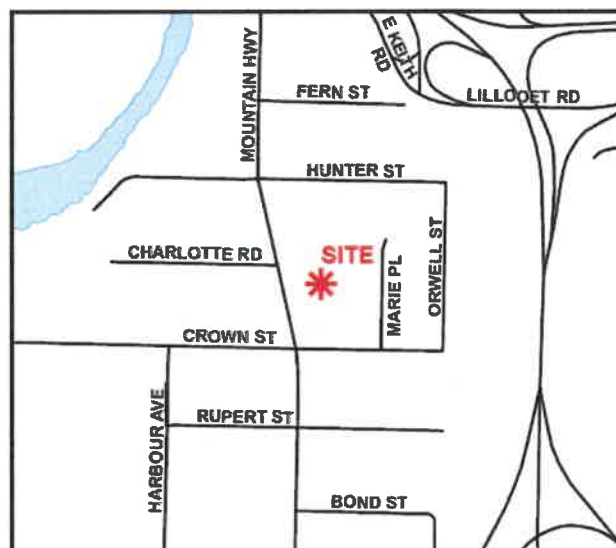
REASON FOR REPORT:

To inform Council of an upcoming Public Information Meeting.

SUMMARY:

IBI Architects is holding a facilitated Public Information Meeting as part of a detailed rezoning and development permit application for a mixed-use development of 349 residential units and 3,069 m² (33,034 sq. ft.) of commercial space fronting Mountain Hwy. The development is located north of Crown Street and east of Mountain Highway in Lynn Creek Town Centre.

The project includes 309 strata units and 40 non-market rental units in a mix of buildings ranging from 6 to 29 storeys.



A summary of public input received will be included in the staff report at the time of bylaw introduction.

PUBLIC INFORMATION MEETING DETAILS:

Date: Wednesday July 11, 2018
Time: 6:00 pm to 7:30 pm
Location: North Shore Winter Club, Senior Lounge
1325 E. Keith Road

SITE AND SURROUNDING AREA:

The 2.4 acre or 0.97 hectare site comprises the existing “Dykhof Nurseries” commercial operation, and five single family lots. The site includes a small portion of the existing District Fire Hall #2 property and part of the Mountain Hwy. road allowance, with both of these land areas to be purchased from the District. The property is currently zoned a mix of Detached Residential, RS4 and RS5, and General Commercial Zone C7 for the nursery portion of the site.

Re-development applications have been approved to the east at 467 Mountain Hwy. and to the south at 1503-1519 Crown Street.

A mixed-use development is proposed to the north, with future multi-family re-development anticipated to the east along Marie Place.



View of 29-storey building & and portion of south mid-rise

The site is designated in the OCP as “CRMU3” for mixed commercial and residential multi-family uses, up to an FSR of approximately 3.5. Overall density being sought is approximately 3.5 FSR in compliance with the plan.

The Lower Lynn (Lynn Creek) Town Centre Implementation Plan sets out objectives for a new north/south lane located at the east side of the site to connect Crown Street and Hunter Street. This objective is reflected in the site plan for the proposal.

The proposal is being considered in the context of the approved Lower Lynn Implementation Plan which identifies a mix of building heights of up to 12 storeys (north portion of site) and up to 28 storeys (south portion of site).

PROJECT DESCRIPTION:

The proposal includes a mixed-use commercial-residential element in the north portion of site with approximately 3,069 m² (33,034 sq. ft.) of commercial space, and two 5-storey, wood-frame residential buildings above – an 84 unit strata building and a 40 unit non-market rental building (CMHC “level 1” rents). The south portion of the site includes a 29 storey building with 218 residential units. Seven townhome units are located facing north into the proposed plaza and south onto Crown Street.



View of north mid-rise and portion of Town Centre Plaza

Parking is proposed in a mix of covered, at-grade spaces and a two-level underground parking garage, with both parking areas accessed from a new lane to the east of Mountain Hwy. The project includes a total of 493 parking spaces: commercial parking comprising 47 spaces at grade level and 52 parking spaces at the first level of the underground parkade, residential parking comprising 362 resident parking spaces and 30 visitor parking spaces, and 2 car share parking spaces.

Bicycle parking proposed includes a total of 422 spaces for residential use and 18 spaces for commercial use.

The project will require a Transportation Demand Management analysis to support the proposed parking ratios, and suitable trip reduction measures are anticipated in the project.



View of commercial entry from Town Centre Plaza

The development includes the southern portion of Lynn Creek Town Centre’s “town centre plaza” – a focal point for the heart of the town centre. The proponent has undertaken some conceptual design work for the new plaza, including discussions with District staff and with the applicant for the neighbouring mixed-use development site to the north.

FORMAT OF MEETING:

An independent facilitator will oversee the scheduled Public Information Meeting. Public input and a summary of the meeting will be forwarded to Council in the staff report at Council's consideration of the required rezoning bylaw to create a new comprehensive development zone. If sufficient input is not received then an additional public information meeting may be necessary in the fall.

PUBLIC NOTIFICATION:

1. A Notification Flyer for the Public Information Meeting (Attachment A) has been distributed to approximately 206 residents and businesses within an area that exceeds the 100 metre (328 ft.) distance from the site identified in the District's policy on Non-statutory Notification for Public Consultation on Development Applications
2. Two notification signs have been placed on the site
3. Newspaper advertisements will appear in two editions of the North Shore News in advance of the meeting



Michael Hartford
Senior Development Planner

Attachment A: Notification Flyer

Notice of a Public Information Meeting in Your Neighbourhood

Meeting Agenda

Doors Open: 6:00 PM

Presentation: 6:30 – 6:45 PM

Open House Discussion: 6:45 – 7:30 PM

IBI Group is holding a Public Information Meeting to present the development proposal for a mixed use development at 1510-1530 Crown Street and 420-460 Mountain Highway.

For further information please contact:

Martin Bruckner *IBI Group*
604-683-8797 700 – 1285 West Pender St.
mbruckner@ibigroup.com Vancouver, B.C. V6E 4B1

Michael Hartford *District of North Vancouver*
604-990-2480 Community Planning Dept.
mhartford@dnv.org 355 West Queens Road
North Vancouver, BC,
V7N 4N5

Meeting Time and Location

Wednesday, July 11, 2018

6:00 – 7:30 PM

North Shore Winter Club

Senior Lounge

1325 Keith Road East, North Vancouver

This information package is being distributed to the owners and occupants within 100 metres of the proposed development site in accordance with District of North Vancouver policy.

The Proposal

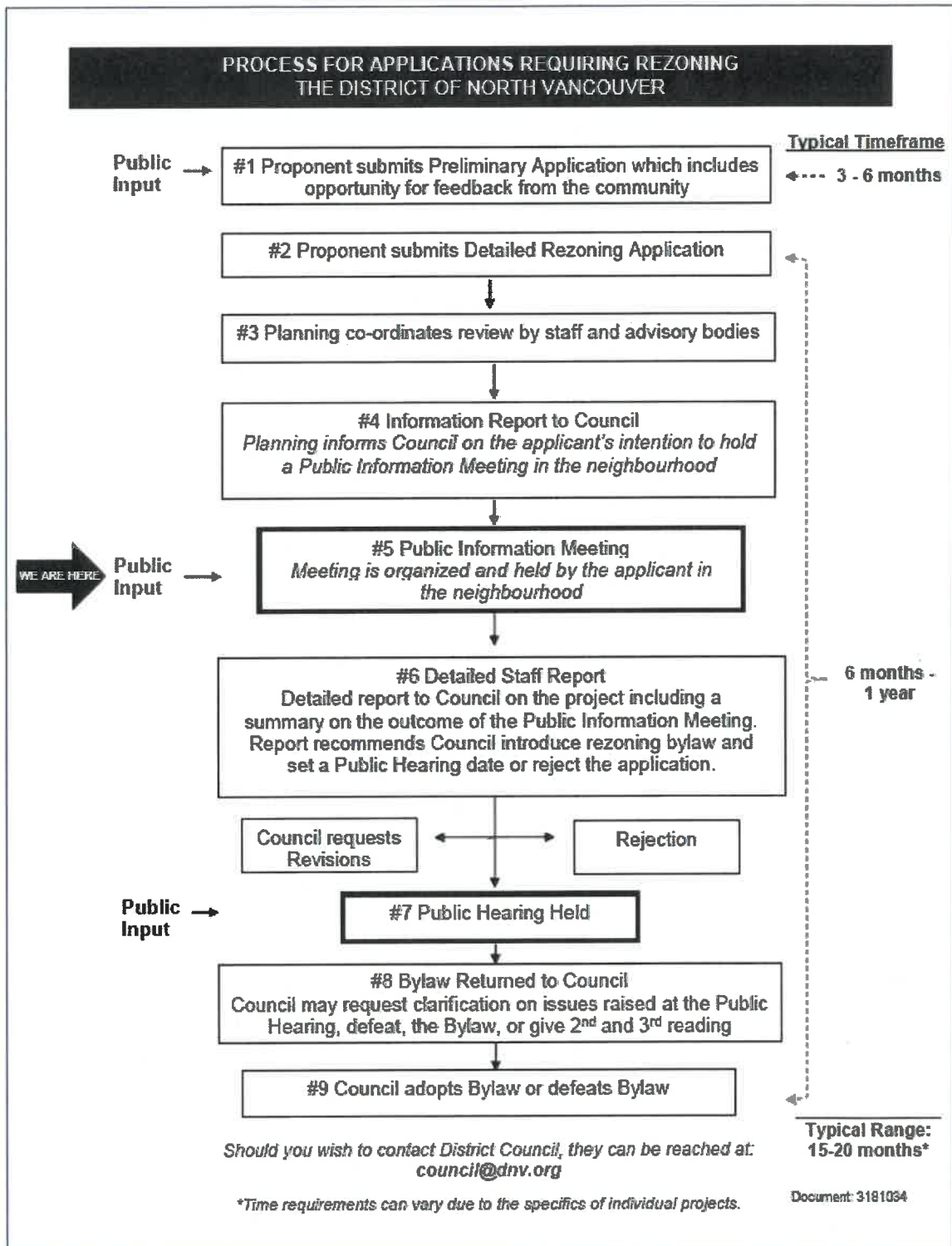
Fairbome CMCC Lynn Creek Limited Partnership proposes to construct a mixed use development located at 1510-1530 Crown Street and 420-460 Mountain Highway. Included in the project is the purchase from the District of North Vancouver of a small portion of the property to the North at 480 Mountain Highway, as well as a portion of the Mountain Highway road allowance.

The proposal is for 349 units which will include 7 concrete townhomes, two 5-storey wood frame mid-rise buildings over a retail podium and a 29-storey concrete residential tower.

Vehicular access to the site will be from a new lane connecting Crown Street to Hunter Street. Parking will be located in the underground parking garage and at grade accessed from the lane.

Interested members of the public are invited to attend the Public Information Meeting for an early opportunity to review the proposal and offer comments.





420-460 Mountain Highway and 1510-1530 Crown Street Rezoning Application

Public Information Meeting Summary Report

Event Date: July 11, 2018
Time: 6:00pm – 7:30pm
Location: North Shore Winter Club, Senior Lounge, 1325 Keith Rd East, North Vancouver
Attendance: 15 members of the public signed in.
Comments: 1 comment sheet was submitted. 2 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 206 addresses within a 100m radius of the site. Additional notices were sent outside the notification area to include outlier properties located on the same block, exceeding District notification requirements. Appendix A includes a copy of this package and a map of the distribution area.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, July 4 and Friday, July 6, 2018. A copy of the ad is included in Appendix A: Notification.

Attendance:

15 members of the public signed in for the meeting. A copy of the sign-in sheet is included in Appendix B.

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

District of North Vancouver:

- Michael Hartford, Development Planner

Project Team presenters included:

- Martin Bruckner, IBI Group

Facilitators:

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

Overview:

The meeting was held in a Public Information Meeting format. Meeting participants could browse the display boards and engage with the project team directly, followed by a formal presentation and facilitated question and answer period. The facilitator noted questions and comments on a flip chart for all to see.

The participants were invited to submit written comments to the facilitator or to the municipal planner. Since this meeting was held in the month of July, in order to allow neighbours sufficient opportunity to comment on the proposal the post-meeting comment period was nearly quadrupled in length. The comment period remained open from the night of the meeting, July 11, 2018, to September 4, 2018. One comment sheet and two emails were submitted to the municipal planner.

The proposal was generally supported by meeting participants.

The key themes expressed at the meeting included:

- concern about traffic volume along Mountain Highway
- construction traffic mitigation plans, since three construction projects are active in the area.

Michael Hartford, the District of North Vancouver planner, noted that all three developers are collaborating on a strategy to minimize the impacts of construction on the area, including parking all construction vehicles on site. The three developers are also working on a communications strategy, exploring a website or electronic notifications to notify residents of road closures or other impacts. Residents will be informed as soon as a strategy is in place.

