

2762 Lonsdale Ave Rezoning Application – Lonsdale Adera Projects Ltd.

Virtual Developer Information Session (DIS) Summary Report

- Event Date:** Wednesday, January 27, 2021
Time: 6:00pm – 7:45pm
Location: Online Zoom Webinar
Attendance: 15 members of the public attended virtually.
The Adera project team was in attendance, as was a representative of the City of North Vancouver Planning Department
Comments: 3 emails were submitted prior to the DIS and 1 phone call was received.
6 comment forms and 1 email were submitted following the DIS.
- Meeting Purpose:**
- 1) To present development application materials to the community
 - 2) To provide an opportunity for the community to ask questions about the development
 - 3) To provide an opportunity for the community to comment on the proposal

Notification:

In accordance with City of North Vancouver policies:

Invitation Flyers

DIS Invitation flyers were delivered to 237 addresses within a 40m radius of the site, provided by the City of North Vancouver. Of these, six flyers were returned with undeliverable addresses. Appendix A: Notification includes a copy of this material.

Newspaper Ad

A DIS newspaper ad was placed in the North Shore News on Wednesday, January 13th, 2021 and Wednesday, January 20th, 2021. A copy of the ad is included in Appendix A: Notification.

Notification Sign

Two DIS notification signs were erected on the site on January 13, 2021. Photos of the installed site signs are included in Appendix A: Notification.

Attendance:

15 members of the public signed in for the virtual meeting. A copy of the attendee list is included in Appendix B: Attendee List.

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

City of North Vancouver:

- Emily Macdonald, Planner 1

Project Team:

- Sarah Bingham, Adera
- Tim Pershick, Adera
- Rhys Leitch, Integra Architecture
- Michael Patterson, P+A Landscape Architecture
- Brendan Stevenson, Binnie Engineering
- Donal Casey, Binnie Engineering

Facilitators:

- Lance Berelowitz, Urban Forum Associates
- Katrina May

Overview:

In accordance with the City of North Vancouver’s COVID-19 state of emergency community consultation guidelines, the DIS meeting was held in an online Virtual Developer Information Session format. Meeting participants watched a PowerPoint presentation by members of the Adera project team, as well as a 3D fly-through video of the project.

Participants were invited to use the Zoom Webinar Q&A function to ask questions or submit comments during the DIS, which were addressed at the end of the presentation during the Question & Answer period. The facilitator read all questions received aloud and directed questions to the appropriate project team member to respond verbally for all participants to hear.

The project presentation and facilitated Question & Answer period took approximately 90 minutes. The facilitators received several questions and comments about the project and recorded them for inclusion in this summary report.

Participants were invited to submit written comments (using the City’s standard comment form) to the applicant and/or the municipal development planner, following the DIS. Three (3) emails and one telephone call were received by Adera prior to the DIS. Six (6) comment forms and one (1) email were submitted after the DIS.

The key themes of the questions during the Developer Information Session related to the impact of construction and shadowing on the surrounding area, namely traffic and construction impacts, use of and/or changes to the public lane east of the site, and environmental concerns such as potential impacts on a nearby stream. Another key theme was tenant relocation and compensation plans. Other questions included the details of construction, such as the use of mass timber, inclusion of EV charging stations, and number of bicycle and parking stalls. Several questions were asked about the development and construction process and anticipated length of each phase. Support was expressed for new rental housing stock in the City of North Vancouver.

Email correspondence included questions from existing tenants asking about relocation plans, anticipated rental rates, right of first refusal for units in the new project, storage, as well as the possibility of obtaining subsidized or discounted rents. Other questions included whether the project will be connected to the Lonsdale Energy Corp, the number of parking stalls, and proposed traffic mitigation measures. Concerns were raised regarding the environmental plan with respect to the nearby

stream, as well as about the scale of the project in terms of number of units and height, and the potential for blocking sunlight or views for neighbouring properties.