Public Dialogue:

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

- Q1** How high are the two lower-rise buildings?
A1 6 storeys, or approximately 70 ft high.
- Q2** Is the green space on top of the podium private?
A2 Yes, the access is for residents only.
- Q3** My major concern is the amount of traffic along Mountain Highway. Will the road be expanded?
A3 The DNV is currently completing a traffic study in the area. The DNV is looking at improvements in the Mountain Highway Corridor, but these improvements do not include new traffic lanes for cars. New pedestrian, bike lane, and transit lane infrastructure are being investigated. Funding has been announced for improved transit service.
- C4** The DNV needs to consider the volume of traffic that all of the new development will create together. Not everyone takes transit.

- Q5** Why isn't mass-transit, or light-rail for the North Shore being considered? Why don't new developments make provisions for this infrastructure now?
- A5** Transit infrastructure is decided on a regional scale by Translink. The North Shore will likely not see light rail for a long time due to a relatively smaller population than other regional centres, such as Surrey.
- Q6** How many parking spaces?
- A6** 99 commercial parking spaces at grade, 30 visitor, 364 residential and 2 car share stalls. Some commercial stalls will double as residential stalls after 6pm.
- Q7** What provisions are being made for construction parking?
- A7** All three developers in the area are collaborating on a construction mitigation strategy. All construction parking can be contained on site.
- Q8** Will there be concrete toppings on the floors in the wood-frame building?
- A8** Yes.
- Q9** Will residents in the area be notified of traffic and construction so that we can get in and out of our homes?
- A9** The DNV has asked for sufficient notice to be provided to residents. There will be one point of contact for the three developers to ensure consistent communications. The DNV is looking into electronic notifications. Alternate forms of access will always be provided. Once a communications plan is finalized, residents will be notified.
- Q10** Where is the fire station going?
- A10** There is an existing facility that will be combined with a training facility on land owned by the DNV at 900 St Denis Avenue, north of Lynnmour Elementary School.
- Q11** Is there preliminary sale pricing for units?
- A11** Not yet. The rental is being proposed as affordable housing, CMHC Level 1 rates. This has not been confirmed yet.
- Q12** When do you expect to complete construction?
- A12** Approximately 36 months after the project is approved by Council.
- Q13** When will the existing buildings be demolished?
- A13** Not until project approval and demolition permits are granted.
- C14** I don't like change but change is inevitable, and I think you've done a great job!

Comment Sheet and Email Summary

Participants were invited to submit comments until September 4, 2018, extending the comment period from two weeks to nearly two months. One comment sheet and two emails were submitted.

One respondent generally supported the proposal, but expressed concern about traffic volumes and the great need for additional transit service.

A second respondent also expressed concerns about traffic, and the difficulty turning left (east bound to north bound) from Charlotte Road onto Mountain Highway.

A third respondent suggested that the site include a take-out sustainable food service. The respondent also suggested retention of mature cherry and apple trees in the area.

Conclusion

The purpose of this public information meeting was to present to neighbours the proposed rezoning application and the mixed-use development concept, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. 206 invitations were distributed to the surrounding community, and 15 community members signed in. Two newspaper ads notified the community of the meeting, and a sign was posted on the property. One comment form and two 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 Development Planner
- watching a formal presentation by the architect
- 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 municipal planner a variety of specific questions, mostly related to traffic circulation, construction traffic management, and a communications strategy to notify neighbouring residents of road closures or other impacts. The applicant successfully notified and presented their proposal to the community, and neighbours had ample opportunity to express their views of the proposal.

Appendix A: Notification

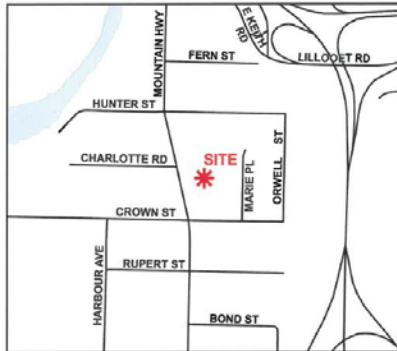
Newspaper Advertisement: North Shore News

Public Information Meeting

A mixed-use development is being proposed for 1510-1530 Crown Street and 420-460 Mountain Highway. You are invited to a meeting to review the proposal and meet the applicant team.

Date: Wednesday July 11, 2018
Time: 6:00 PM – 7:30 PM
Location: North Shore Winter Club, Senior Lounge
1325 Keith Road East, North Vancouver

The applicant proposes to rezone the site from commercial and single family residential zoning to a comprehensive development zone, to permit 349 residential units which will include 7 concrete townhomes, two 5 storey wood frame mid-rise buildings and a 29 storey concrete tower. The proposal is in accordance with the Official Community Plan objectives for the Lynn Creek Town Centre



Information packages are being distributed to residents within a 100 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Martin Bruckner of IBI Group by telephone at 604-683-8797 or via email at mbruckner@ibigroup.com or Michael Hartford of District of North Vancouver Community Planning Department by 604-990-2480 or mhartford@dnv.org, or bring your questions and comments to the meeting.

****This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.***

WEDNESDAY, JULY 4, 2018 north shore news nsnews.com

LIFESTYLE | A29



CARVING TIME Sempulyan thanks carver Darren Yelton for the Welcome Figure (Kayachtn) totem pole that was created by the Squamish Nation artist and unveiled last week at Ridgeway Elementary. All 565 students and more than 50 parents and staff, under the guidance of Yelton, helped carve and paint the new piece. PHOTO MIKE WAKEFIELD

Comic form shows diversity of learning

From page 13

attempts to show how there's a broad spectrum of ways to learn, Parker explains.

"We have all sorts of different, diverse types of learners that communicate their knowledge in all sorts of different ways, and to be open to letting them figure out what their voices, or their artistic voice, or what their form might be, I

think is really powerful," she says.

The entire thesis, including the text of the main body, is written and drawn by hand, she explains.

Since defending her thesis, Parker has been awarded the 2017 Arts Researchers Teachers Graduate Research Award, according to a release from SFU.

Doing her thesis in comic

form allowed Parker to further explore ideas that are not always easily expressed in words, she says, adding that creating art in general can give students and people of all ages an opportunity to do this.

"I think I see the learners like me in my classroom that don't always fit the conventional mould of academia and I hope they could find a place there too," she says.

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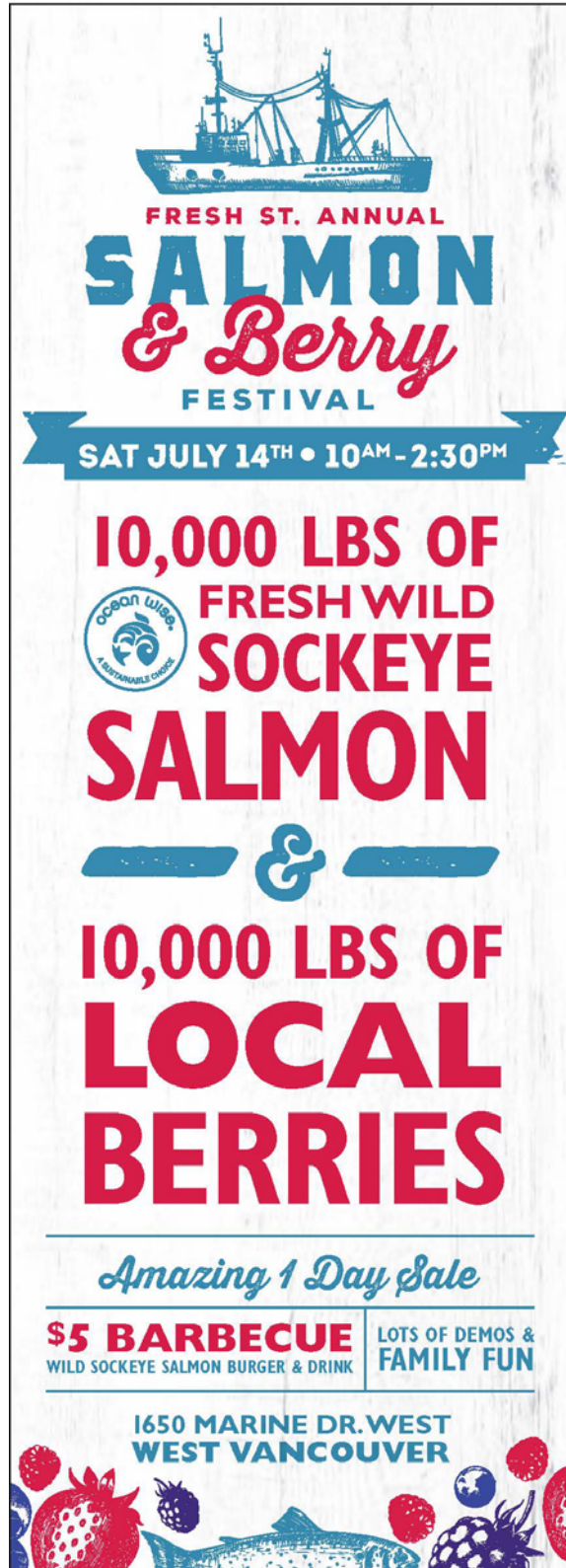


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Public Information Meeting

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**This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.*

Notification Sign



Notification Flyers

Notice of a Public Information Meeting in Your Neighbourhood

Meeting Agenda

Doors Open: 6:00 PM

Open House Discussion: 6:00 – 7:30 PM

IBI Group is holding a Public Information Meeting to present the development proposal for a mixed use development at 420-460 Mountain Highway and 1510-1530 Crown Street.

For further information please contact:

Martin Bruckner *IBI Group*
604-683-8797 700 – 1285 West Pender St.
mbruckner@ibigroup.com Vancouver, B.C. V6E 4B1

Michael Hartford *District of North Vancouver*
604-990-2387 Community Planning Dept.
355 West Queens Road
North Vancouver, BC,
V7N 4N5

Meeting Time and Location

Wednesday, July 11, 2018

6:00 – 7:30 PM

North Shore Winter Club - Senior Lounge
1325 Keith Rd East, North Vancouver

This information package is being distributed to the owners and occupants within 75 metres of the proposed development site in accordance with District of North Vancouver policy.

The Proposal

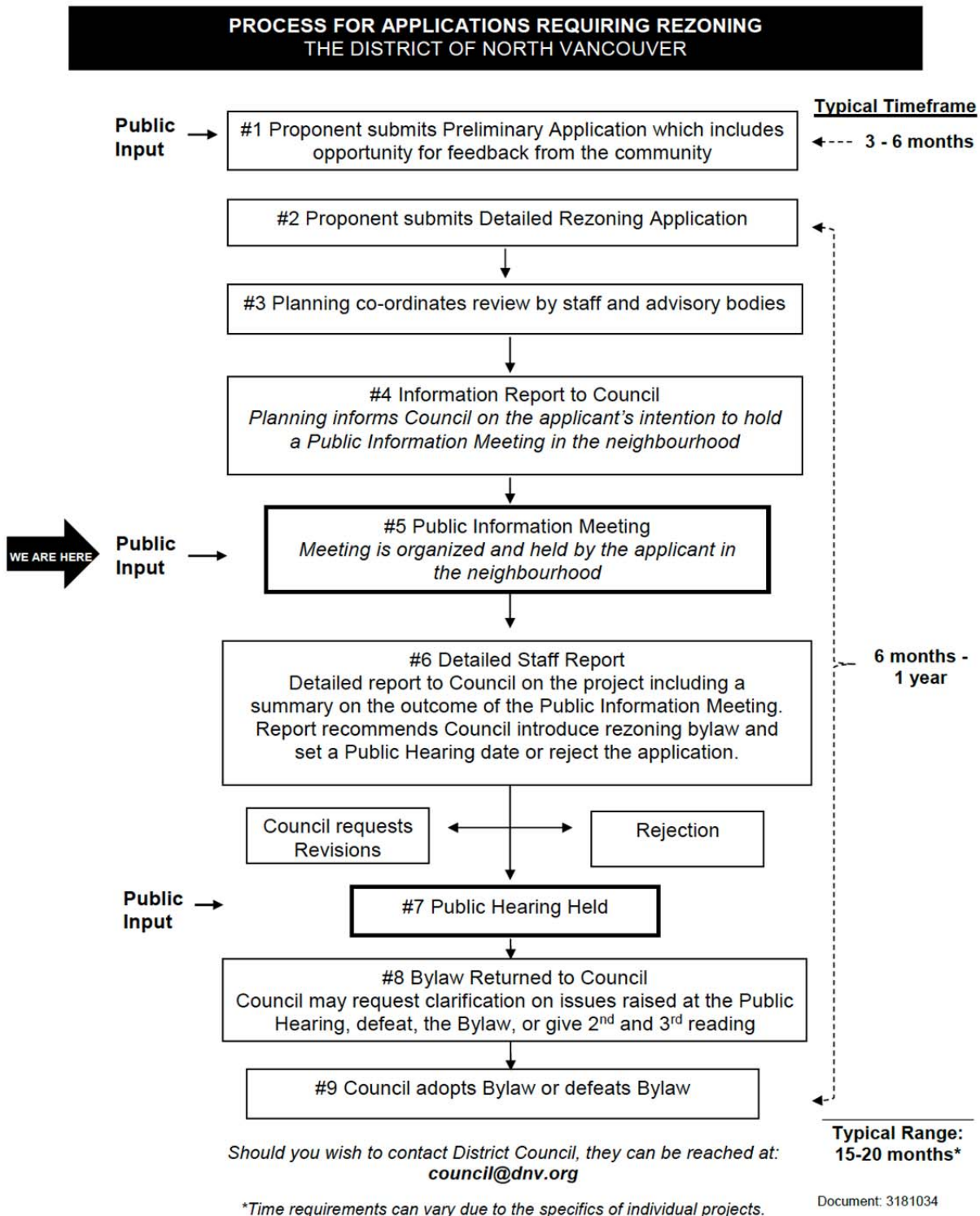
Fairborne CMCC Lynn Creek Limited Partnership proposes to construct a mixed use development located at 420-460 Mountain Highway and 1510-1530 Crown Street.

The proposal is for 349 units which will include 7 concrete townhomes, two 5-storey wood frame mid-rise buildings over a retail podium and a 29-storey concrete residential tower.

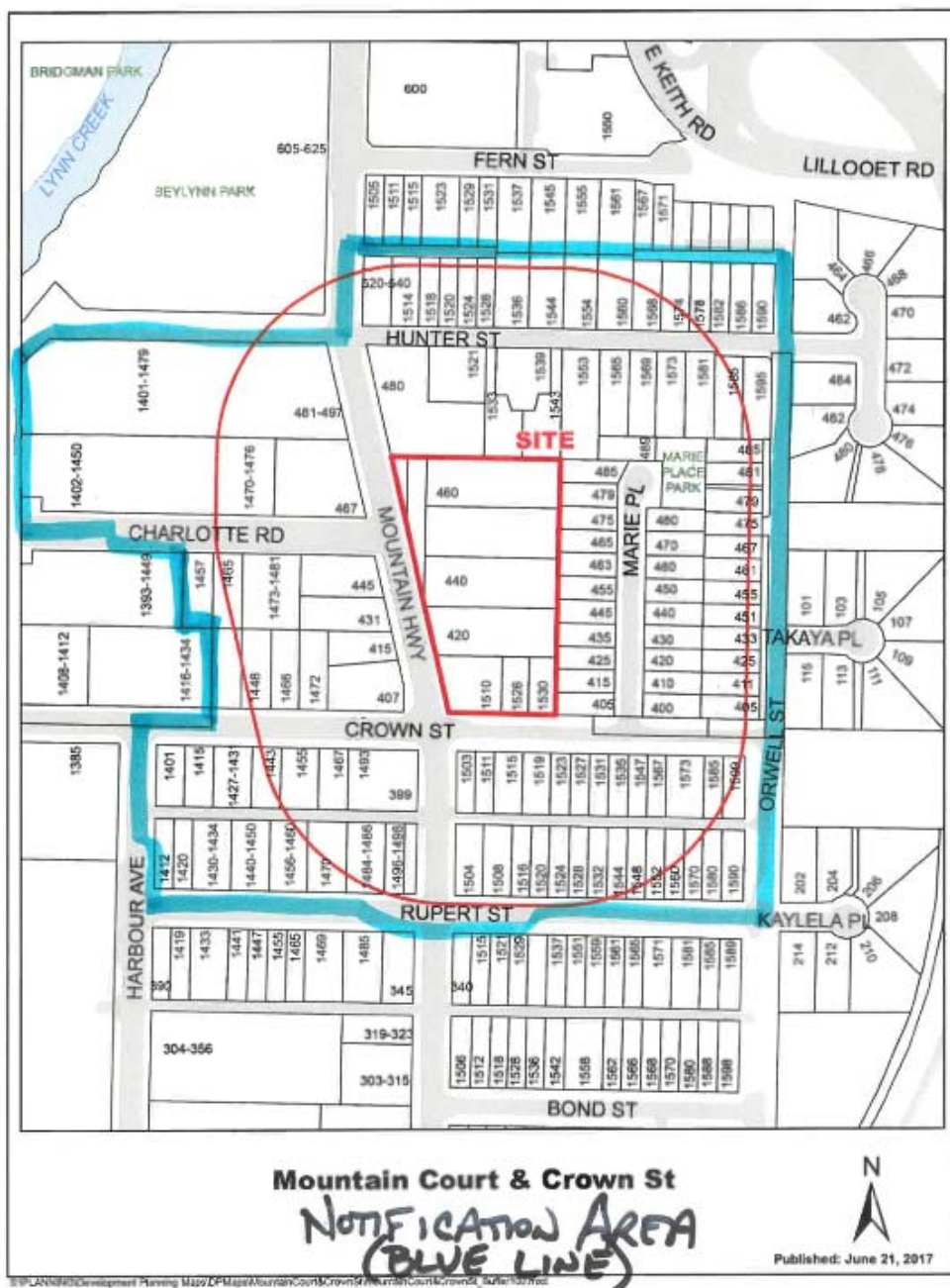
Vehicular access to the site will be from a lane off Crown Street. Parking will be located in the underground parking garage and at grade accessed from the lane.

Interested members of the public are invited to attend the Public Information Meeting for an early opportunity to review the proposal and offer comments.





Notification Area Map



FAIRBORNE / IBI ARCHITECTS
1510-1530 Crown Street / 420 - 460 Mountain Hwy.
Public Information Meeting – July 11, 2018

SIGN-IN SHEET

[illegible]

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

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

Document: 3629171

Appendix C – Public Comments: Written Submissions:

Michael Hartford

From: [REDACTED]
Sent: July 15, 2018 3:50 PM
To: Mayor and Council - DNV; Michael Hartford; Michael Hartford; council@cnv.org; mfreisen@cnv.org
Cc: [REDACTED]
Subject: Fairborne / IBI Architects et al

Madams and Sirs,

I recently attended a presentation regarding Fairborne / IBI Architects proposal for a development at 420-460 Mountain Hwy and 1510-1530 Crown Street. Understanding it is in keeping with the Official Community Plan for the Lynn Creek Town Center, there are no objections in particular to raise about this proposal.

However there is one gaping hole that councils and the developers are not realistically considering. I refer to the continual and worsening traffic woes experienced by North Shore commuters of all stripes. A B-Line bus route between Dundarave and Maplewood is going to do nothing to solve traffic problems either across the two major bridges or indeed on the freeway that runs through our community. Those are major bottlenecks!

Ferry traffic, Whistler / Squamish traffic, and tourist traffic will always clog our stretch of highway through the North Shore communities. We need this stretch of road for local use as well. I applaud and support the massive infrastructure upgrades ongoing in the Lynn Creek area. When complete, it should facilitate better transit between all North Shore communities. However those improvements alone will do nothing to improve upon our freeway and bridge messes.

A B-Line bus route will simply not move the volume of people required across our fair city. Further, that bus route will just add further obstruction to normal traffic to and fro across the North Shore. There is no serious evidence of any initiative that will ease these bottlenecks. Do you want more traffic zipping along side streets to avoid the bridge and freeway mess?

While all the North Shore councils have major developers slaving to reap major profits from their accumulated major development projects, these developers all refer optimistically to one little B-Line bus route as some ultimate solution. They indicate that any mass transit is years away. I.E. not their problem. Indeed if we started seriously today, seven years might be an optimistic timeline for full implementation. I don't notice local councils grinding these developers on that point as they pursue their profits.

These developers, Denna Homes, Intergulf, Pinnacle Developments, Darwin Development, Fairborne / IBI, Anthem Properties and others are all poised to make major profits off our growing communities. Why is not more being asked of these developers? Why are they allowed to point to one crummy B-Line bus route as a solution? Why is real transit planning not happening now? Why are the profiteers not being asked to contribute planning effort and money into this future that allows them these profits? There is already a fixed rail link across the North Shore.

I can only imagine the hundreds of millions of profit these companies will reap building our new homes. Let's get some serious percentage of that profit to improve the quality of life in our communities. A rapid transit link is the minimum requirement, a link that does not further clog local roads. Are you all going to wait 10 years to start planning?

Sincerely,

[REDACTED]

Michael Hartford

From: [REDACTED]
Sent: July 16, 2018 3:41 PM
To: Michael Hartford
Subject: Re. Public Information Meeting

Hi Michael,

It was a pleasure to meet you at the meeting last Wednesday.

As discussed, I would be grateful to receive any information you can share with me re. the traffic flow/signals etc. on Mountain Highway to deal with the huge influx of traffic this project and the others will bring. As an owner/occupier of a building on Charlotte St. [REDACTED] with tenants, we are all concerned. At peak times it is hard enough to turn left out of Charlotte onto Mountain Highway now with the way the traffic lights are set.

Thank you,

[REDACTED]

①

**COMMENT SHEET
DISTRICT OF NORTH VANCOUVER**

PROPOSAL: Fairborne / IBI Architects: 1510-1530 Crown Street / 420 - 460 Mountain Hwy.
Public Information Meeting: Detailed Application for Rezoning and Development
Permit for mixed-use project including commercial space and 349 dwelling units.

To help us determine neighbourhood opinions, please provide us with any input you have on the proposal (attach additional sheets if necessary), or by email at the email address at the bottom of the page:

ATT. Michael Hartford, Community Planner

Your Name: [REDACTED] Street Address: [REDACTED]

Please return, by mail or email by Tuesday September 4, 2018 to:

Michael Hartford, Community Planner
Tel: 604-990-2480
District of North Vancouver - Community Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5
Email: hartfordm@dnv.org

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.

AUG 16 2018

PLANNING, PERMITS AND BYLAWS

Document: 3629172

(2)

Dear Sirs

Hi! How are you? How are things? fine I hope.

I attended your public input gathering at the north shore winter club some weeks ago, and indicated to one of the Project Director that I would be writing my response and Ideas for the development of Crown Street project for review before September,

I have a concept that I am very excited about and could (would) generate substantial profits, perhaps million' and help your project developments also!

Opening a Take-out 'Edible Food' centre that is healthy and sustaining. There will be a great need for this with construction of a new city being built, as it is going up not after completion, as client needs will change drastically.

As the front of the big Tower going on Crown Street is to be fronted with a few town homes and gardens, [REDACTED] could be saved and upgraded for the above purpose, that [REDACTED]

[REDACTED]
It has an amazing 100 plus year old cherry tree in the back yard that produces bing cherries and an apple tree in the front that has about 1200 pounds of apples in the fall. Both are beautiful to look at in bloom and

I have been actively searching materials that could or would be needed.

- Huge beams from Hunter Street slated for demo
- Have 2 industrial coffee makers
- Have industrial juicers
- Commercial sinks and countertop
- Sourcing industrial freezer and fridge
- access to tile, flooring, surplus marble - iron staircase

As I noted in the sign-in book at your meeting, I want to [REDACTED]

I love it and intended to fix it up and hopefull
one day own it.

To tell you a bit about myself

④

I would be able to do much of the construction and renovations myself as I have experience in such trades. I also have a

[REDACTED] who could also contribute. I am an active and contributing member of society and keep busy working at [REDACTED] problem solver and self motivated.

My place would require some input from yourselves also,

Please take a look at the very possible and fortune making opportunity here, and details could be worked out - Helping / profit sharing / rent, possible rental suit upstairs/??


Also I make delicious pies


I will bring one by - blackberries are currently in style

Many Best Wishes
I hope we can work together

☒ Info Package

Date: Oct 24, 2018


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver INFORMATION REPORT TO COUNCIL

October 23, 2018
File: 08.3060.20/040.18

AUTHOR: Michael Hartford, Senior Development Planner

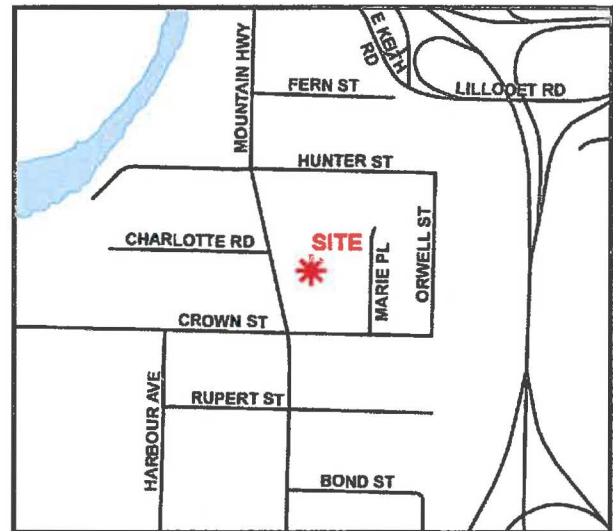
SUBJECT: Public Information Meeting: Crown Street and Mountain Hwy.
Proposed Mixed-use Development ("Fairborne CMCC Lynn Creek Partnership")

REASON FOR REPORT:

To inform Council of an upcoming Public Information Meeting.

SUMMARY:

IBI Architects is holding a facilitated Public Information Meeting as part of a detailed rezoning and development permit application for a mixed-use development. A Public Information Meeting was held on July 11, 2018. To assist in allowing all those interested to view the project and share their comments, a second meeting has been scheduled. The project information to be presented remains unchanged and the development comprises 349 residential units and 3,069 m² (33,034 sq. ft.) of commercial space fronting Mountain Hwy. The development is located north of Crown Street and east of Mountain Highway in Lynn Creek Town Centre. The project includes 309 strata units and 40 non-market rental units in a mix of buildings ranging from 6 to 29 storeys.



A summary of public input received will be included in the staff report at the time of bylaw introduction.

PUBLIC INFORMATION MEETING DETAILS:

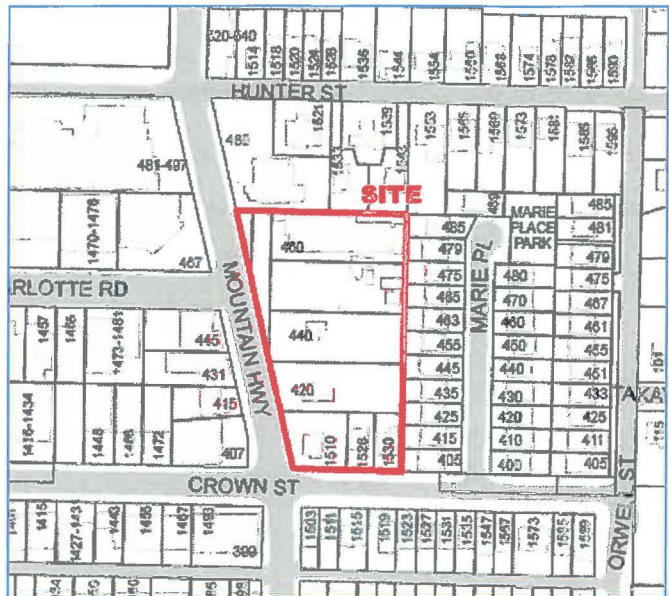
Date: Wednesday November 7, 2018
Time: 6:00 pm to 7:30 pm
Location: North Shore Winter Club, Senior Lounge
1325 E. Keith Road

SITE AND SURROUNDING AREA:

The 2.4 acre or 0.97 hectare site comprises the existing “Dykhof Nurseries” commercial operation, and five single family lots. The site includes a small portion of the existing District Fire Hall #2 property and part of the Mountain Hwy. road allowance, with both of these land areas to be purchased from the District. The property is currently zoned a mix of Detached Residential, RS4 and RS5, and General Commercial Zone C7 for the nursery portion of the site.

Re-development applications have been approved to the east at 467 Mountain Hwy. and to the south at 1503-1519 Crown Street.

A mixed-use development is proposed to the north, and multi-family re-development is proposed to the east along Marie Place.



View of 29-storey building & and portion of south mid-rise

The site is designated in the Official Community Plan (OCP) as “CRMU3” for mixed commercial and residential multi-family uses, up to an FSR of approximately 3.5. Overall density being sought is approximately 3.5 FSR in compliance with the plan.

The Lower Lynn (Lynn Creek) Town Centre Implementation Plan sets out objectives for a new north/south lane located at the east side of the site to connect Crown Street and Hunter Street. This objective is reflected in the site plan for the proposal.

The proposal is being considered in the context of the approved Lower Lynn Implementation Plan which identifies a mix of building heights of up to 12 storeys (north portion of site) and up to 28 storeys (south portion of site).

PROJECT DESCRIPTION:

The proposal includes a mixed-use commercial-residential element in the north portion of site with approximately 3,069 m² (33,034 sq. ft.) of commercial space, and two 5-storey, wood-frame residential buildings above – an 84 unit strata building and a 40 unit non-market rental building. The south portion of the site includes a 29 storey building with 218 strata units. Seven townhome units are located facing north into the proposed plaza and south onto Crown Street.



View of north mid-rise and portion of Town Centre Plaza

Apartments in the 40 unit non-market rental building are anticipated to rent at Canada Mortgage and Housing Corporation (CMHC) “Level 1” rent levels. The District’s Rental and Affordable Housing Strategy (RAHS) and CMHC describe affordable housing as that which does not require expenditures of more than 30% of household income on shelter costs (rent, mortgage, property taxes, strata fees, and heating costs). Using CMHC’s 2017 average market rental rates, the following unit rates and incomes required at CMHC “Level 1” are summarized below:

Unit Size	CMHC Level 1 Rent or 20% below 2017 Average Market Rental Rates	Income at which 30% Shelter Expenditure would be Considered Affordable
One Bedroom	\$1,433	\$57,314
Two Bedroom	\$1,800	\$71,993
Three Bedroom	\$2,000	\$79,992

For reference, median total household income for all types of households – both ownership and rental - in the District of North Vancouver as of the last census in 2015 is \$103,981. Housing expenditures at 30% of this median income equate to a maximum monthly expenditure of \$2,599.

Parking is proposed in a mix of covered, at-grade spaces and a two- level underground parking garage, with both parking areas accessed from a new lane to the east of Mountain Hwy. The project includes a total of 493 parking spaces: commercial parking comprising 47 spaces at grade level and 52 parking spaces at the first level of the underground parkade, residential parking comprising 362 resident parking spaces and 30 visitor parking spaces, and 2 car share parking spaces.

Bicycle parking proposed includes a total of 422 spaces for residential use and 18 spaces for commercial use.

The project will require a Transportation Demand Management analysis to support the proposed parking ratios, and suitable trip reduction measures are anticipated in the project.



View of commercial entry from Town Centre Plaza

The development includes the southern portion of Lynn Creek Town Centre's "town centre plaza" – a focal point for the heart of the town centre. The proponent has undertaken some conceptual design work for the new plaza, including discussions with District staff and with the applicant for the neighbouring mixed-use development site to the north.

FORMAT OF MEETING:

An independent facilitator will oversee the scheduled Public Information Meeting. Public input and a summary of both of the Public Information Meetings will be forwarded to Council in the staff report at Council's consideration of the required rezoning bylaw

PUBLIC NOTIFICATION:

1. A Notification Flyer for the Public Information Meeting (Attachment A) has been distributed to approximately 196 residential and commercial properties within an area that exceeds the 100 metre (328 ft.) distance from the site identified in the District's policy on Non-statutory Notification for Public Consultation on Development Applications
2. Two notification signs have been placed on the site
3. Newspaper advertisements will appear in two editions of the North Shore News in advance of the meeting

A handwritten signature in black ink, appearing to read 'Michael Hartford'.

Michael Hartford
Senior Development Planner

Attachment A: Notification Flyer

Notice of a Public Information Meeting in Your Neighbourhood

A Public Information Meeting for this project was held on July 11, 2018. To assist in allowing all those interested to view the project and share their comments, a second meeting has been scheduled. The project information remains unchanged.

Meeting Agenda

Doors Open: 6:00 PM

Presentation: 6:30 – 6:45 PM

Open House Discussion: 6:45 – 7:30 PM

IBI Group is holding a Public Information Meeting to present the development proposal for a mixed use development at 1510-1530 Crown Street and 420-460 Mountain Highway.

For further information please contact:

Martin Bruckner
604-683-8797
mbruckner@ibigroup.com

IBI Group
700 – 1285 West Pender St.
Vancouver, B.C. V6E 4B1

Michael Hartford
604-990-2480
mhartford@dnv.org

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

Meeting Time and Location

Wednesday, November 7, 2018

6:00 – 7:30 PM

North Shore Winter Club
Senior Lounge Room
1325 Keith Rd East, North Vancouver

This information package is being distributed to the owners and occupants within 100 metres of the proposed development site in accordance with District of North Vancouver policy.

The Proposal

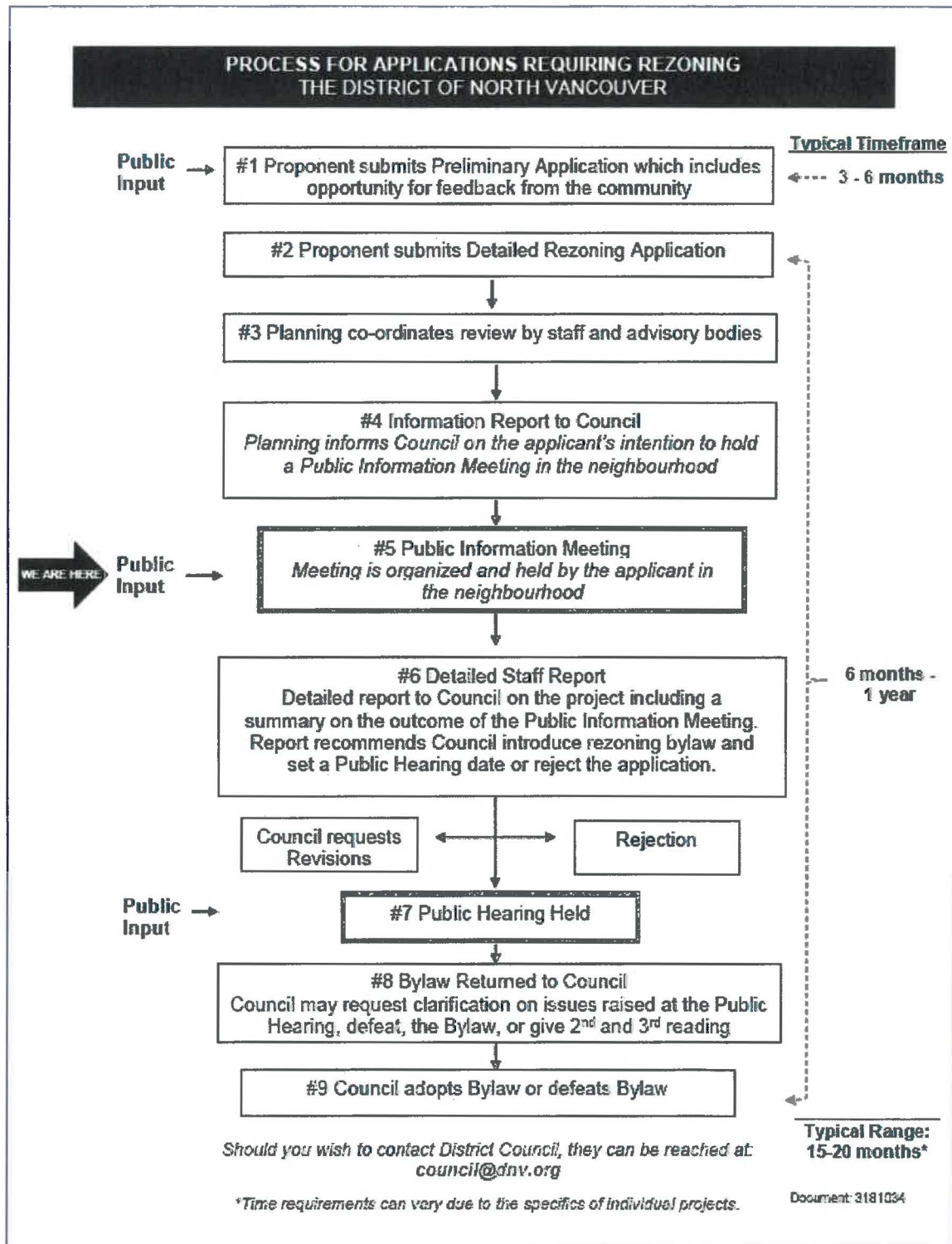
Fairborne CMCC Lynn Creek Limited Partnership proposes to construct a mixed use development located at 1510-1530 Crown Street and 420-460 Mountain Highway. Included in the project is the purchase from the District of North Vancouver of a small portion of the property to the North at 480 Mountain Highway, as well as a portion of the Mountain Highway road allowance.

The proposal is for 349 units which will include 7 concrete townhomes, two 5-storey wood frame mid-rise buildings over a retail podium and a 29-storey concrete residential tower.

Vehicular access to the site will be from a new lane connecting Crown Street to Hunter Street. Parking will be located in the underground parking garage and at grade accessed from the lane.

Interested members of the public are invited to attend the Public Information Meeting for an early opportunity to review the proposal and offer comments.





420-460 Mountain Highway and 1510-1530 Crown Street Rezoning Application

Public Information Meeting Summary Report

Event Date: November 7, 2018
Time: 6:00pm – 7:30pm
Location: North Shore Winter Club, Senior Lounge, 1325 Keith Rd East, North Vancouver
Attendance: 11 members of the public signed in.
Comments: Zero comment sheets and emails 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 196 addresses within a 100m radius of the site. Additional notices were sent outside the notification area to include outlier properties located on the same block, exceeding District notification requirements. Appendix A includes a copy of this package and a map of the distribution area.

Notification Signs

Two notification signs were erected on the site on October 24, 2018, meeting District notification requirements. Appendix A includes photographs of the erected signs.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, October 31 and Friday, November 2, 2018. A copy of the ad is included in Appendix A: Notification.

Attendance:

11 members of the public signed in for the meeting. A copy of the sign-in sheet is included in Appendix B.

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

District of North Vancouver:

- Michael Hartford, Development Planner

Project Team presenters included:

- Martin Bruckner, IBI Group
- Stuart Jones, IBI Group

Facilitators:

- Steven Petersson, Petersson Planning Consulting
- Jean Roe, Petersson Planning Consulting

Overview:

Fairborne CMCC Lynn Creek Limited Partnership hosted a Public Information Meeting on July 11, 2018. Only 15 people attended this first meeting. DNV staff were concerned that the low attendance could have been due to neighbours being away on summer holiday, so the applicant was directed to hold a second Public Information Meeting in the Fall. This report summarizes the second Public Information Meeting.

This Public Information Meeting followed a similar format to a prior meeting. Participants could view the display boards and talk with members of the project team. The room was lined with information boards, including maps, site plans, landscape plans and conceptual renderings. At 6:30 PM the formal presentation began, and project images were projected on a screen. The presentation was followed by a facilitated question and answer period. To ensure a transparent process, a facilitator noted questions and comments on a flip chart for everyone to see.

Participants were invited to submit written comments to the municipal planner or facilitator. Comments that were submitted by November 23 would be included in the summary report. Any comment sheet or email would be included verbatim in the Appendix.

The proposal was generally supported by meeting participants. Most of the participants also attended the first Public Information Meeting in July, so they were already familiar with most aspects of the proposal. As a result, a majority of inquiries were seeking clarification, and, despite encouragement by the facilitator, there were no questions regarding the form and character of the proposal.

The key themes expressed at the meeting included:

- asking clarification questions about parking
- support for a grocery retailer.

Public Dialogue:

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

Q1 Is the commercial parking paid or unpaid?

A1 We don't know that yet.

Q2 How many residential stalls will there be? What is the parking ratio?

A2 On average, there will be 1.04 stalls per unit.

Q3 Will there be underground parking?

A3 493 stalls total (residential and commercial)

Q4 Has the parking ratio changed since the July Information Session?

A4 No.

Q5 Will there be car shares available?

A5 Yes: there will be two.

Q6 Is the grocery store confirmed?

A6 The intention is for there to be a grocery store. There is 30, 000 sq. ft. of retail space total, and the hope is to have a grocery retailer. It is difficult to confirm a grocery store before the site is rezoned.

C6 I think a grocery store would really benefit the neighbourhood.

Q7 Can you clarify what you mean by 'loft units'?

A7 The loft units are smaller units. These units were originally planned to be two storeys, but due to site constraints we made them a single, taller storey with a loft.

Q8 Are the loft ceilings higher than the other units?

A8 Yes

Q9 Can you clarify what you mean by 'non-market' housing?

A9 One entire building will be affordable strata units selling at low end of market.

Q10 Who would qualify for these affordable units?

A10 One standard that is considered for this development is the CMHC Level 1 standard, where low end of market is considered to be at 80% market rate. This standard hasn't been confirmed for this development. The level of affordability will be confirmed through the municipal approval process and secured with a Housing Agreement.

Q11 Is there any preliminary pricing? What will the units cost?

A11 We don't have preliminary pricing at this time.

Q12 What is the timeline for this development?

A12 Build time will be approximately 32 months after the project is approved by Council.

Q13 Will there be visitor parking? Will there be a time limit on visitor parking?

A13 There will be visitor parking: 99 commercial stalls and 30 visitor stalls. The time limit for parking is not yet determined.

Q14 How many units are proposed in the 29-storey building?

A14 218.

Comment Sheet and Email Summary

Participants were invited to submit comments until November 23, 2018, over two weeks after the meeting. Zero comment sheets and emails were submitted. This is likely due to the fact that most of the

participants attended the first Public Information Meeting in July and were satisfied with the comments made at that time.

Conclusion

Fairborne CMCC Lynn Creek Limited Partnership hosted a Public Information Meeting on July 11, 2018. In order to ensure that neighbours had an opportunity to learn more and comment on the proposal, DNV staff directed the applicant to host a second Public Information Meeting.

The purpose of this Public Information Meeting was to present to neighbours the proposed rezoning application and the mixed-use development concept, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. 196 invitations were distributed to the surrounding community. Two newspaper ads notified the community of the meeting, and two signs were posted on the property. Eleven community members participated at the meeting: most participants also attended the first Public Information Meeting in July. Zero comments were submitted to the municipal planner and facilitator after the meeting.

The public could participate in this process in several ways:

- browsing boards
- talking to the project team and Development Planner
- watching a formal presentation by the architect and landscape architect
- 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 municipal planner a variety of specific questions, mostly related to parking and construction timing. The applicant successfully notified and presented their proposal to the community. Given that two Public Information Meetings were hosted in support of the project, and the same participants attended both meetings, the neighbourhood had ample opportunity to express their views of the proposal.

Appendix A: Notification

Newspaper Advertisement: North Shore News

A30 | NEWS

FIELD FINALS In the top photo, Collingwood's Jacqueline Webb and Hailey Gayda put the squeeze on Seycove's Brianna Norman in the North Shore senior girls AA field hockey final, while in the bottom photo West Vancouver's Mia Zurkovic tracks Handsworth's Grace Delmotte in the AAA final. Both matches were played recently at West Vancouver's Rutledge Field, with Collingwood claiming their 12th straight AA title with a 5-2 win and Handsworth earning the AAA crown with a 6-1 win. All four teams will represent the North Shore at the provincial championships next week. More photos: nsnews.com PHOTOS: CINDY GOODMAN

We're upgrading

Capilano Substation in Murdo Frazer Park

To ensure reliable electricity to 12,000 homes and businesses, we're upgrading our Capilano Substation located on Woods Drive at Pemberton Avenue.

Come learn more, as well as how we're keeping the park and golf course accessible during construction.

Where: Delbrook Community Recreation Centre, Fir Room M17.
851 VV Queens Road
North Vancouver, B.C.
(At Del Rio Drive in William Griffin Park)

When: Wednesday, November 7, 2018

Time: 5 p.m. to 8 p.m.

For more information, please contact us at projects@bchydro.com

Learn more at bchydro.com/capsub



35-49

Public Information Meeting

A mixed-use development is being proposed for 1510-1530 Crown Street and 420-460 Mountain Highway. You are invited to a meeting to review the proposal and meet the applicant team.

Date: Wednesday November 7, 2018

Time: 6:00 PM - 7:30 PM

Location: North Shore Winter Club, Senior Lounge
1325 Keith Road East, North Vancouver

The applicant proposes to rezone the site from commercial and single family residential zoning to a comprehensive development zone, to permit 349 residential units which will include 7 concrete townhomes, two 5 storey wood frame mid-rise buildings and a 29 storey concrete tower. The proposal is in accordance with the Official Community Plan objectives for the Lynn Creek Town Centre



Information packages are being distributed to residents within a 100 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Martin Bruckner of IBJ Group by telephone at 604-683-8797 or via email at mbruckner@ibjgroup.com or Michael Hartford of District of North Vancouver Community Planning Department by 604-990-2480 or mhartford@dnv.org, or bring your questions and comments to the meeting.

**This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.*



VOLUNTEER DRIVERS NEEDED!

For more information call 604-515-5400 or visit volunteercancerdrivers.ca

nsnews.com north shore news WEDNESDAY, OCTOBER 31, 2018



Mighty Mouse made Canadian sports history 50 years ago

It was 50 years ago this month that West Vancouver native Elaine Tanner made Canadian sports history, winning three medals at the Summer Olympic Games in Mexico City.

The 17-year-old swimmer, known as Mighty Mouse for her small stature and intense training regime, became the first Canadian woman ever to win an Olympic swimming medal and the first Canadian ever to win three medals in a single Olympic Games. Her three medals – including silvers in the 100- and 200-metre backstroke and bronze in the 4x100-m freestyle relay – made up 60 per cent of the entire medal haul for Canada at the 1968 Games, held Oct. 12-27.

Other highlights of her career include setting five career world records, winning four gold medals and three silvers at the 1966 Commonwealth Games, winning two golds and three silvers at the 1967 Pan American Games, and earning the Lou Marsh Trophy as Canada's top athlete in 1966. She was made an officer of the Order of Canada in 1969 and inducted in Canada's Sports Hall of Fame in 1971. The Elaine Tanner Award is presented annually to



Elaine Tanner shows off her Olympic medals. PHOTOSUPPLIED CANADIAN PRESS/COC

Canada's junior female athlete of the year at the Canadian Sport Awards.

Tanner now lives on Vancouver Island with her husband, John Watt. She was recognized in a ceremony during the Oct. 20 Vancouver Canucks game at Rogers Arena.

— Andy Prest

Lawson defends Canada, lies about his age

From page 38

astute observers realized the neighbourhood had a distinct lack of coal.

The holly in Hollyburn came from the two holly trees in front of Lawson's home. Burn is a Scottish Gaelic word referring to a place by the water, Mansbridge notes.

But perhaps Lawson's most revealing decision came in 1916 when he decided to lie about his age.

With war breaking out in Europe, Lawson, 56, convinced the 158th Overseas Battalion, that he was still in his 40s and served in France.

"Here was a man who had seen the first trains of the Canadian Pacific Railway pass... who had carved out of the virgin forest his garden on the shore," praised Vancouver archivist James Skit Matthews.

Asked about his service by Matthews, Lawson only smiled and said "I went there to become a millionaire."

But while Lawson returned to service as president of the West Vancouver branch of the Canadian Legion, his son Duncan was shot and killed by a machine gun bullet at Cambrai about one month before the armistice.

ENTER GEORGE WASHINGTON (SORT OF)

One of the greatest headlines in the history of local media is this gem from 1926: Watch West Van Grow. What makes it great is that the article is entirely about the cultivation of large sweet peas.

That same year, the newspaper chronicled the shortage of apartments in West Vancouver and took a principled stand with a blistering editorial, entitled Removing a Menace, which called for the chopping down



More than a century after incorporation and nearly 70 years after the city's since-repealed decision to put a 25 cent tax on bicycles, North Vancouver's Lonsdale Avenue continues to bustle. PHOTO CINDY GOODMAN

of view-obstructing trees. (Publishers H. Hodgson and Captain F.F. Lovegrove would walk that one back a little bit.)

But the entire complexion of the North Shore changed in 1930 when the Pacific Gatherer barge wedged and wrecked the original Second Narrows bridge.

Repairing it would cost an estimated \$200,000, which wouldn't have been a problem except for one thing: "Money had taken a long vacation," Lynn Valley pioneer Walter Draycott noted.

Just a few years earlier real estate agents had been peddling 100x132-foot "almost cleared lots" for \$350. The ads carried the tagline: "The Bridge is Coming Sure."

But with the bridge out of commission those sales dried up. Draycott recalled supporting himself by pulling clams from the mudflats at Moodyville, gathering hazelnuts along the Seymour River and fishing for trout in Lynn

Creek

With the two North Vancouverers in receivership, George Washington Vance took over as the province-appointed commissioner through the Depression and much of the Second World War.

Vance, who had previously been hawking those almost cleared lots from his Lonsdale Avenue real estate office, was suddenly charged with defending the city from filth and chaos.

In 1937, Vance established a poundkeeper to regulate, restrain, and prohibit, "cattle from running at large in public places," according to an old city bylaw.

In this sense, "cattle" also referred to cats, fowl, poultry and rabbits, all of which would be fed and milked (as appropriate) by the poundkeeper until the owners turned up to pay \$6 for bulls and stallions, \$2 for boars, rams, horses, donkeys, mules, cow and

1940 after a decade in the mayor's chair, his colleagues and friends staged a bizarre ritual.

Leyland, who once ran on the platform: "Finance – Pay as you go," was arrested, according to a newspaper account. A West Vancouver police officer told Leyland he was guilty of being ethical, and of guiding West Vancouver from, "a summer camp to a high class residential suburb."

The tradition continued this week with outgoing North Van mayors Darrell Mussatto and Richard Walton.

The two have run into each other about twice a week for 13 years, according to Walton.

Aside from the mayor's relationship with the chief administrative officer and the municipal council, there's no relationship as important as the one with the other North Vancouver mayor, Walton says.

That doesn't mean it'll result in amalgamation, he notes, but in terms of police and fire, "it's a seamless community."

Preparing to leave office after 13 years at the helm, Walton reflects on his status as an immigrant from, "a brick row townhouse in Manchester," who ended up doing one of the most

challenging political jobs in B.C.

"North Van district is probably the most difficult community in the province, I think, to be mayor of, because we have no town centre."

The district also has the usual concerns of a growing municipality, but every choice is complicated by the municipality's next-door-neighbour relationship with the vast expanse of forest that compelled Narvaez to keep going and Vancouver to stop.

It's a place Francis Caulfield described as, "the pearly light on the sea, and the great snow-clad volcano in the distance flushing rosy as the sun gets low."

Preserving what people love about the North Shore will always spur passionate arguments, Walton says.

"They'll always be that way. They'll always have passion at political meetings and public hearings," he says. "Sign of a healthy community."

This article could not have been written without the work of Daniel Francis, Francis Mansbridge, James Morton, Dick Lazenby, West Vancouver archivist Reto Tschan, and the very patient and eternally helpful staff at the North Vancouver Museum & Archives.

Public Information Meeting

A mixed-use development is being proposed for 1510-1530 Crown Street and 420-460 Mountain Highway. You are invited to a meeting to review the proposal and meet the applicant team.

Date: Wednesday November 7, 2018
Time: 6:00 PM - 7:30 PM
Location: North Shore Winter Club, Senior Lounge
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In a ritual that goes back to 1940, outgoing North Vancouver mayors Richard Walton and Darrell Mussatto were lovingly arrested. PHOTO MIKE WAKEFIELD

Notification Signs





Notification Flyers

Notice of a Public Information Meeting in Your Neighbourhood

A Public Information Meeting for this project was held on July 11, 2018. To assist in allowing all those interested to view the project and share their comments, a second meeting has been scheduled. The project information remains unchanged.

Meeting Agenda

Doors Open: 6:00 PM

Presentation: 6:30 – 6:45 PM

Open House Discussion: 6:45 – 7:30 PM

IBI Group is holding a Public Information Meeting to present the development proposal for a mixed use development at 1510-1530 Crown Street and 420-460 Mountain Highway.

For further information please contact:

Martin Bruckner	<i>IBI Group</i>
604-683-8797	700 – 1285 West Pender St.
mbruckner@ibigroup.com	Vancouver, B.C. V6E 4B1

Michael Hartford	<i>District of North Vancouver</i>
604-990-2480	Development Planning
mhartford@dnv.org	355 West Queens Road
	North Vancouver, BC,
	V7N 4N5

Meeting Time and Location

Wednesday, November 7, 2018

6:00 – 7:30 PM

North Shore Winter Club
Senior Lounge Room
1325 Keith Rd East, North Vancouver

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The Proposal

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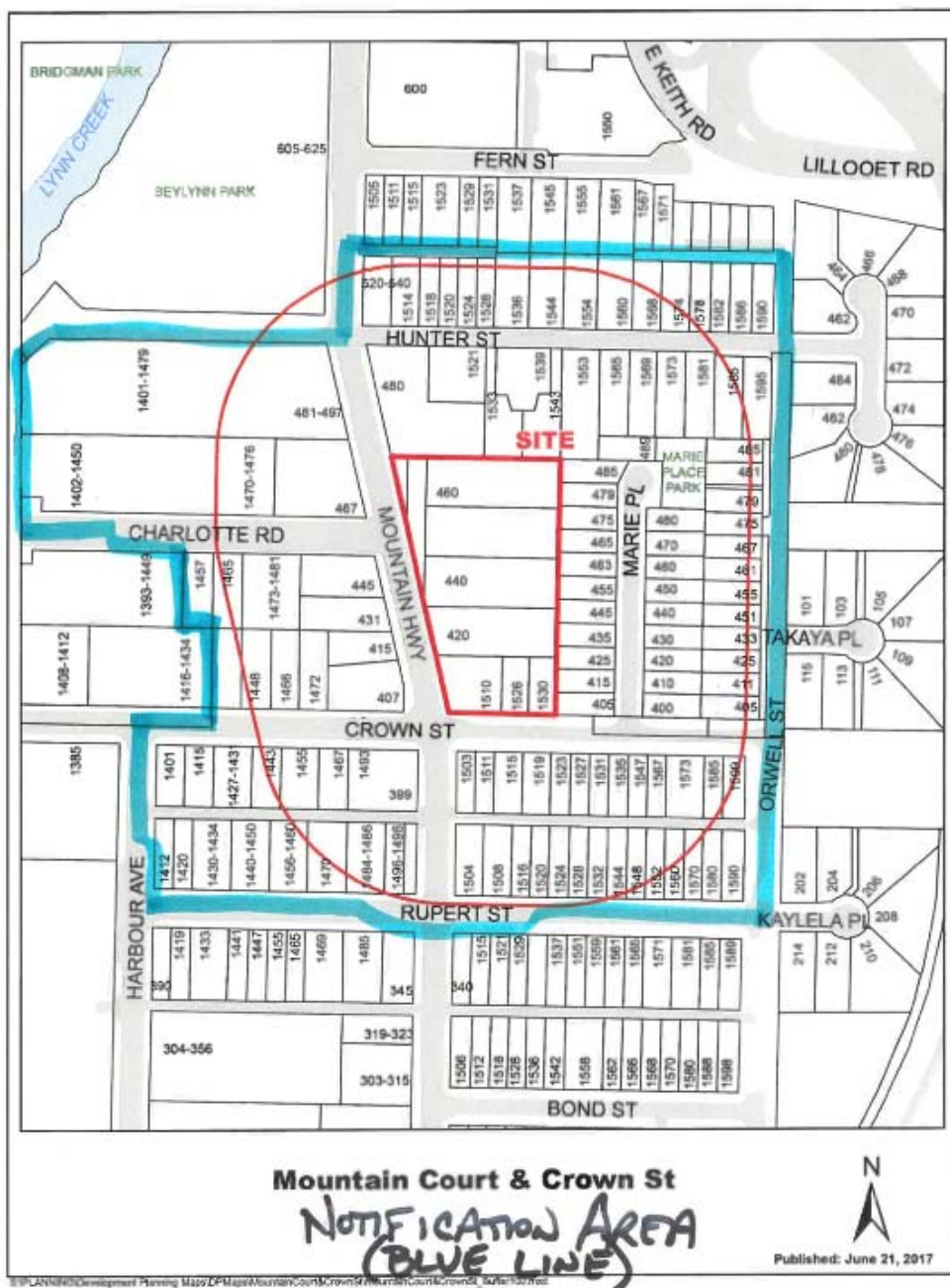
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Interested members of the public are invited to attend the Public Information Meeting for an early opportunity to review the proposal and offer comments.



Notification Area Map



Appendix B – Sign-In Sheet:

**1510-1530 CROWN STREET & 420-460 MOUNTAIN HIGHWAY
PUBLIC INFORMATION MEETING – NOVEMBER 7, 2018
SIGN-IN SHEET**

NAME	ADDRESS	EMAIL (Optional)

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.

Vancouver

1210 - 1095 West Pender
Vancouver BC V6E 2M6
Phone: 604.733.9440
Fax: 604.733.9420
Toll free in BC: 1-888-330-6707

Victoria

830B Pembroke Street
Victoria BC V8T 1H9
Phone: 250.382.6324
Fax: 250.382.6006
Toll free in BC: 1-888-330-6707

March 24, 2021

Mayor and Council
District of North Vancouver

Sent via email: gordonja@dnv.org

Subject: 1510-1530 Crown Street and 420-460 Mountain Highway.

Dear District Mayor and Council,

My name is David Hutniak and I am the CEO of LandlordBC. I am writing to you regarding the proposed development at 1510-1530 Crown Street and 420-460 Mountain Highway. I urge you to vote in favour of this proposal. On behalf of the 3300 members of LandlordBC, all of whom are owners and managers of rental housing, I strongly support this new application.

We need a mix of housing types and affordability levels for current and future residents of the District of North Vancouver. This project has dedicated over 50% of the 404 units as rental housing in a variety of housing options, including market-rental, and below market-rental, which ensures economic community diversity and is critical to overall community health and the establishment of dynamic economies. Furthermore, there is a strong commitment to sustainability within this project through the creation of the new plaza, increased walkability by animating the streetscape, the addition of neighbourhood serving retail, and decreasing reliance on cars through the connection to the future green spine and bike trails.

Today, as a consequence of COVID-19, the risks tied to building rental housing have only increased. To make rental projects more viable they require a comprehensive approach, and part of that approach comes from Council. With this in mind, LandlordBC encourages District Council to continue moving this application forward in the planning process.

Sincerely,



David Hutniak
Chief Executive Officer
LandlordBC

**Vancouver**

1210 - 1095 West Pender
Vancouver BC V6E 2M6
Phone: 604.733.9440
Fax: 604.733.9420
Toll free in BC: 1-888-330-6707

Victoria

830B Pembroke Street
Victoria BC V8T 1H9
Phone: 250.382.6324
Fax: 250.382.6006
Toll free in BC: 1-888-330-6707

March 26th, 2021

District of North Vancouver
By email: gordonja@dnv.org

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.

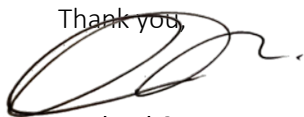
We believe these projects will significantly improve what is currently there today and provide much needed new housing to the Lynn Creek Town Centre Area.

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



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: [DNV Input](#)
To: [DNV Input](#)
Subject: FW: March 29 | 1510-1530 Crown Street | 405-485 Marie Place
Date: March 30, 2021 9:33:39 AM

For the record.

From: Jason Black [REDACTED]
Sent: March 29, 2021 7:31 PM
To: DNV Input <input@dnv.org>
Subject: March 29 | 1510-1530 Crown Street | 405-485 Marie Place

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: [Genevieve Lanz](#) on behalf of [Infoweb](#)
To: [Mayor and Council - DNV](#)
Cc: [DNV Input](#)
Subject: FW: Form submission from: Share your thoughts with Mayor and Council
Date: April 12, 2021 11:33:06 AM

The below is forwarded for information.

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

From: infoweb@dnv.org <infoweb@dnv.org>
Sent: April 11, 2021 3:17 PM
To: Infoweb <infoweb@dnv.org>
Subject: Form submission from: Share your thoughts with Mayor and Council

Submitted on Sunday, April 11, 2021 - 15:17 Submitted by user: Anonymous Submitted values are:

Your name: Joshua Folk

[REDACTED] What would you like to tell Mayor and Council?

Dear DNV Mayor and Council,

I am writing to express my strong hope that the application from IBI to develop the block at 1510 Crown will be modified, and scaled back, to retain mid-rise developments but to eliminate the high-rise (24 story) tower that is proposed. These buildings are out of place in the North Shore, especially in the natural Lynn Creek area, and they do not contribute to any kind of pleasant community. They block the light from the areas below, and force anonymity by isolating neighbours from each other. They will make tons of money for the developers, but not provide housing that has any appeal to families wanting to move to the North Shore.

This is in contrast to 6ish story developments, which are small enough that neighbours get to know in the surrounding meeting areas (if not in hallways and elevators), and allow sunlight to illuminate the ground below for at least a decent part of the day.

It is great that this area near Lynn Creek is being developed and improved, but not by adding more towers! Those that are there already are bad enough.

More generally, I hope that the Mayor and Council will resist pressure from developers to construct more tall towers across North Vancouver. I understand that more housing is needed, but it is critical that this be arranged in ways that do not destroy the character of the community for current (and future) residents. North Vancouver is not New York, and we do not want it to be. Mid-rise condos, yes, anonymous towers, no.

Joshua Folk

[REDACTED]

From: [Michael Hartford](#)
To: [Adriana Reiher](#); [DNV Input](#); [Infoweb](#)
Subject: RE: Form submission from: Share your thoughts with Mayor and Council / 1510 Crown Street - Input from Resident
Date: April 12, 2021 11:44:35 AM

Mr. Folk had written me separately over the weekend, and I had already responded to that identical email.

Please see the response below my signature block.

Michael

Michael Hartford
Manager, Development Planning
District of North Vancouver Development Planning
604-990-2316
mhartford@dnv.org

From: Michael Hartford
Sent: April 12, 2021 10:43 AM
To: Joshua Folk [REDACTED]
Subject: RE: feedback on IBI application for 1510 Crown

Hello Mr. Folk:

Thank you for your email - your comments have been recorded as part of the public input to the development applications at 1510 Crown Street.

Further opportunities for public input will be available at the time of the required public hearing for this application. Updates will be provided on the project webpages at the link below:

<https://www.dnv.org/building-development/1510-1530-crown-street-and-420-440-460-mountain-highway>

This application is being evaluated relative to the Lower Lynn (Lynn Creek) Town Centre Implementation Plan and the objectives of the District's Official Community Plan (OCP). Further information on the planning provisions for the Lynn Creek Town Centre area is available here:

[Lynn Creek Town Centre | District of North Vancouver \(dnv.org\)](#)

The District is currently undertaking a targeted review of the District's OCP - you may wish to participate in upcoming public engagement opportunities for this review. Additional details

are available at the link below:

<https://www.dnv.org/community-environment/official-community-plan-targeted-review>

I hope this information is useful.

Michael

Michael Hartford
Manager, Development Planning
District of North Vancouver Development Planning
604-990-2316
mhartford@dnv.org

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

From: Genevieve Lanz <LanzG@dnv.org> On Behalf Of Infoweb
Sent: April 12, 2021 11:33 AM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: DNV Input <input@dnv.org>
Subject: FW: Form submission from: Share your thoughts with Mayor and Council

The below is forwarded for information.

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

From: infoweb@dnv.org <infoweb@dnv.org>
Sent: April 11, 2021 3:17 PM
To: Infoweb <infoweb@dnv.org>
Subject: Form submission from: Share your thoughts with Mayor and Council

Submitted on Sunday, April 11, 2021 - 15:17 Submitted by user: Anonymous Submitted values are:

Your name: Joshua Folk

[REDACTED] What would you like to tell Mayor and Council?

Dear DNV Mayor and Council,

I am writing to express my strong hope that the application from IBI to develop the block at 1510 Crown will be modified, and scaled back, to retain mid-rise developments but to eliminate the high-rise (24 story) tower that is proposed. These buildings are out of place in the North Shore, especially in the natural Lynn Creek area, and they do not contribute to any kind of pleasant community. They block the light from the areas below, and force anonymity by isolating neighbours from each other. They will make tons of money for the developers, but not provide housing that has any appeal to families wanting to move to the North Shore.

This is in contrast to 6ish story developments, which are small enough that neighbours get to know

in the surrounding meeting areas (if not in hallways and elevators), and allow sunlight to illuminate the ground below for at least a decent part of the day.

It is great that this area near Lynn Creek is being developed and improved, but not by adding more towers! Those that are there already are bad enough.

More generally, I hope that the Mayor and Council will resist pressure from developers to construct more tall towers across North Vancouver. I understand that more housing is needed, but it is critical that this be arranged in ways that do not destroy the character of the community for current (and future) residents. North Vancouver is not New York, and we do not want it to be. Mid-rise condos, yes, anonymous towers, no.

Joshua Folk



From: [Genevieve Lanz](#) on behalf of [Infoweb](#)
To: [DNV Input](#)
Subject: FW: Comments on Development Proposals: 1510 Crown Street and 405 Marie Place
Date: April 13, 2021 1:53:30 PM

Forwarded for the record.

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

From: Michael Hartford <HartforM@dnv.org>
Sent: April 12, 2021 10:38 AM
To: [REDACTED]
Cc: Infoweb <infoweb@dnv.org>
Subject: RE: Comments on Development Proposals: 1510 Crown Street and 405 Marie Place

Dear Louise Nagle:

Thank you for your email - your comments have been recorded as part of the public input to the development applications at 1510 Crown Street and 405 Marie Place.

Further opportunities for public input will be available at the time of the required public hearings for these applications. Updates will be provided on the project webpages at the links below:

<https://www.dnv.org/building-development/405-485-marie-place>

<https://www.dnv.org/building-development/1510-1530-crown-street-and-420-440-460-mountain-highway>

Both of these projects are being evaluated relative to the Lower Lynn (Lynn Creek) Town Centre Implementation Plan and the objectives of the District's Official Community Plan (OCP). The District is currently undertaking a targeted review of the District's OCP - you may wish to participate in upcoming public engagement opportunities for this review. Additional information is available at the link below:

<https://www.dnv.org/community-environment/official-community-plan-targeted-review>

I hope this information is useful.

Michael

Michael Hartford
Manager, Development Planning
District of North Vancouver Development Planning
604-990-2316
mhartford@dnv.org

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

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

From: infoweb@dnv.org <infoweb@dnv.org>
Sent: April 08, 2021 5:08 PM
To: Infoweb <infoweb@dnv.org>
Subject: Form submission from: Share your thoughts with Mayor and Council

Submitted on Thursday, April 8, 2021 - 17:07 Submitted by user: Anonymous Submitted values are:

Your name: Louise Nagle

[REDACTED]

What would you like to tell Mayor and Council?

Re: development proposed for lower Lynn (Marie place & crown st) Dear Mayor and Councilors In my view the above developments are too dense and do not address the affordability issues.

Insurance rates have risen with many existing owners unable to buy insurance on their current properties.

Strata fees have increased making the monthly expenditures out of reach for most people in the service sector. High density brings with it higher crime

rates and increased mental and physical ailments due

to the lack of space eg: over 400 people in one building. The ghetto effect.

In addition to what we are currently experiencing with covid and the possibilities of further pandemics why are developments of this scale being contemplated at this time? Density of crowded conditions has been indicated by Health authorities as the leading cause of this virus spreading.

I feel it is also important to point out that generations of children have left the north shore in the past due to affordability. Please do not ruin the quality of life that many before you established..

The North Shore in my mind should not be referred to as urban It should be viewed as a pristine area welcoming visitors to enjoy the natural setting. Towers and more towers do not fit ascetics of our area.

Sincerely,

Louise Nagle

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From: [Lara Winstone](#)
To: [DNV 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 01, 2021 12:07:28 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.

Hi,

I can attend the hearings in person - and have already emailed to speak there.

I also just wanted to ensure my questions were answered.

Thanks for your help with this.
Whatever I need to do, I will.

Lara

From: Lara Winstone
Sent: November 1, 2021 11:56 AM
To: signup@dnv.org <signup@dnv.org>
Subject: Nov 9 - Public Hearings - 7 pm - for both 405-485 Marie and 1510-1530 Crown (and 420-460 Mtn Highway)

Hi,

I would like to attend to speak at the hearings. I live in the area.

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

Vancouver

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Phone: 250.382.6324
Fax: 250.382.6006
Toll free in BC: 1-888-330-6707

November 3, 2021

Mayor Little and Council
District of North Vancouver

Sent via email to Municipal Clerk: gordonja@dnv.org

Subject: Public Hearing for 1510 – 1530 Crown St. & 420 – 460 Mountain Hwy

Dear Mayor Little and Council,

My name is David Hutniak, and I am the Chief Executive Officer of LandlordBC, the professional association representing owners and managers of rental housing in BC. As the leading voice for the sector, LandlordBC is committed to the provision of safe, secure, and sustainable rental housing in communities throughout the province. I'm writing you on behalf of LandlordBC's 3300 members to strongly support this mixed-use residential and commercial project. This transit-oriented project will add to the vibrancy of the community while delivering a diversity of housing options for both current and future residents of the District of North Vancouver. We are especially excited about the inclusion of a significant number of both market and below market purpose-built rental housing in the project.

A robust supply of rental housing is critical to overall community health and well-being and is an important contributor to dynamic local economies. While some progress is being made to incrementally increase the supply of secure purpose-built rental housing in the community, with a significant and growing cohort of the District's population renting their home, we all know that there's still much work to be done. That's why it is important that you say yes to this project.

LandlordBC has been deliberate in its housing advocacy efforts with municipalities emphasizing to them that the best long-term strategy for the housing system within their communities is to encourage and facilitate the robust and consistent creation of secure purpose-built rental housing. With a significant supply of purpose-built rental housing the limited options and cost pressures that renters are experiencing today can be significantly mitigated in the shorter term, and ultimately resolved in the longer term. In this regard, we need civic leaders such as yourselves to get past the objections of the vocal minority who will inevitably oppose projects like this simply because they only have their self-interests in mind. Know that by approving this project you will be sending a strong message to the naysayers in the community that you are serious about helping renters and that you are committed to the long-term housing needs of all your residents.

I wish to emphasize that it is new **purpose-built rental** that you must specifically encourage and facilitate. Setting aside the fact that purpose-built rental housing provides significantly greater security of tenure, it is important that you recognize that the secondary market will not deliver the necessary units of rental housing that your community will need for the long term. Furthermore, whereas the economics of operating rental housing are extremely challenging at the best of times, the COVID-19 pandemic further exacerbated the situation. A consequence of this is that we are witnessing an increasing number of small

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landlords, especially those in the secondary market, exiting the industry. Why? Well, the costs are simply too high, the returns are negligible, and the associated risks increasingly intolerable for these folks. We simply must build much more new purpose-built rental housing across the income spectrum.

We all understand that housing is a system and to succeed as a system a diversity of housing types is critical. Key to that system diversity is ensuring an adequate supply secure market and below market purpose-built rental housing. In our view, renting one's home will continue to be the best option for many folks not to mention the greenest option as we struggle to address the climate crisis. The challenge then becomes ensuring we have an adequate supply of safe and healthy rental homes. This project is a great step in that direction in the District of North Vancouver.

On behalf of our members, I respectfully ask that you unanimously approve this project. Thank you.

Sincerely,



David Hutniak
CEO
LandlordBC

From: [Darren Veres](#)
To: [DNV Input](#)
Subject: FW: Support for Proposal at 1510-1530 Crown Street and 420, 440 & 460 Mountain Highway
Date: November 05, 2021 8:35:33 AM

From: Jacqueline Garvin [REDACTED]
Sent: November 04, 2021 9:31 PM
To: [REDACTED] Darren Veres <VeresD@dnv.org>
Subject: Support for Proposal at 1510-1530 Crown Street and 420, 440 & 460 Mountain Highway

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 Darren Veres:

I saw the sign posted for the November 9th Public Hearing for this proposal. I am submitting a written comment for consideration by Council in regards to the application at 1510-1530 Crown Street and 420-460 Mountain Highway, as I am unable to make the Public Hearing time.

I am writing to express my **utmost support for this proposal**. It has many merits: first and foremost, it would be adding more homes to the North Shore that are so desperately needed. As a nearby resident, it is clear how many people commute from the Lower Mainland to the North Shore for work everyday. We need more homes here - and especially those that place density and people close to public transit. This project is already connected to nearby public transit (Phibbs Exchange/ B2 Rapid bus service) and in turn, would increase transit ridership. Furthermore, more residents in the immediate area will support existing and new businesses.

I sincerely support this project and look forward to it coming to our community.

Kindly confirm receipt of this e-mail and its consideration by Council at the Public Hearing.

Thank you,

Jacqueline Garvin
Community Member

From: [Genevieve Lanz](#)
To: [Mayor and Council - DNV](#)
Cc: [DNV Input](#)
Subject: FW: 1510-1530 Crown and 460 Mountain Highway
Date: November 05, 2021 4:34:36 PM
Attachments: [1510-1530 Crown and 460 Mountain Highway.pdf](#)

The attached is provided for information, and added to the public record.

From: Joy Hayden [REDACTED] >
Sent: November 05, 2021 10:20 AM
To: James Gordon <gordonja@dnv.org>
Subject: 1510-1530 Crown and 460 Mountain Highway

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 James,
Happy Friday.
I am unable to speak on Tuesday, do I provide you with my written comments, if so please find attached. If not please direct me to whom I should email?
Thank you.

Warmest regards,

Joy Hayden

Pronouns: she, her, hers

Joy Hayden

Innovation and Engagement Specialist

Hollyburn Family Services Society

#104-267 W. Esplanade

North Vancouver, BC V7M 1A5

cell: 604-512-2483

ph: 604-987-8211 fax: 604-987-8122

www.Hollyburn-society.ca

Empowering Growth, Inspiring Change

Working with gratitude on the unceded traditional territories of the Coast Salish peoples

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In the wake of the COVID-19 situation, Hollyburn is currently accommodating all of our practices to

follow the directives of our regional Health Authority to ensure the health and safety of our clients, staff, their families and our stakeholders. This includes working remotely where possible, and using appropriate online platforms to engage and further our clinical work. The direct care of clients is done following strict protocols that adhere to the Health Authority's directives, and we ask that all of our partners respect and support these standards to keep our clients, ourselves and our community safe.



November 5, 2021

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

Dear Mayor and Council,

Unfortunately I am unable to stand before you to speak in favour of the Fairborn Development at 1510-1530 Crown and 460 Mountain Highway to show my support to which I have expressed below.

The Development contributes to the District's Rental and Affordable Housing Strategy goals and the vision of the Lynn Creek Town Center.

The development brings much needed market and below market rental into this community.

The density of the development is fitting to the location's access to the bridge and bus loop.

The additional commercial space and Town Center plaza are positive contributions to the community's Town Centre vision.

The CAC provided to the municipality will greatly enhance the District's affordable housing vision.

And while I appreciate that some residents in this grossly underpopulated area, may cite "construction fatigue" I would like to say on a personal note as someone who has lived through a decade of redevelopment in my previous neighbourhood, just do it and do it quickly.

Thank you.

Yours very truly,

Joy Hayden
Director of Innovation and Engagement Specialist
Hollyburn Family Services Society

From: [DNV Input](#)
To: [DNV Input](#)
Subject: FW: Public Hearing on November 9th
Date: November 08, 2021 12:02:59 PM
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, appearing to read "P. Stafford-Smith".

Patrick Stafford-Smith MBA, P.Eng.

CEO - North Vancouver Chamber

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: #1: 405-485 Marie Place
Date: November 08, 2021 10:41:09 AM

The below is provided for information, and added to the public record.

From: Erica Graves [REDACTED]
Sent: November 08, 2021 10:26 AM
To: DNV Input <input@dnv.org>
Subject: #1: 405-485 Marie Place

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: Lynn Creek Development 1510-1530 Crown and 420-460 Mountain Hwy
Date: November 08, 2021 11:43:55 AM
Attachments: [Fairborne LynnCreek Braden Hall Letter.docx](#)

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 District of North Vancouver, please see attached a letter in support of the development in Lynn Creek by Fairborne at crown and mountain hwy.

Thank you,

Braden Hall,

Dear District Council,

I am writing to urge you to vote in favour of the Fairborne development at 1510-1530 Crown Street and 420-460 Mountain Highway.

The North Shore desperately needs more housing options. This project offers 420 homes in a variety of housing types and affordability. I know that there is a demonstrated need for affordable rental residential homes and through this project we will gain 45 below market homes. I also recognize that the cost of building affordable housing needs to be offset, and I think in this project that is thoughtfully done through the construction of a condo building. All of these are homes for people living on the North Shore who are looking to downsize, families who are in the low-moderate income bracket, first-time home buyers, and individuals working locally.

The inclusion of over 25,000 square-feet of commercial space allows for the inclusion of a sorely needed grocery store to this area of the North Shore. The other retail options will contribute to making this development a lively community where residents can live, shop, and work close to home.

Furthermore, [REDACTED] I can personally attest to the need of more childcare options in the District. I think it's wonderful that the proponent is being innovative by hoping to include an early childhood learning centre.

As you can see, there are many positive impacts that this development will have on our community, and I think it would be a mistake to turn it down. Please encourage developers to continue providing a wide range of housing options and availability on the North Shore. We really need it.

Thank you.

Sincerely,
Braden Hall

[REDACTED]

From: [REDACTED]
To: [DNV Input](#)
Subject: Public Hearing on November 9th, 2021 - Item #2 - Letter Submission
Date: November 08, 2021 12:14:07 PM
Attachments: [Letter - Isabella Schuss.pdf](#)

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 James Gordon,

Please see attached correspondence relating to the Public Hearing on November 9, 2021 item #2 Fairborne Homes (1510-1530 Crown Street and 420-460 Mountain Highway).

Thank you for your consideration and have a wonderful day.

Kind regards,

Isabella Schuss

Dear DNV Members of Council,

I am getting in contact to voice my support for the proposal at Crown Street & Mountain Highway.

As a young person who has lived in the District of North Vancouver for over 12 years, I see a significant need for appropriate and attainable housing options. From my understanding, the project is proposing a significant portion of developed units as rentals and affordable units. We are in desperate need of these housing options in the District. I know a growing number of people who can no longer afford to live and settle down here. Supporting projects like this one is an important part of beginning to address this problem.

I thank you for considering my comments as you review the Fairborne Crown & Mountain project.

Kind Regards,



Isabella Schuss

Dear Mayor Little and Council,

My name is Morgan Du Vernet and I'm a resident of the District. I've expressed my support before on the project at 1510-1530 Crown Street and 420-460 Mountain Highway, and it's my aim to do the same here.

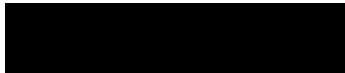
When I wrote to Council in March, I referenced the need for additional rental and affordable housing in the District. Since then, there has been little progress. That being said, it was amazing to see that somehow the developer has made it viable to add additional units to the project, increasing total unit count to 420. I previously spoke of the necessity to allow proponents the ability to offset their costs, and this combination of tenure has proven to exceed my expectations and I hope yours too.

The addition of a new grocery store in the area will be very welcome, along with childcare facilities and delivering on the Lynn Creek Town Centre plan.

I really think this is a superb project with many valuable contributions to our community. I hope that we see eye to eye and you decide to vote in favour of this project tonight.

Sincerely,

Morgan Du Vernet



From: [REDACTED]
To: [DNV Input](#)
Subject: Fairborne's Crown and Mountain Project Proposal
Date: November 08, 2021 9:06:31 PM
Attachments: [image001.png](#)
[image002.png](#)

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Dear Mayor and Council,

I am writing in support of Fairborne's proposal for Crown and Mountain in advance of the November 9th Public Hearing. I'm unable to attend the Public Hearing due to other commitments, otherwise I would have like to address you in person.

As a long-time resident in the District, I am excited that this project, and the neighbouring Marie Place proposal that will see the park extended, is reaching council for consideration. For a few different reasons, I believe this proposal is exactly what our community needs within a Town Centre area.

For one, I appreciate that this project will bring a good range of housing options to the area that will ultimately allow more young couples and young families like mine to move into the area. I also believe it will offer more downsizing options for those already living here who may now need less space. I also value that this project would see a new grocery store for the area, retail spaces and childcare – these offerings contribute to creating a busy destination in the community that people will be drawn to instead of just driving by.

North Vancouver is a great place to live, but we need projects like this to continue if we are going to cater to the growing needs of those who live here.

This project, along with the one next door, offer housing options that do not currently exist in the area and would be attractive to people who work on the North Shore and want to be close to transit and amenities that they can access within walking distance.

I very much would like to see this area redevelop into something that better serves our community and I urge you to do the same.

Thank you for your consideration.

Sincerely,
Madeleine Hawkins

[REDACTED] **Madeleine J. Hawkins (she/her)**
[REDACTED]



Please, think of the environment before printing this message.

[Business Transformation Hub](#) - Your source for strategic insights beyond COVID.



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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

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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

[REDACTED]

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)

[REDACTED]

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Cc: [Darren Veres](#)
Subject: FW: Public Hearing re 1510-1530 Crown St and 420-460 Mountain Hwy
Date: December 06, 2021 9:23:59 AM

The below is provided for the record.

From: Laurie PARKINSON [REDACTED]
Sent: December 05, 2021 11:01 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Public Hearing re 1510-1530 Crown St and 420-460 Mountain Hwy

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,

Regarding 1510-1530 Crown St and 420-460 Mountain Hwy:

Good for you that so many developments are opting for your LECS pathway in the Step Code!

However I note: Council Report Page 35 notes, "A "fossil fuel free" mechanical design incorporating electric baseboard heating for the two mid-rise residential buildings and a heat pump approach for the high-rise". So the people who are able to buy suites will have heat pumps, and renters will have electric baseboard heaters.

The electric baseboard heaters in the 2 midrise buildings will give the renters 3x higher heat bills than the owners in the high rise with heat pumps. This seems illogical when I know you are trying to make life more affordable for people in DNV.

In addition, since we need to "electrify everything" to reduce fossil fuel emissions, we need to use our electricity wisely. BC isn't as rich in hydro as you would think. We have enough electricity to power only 20% of our energy needs, with Site C dam. Baseboard heaters are very inefficient, and they will be used in this building for years and years. If built with baseboard heaters, retrofitting to heat pumps will likely be needed in the future.

It's impressive that this developer plans to use fly ash concrete to lower carbon emissions!

Sadly I see no mention of solar or roughed in conduits for future solar. In a time when we need to electrify everything to reduce emissions, all sources of electricity (not just big dams) are of value. Solar panels will surely be retrofitted into this large building development in the future. Retrofits are expensive. I look forward to DNV upgrading regulations to require solar panels on unshaded roofs.

Sincerely,

Laurie Parkinson



CNV....where I shared the heat dome and the monsoon rains with DNV! 😊

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

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.

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)

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.

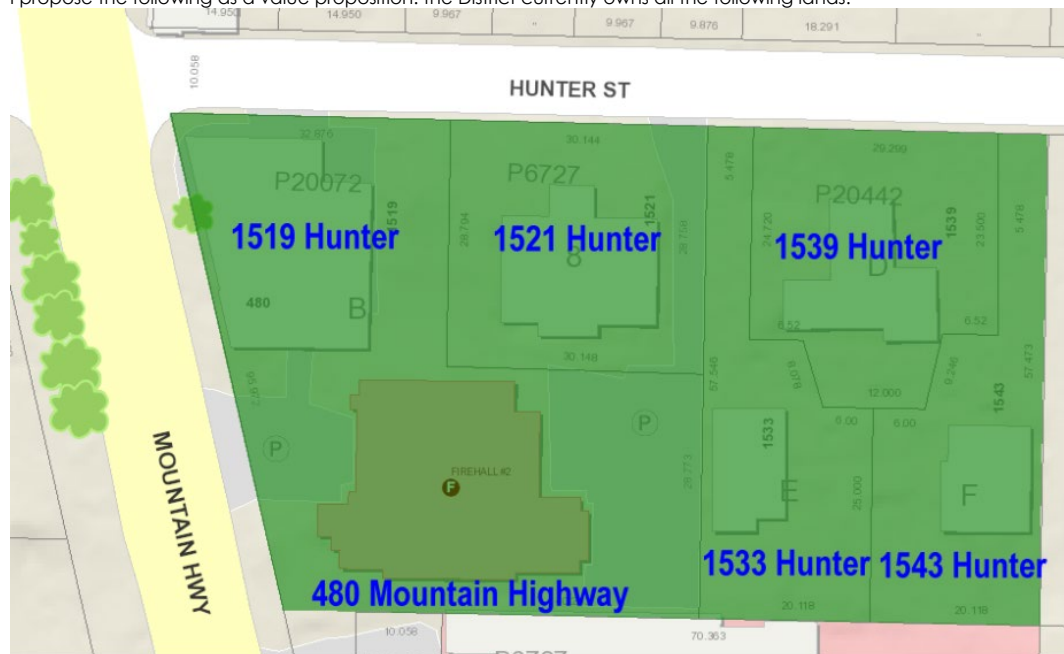
Dear Mayor and Council

(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	
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	
	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 an 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.

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

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: part of public hearing input related to Oxford st
Date: December 08, 2021 10:37:28 AM
Attachments: [Question for Crown St Public Hearing.docx](#)

Forwarded for the record.

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

From: corrie@kost.ca [REDACTED]
Sent: December 07, 2021 10:01 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: part of public hearing input related to Oxford st

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Your Worship & Members of Council,

Please include attached into record...

Yours truly,
Corrie Kost

Questions for Dec 7/2021 Crown St Public Hearing - by Corrie Kost

a) It appears that the “affordable housing” component is only applicable to 11% of the units. Is it possible to raise this to a more realistic 20%? Please ask yourself how many (?) affordable rental homes would be displaced by this development?

b) Under what conditions could the covenant on the affordable units expire?

c) Do the affordable rent limits include utilities, parking, etc?

d) How much ADDITIONAL parkland (especially Neighbourhood Parkland) is being provided for the approx 1000 residents introduced by this development – I expect many millions of dollars should be paid in lieu! How much is this development really paying for the overall needed parkland?

Please refer to <https://www.dnv.org/sites/default/files/edocs/parks-and-open-space-strategic-plan-final.pdf> - specifically Table 3 on page 32 shown below.

Category	Parkland Standard (ha/1000 population)	Current Parkland Supply (ha)	Current Parkland Supply (ha/1000 - 2010 Population)
District Parkland	2	457.1	5.38
Community Parkland	1	188.3	2.22
Neighbourhood Parkland (includes mini- parks)	1	126.9	1.49
<i>Subtotal</i> (not including Natural Parkland)		<u>772.3</u>	<u>9.09</u>
Natural Parkland Urban (within urban area)	no standard	193.8	2.28
Natural Parkland Alpine (Fromme Mountain, Mountain Forest, Cove Forest)	no standard	2,192.7	25.80
Total		<u>3,158.8</u>	<u>37.17</u>

Table 3: District of North Vancouver Parkland Standards, Current Parkland Supply, and Current Population-based Parkland Supply

e) How does this project help meet the goal of **affordable rental** demand as stated on page 420 of the “Additional Information.pdf” file?

3 | ESTIMATED RENTAL DEMAND

The OCP (2011) anticipates capacity for approximately 10,000 net new units in the District by 2030.

As guided by the Metro Vancouver housing demand estimates in the Regional Growth Strategy (Metro 2040) and the Regional Affordable Housing Strategy, the District has established an estimated 10 year demand for affordable housing.

4. The 10 year (2016 – 2026) estimated demand for affordable rental units in the District is 600 -1,000 units.

These affordable rental units are intended to form part of, and not in addition to, the anticipated 10,000 net new units.