Comment forms included questions about storage options, BC Hydro power poll location, changes to and use of the laneway, proximity to the stream, stormwater management and suggestions to increase the number of parking stalls. Concern was raised that the proposed height and density exceeds the intention of the Official Community Plan for mid- and low-rise buildings in this area. Support was expressed for the west coast design of the project, as well as the bike policy, amenity areas, and EV charging stations. A suggestion was made for more frequent transit service along Lonsdale to accommodate increasing density.

Comment Sheet and Email Summary:

Participants were invited to submit comments during a five-day response period after the DIS meeting. Four (4) emails were received prior to the DIS and six (6) comment forms and three (3) emails were submitted following the DIS. These are submitted as a separate Appendix (C).

Conclusion:

The purpose of this online Virtual Developer Information Session was to present to the community the proposed rezoning application and the development concept, and to provide attendees with an opportunity to ask clarifying questions and comment on the proposal. 237 DIS notification flyers were distributed by mail to the surrounding community, and fifteen (15) community members signed in to the DIS. Two newspaper ads notified the community of the DIS, and two DIS notification signs were posted on the property. A total of six (6) comment forms and seven (7) e-mails were submitted to the project Development Manager.

Members of the public could participate in this consultation process in three ways:

- Watching a virtual project presentation and fly-through during the DIS
- Asking questions of the project team and/or City Planner during the DIS
- Submitting written comments after the DIS

The DIS meeting length and format was sufficient to provide all participants an opportunity to learn more about the proposed project, ask questions, and make any comments they wished to provide that evening. Participants asked the development team and City Planner a variety of specific questions, mostly related to construction materials, impact of construction, and suggestions for the format of future DIS sessions.

Appendix A: Notification

Newspaper Advertisement: North Shore News, January 13th and January 20th, 2021

north shore news nsnews.com

WEDNESDAY, JANUARY 13, 2021 NEWS | A11

Second wave worse than first

Continued from page 4

Edgemont retirement home also had cases of the virus and deaths among residents this spring. Inglewood, Hollyburn and Evergreen House were also listed as outbreaks, although in those care centres, cases were limited to one or two staff members and nobody died.

A breakdown for the numbers of cases of COVID-19 and deaths in long-term care was provided by the province for the first time last week, after mounting pressure from families with loved ones inside the care homes. Health Minister Adrian Dix said those numbers will now be updated weekly.

"The losses have been terrible for families and for friends and for caregivers and for everyone in long-term care," said Dix.

Dix said B.C.'s actions to try to stem outbreaks in long-term care facilities have been good compared to other areas of Canada, but added, "I don't think that people going through any of these outbreaks ... are really that concerned with how they're doing in Ontario or Quebec, they're worried about their family, their loved one, their community, their care, and so am I."

The number of cases in care homes during the second wave of the pandemic: this fall has been larger than the number during the spring.

Dr. Bonnie Henry, the province's medical health officer, said that's partly because the virus is more easily transmitted at this time of year, and partly because some staff who work in care homes haven't realized they



There is hope that the deadly outbreak at West Vancouver's Capilano Care Centre may soon be over. PAUL MCGRATH

had the virus or have been in denial about it.

In some cases people lapsed in making sure all of the layers of protection against COVID-19 were in place, she said.

"Nobody intentionally wants to bring it in," she said. "It's very, very challenging."

Locally, there is hope that the outbreak at Capilano Care Centre may soon be over. There are currently no active cases among staff and residents, according to a recent letter sent to families with relatives at the care centre. Fifty residents and 66 staff have now recovered from the virus and the care home is hopeful it will soon be taken off the outbreak list, according to the letter.

Information from the province shows over 3,836 of B.C.'s 58,107 cases of COVID-19 have been among residents or staff of seniors care homes. Of those, 290 cases have been on the North Shore. Among the 1,000 people who have died of COVID-19 in B.C., 600 are seniors who lived in care homes, 54 of them on the North Shore.

VIRTUAL DEVELOPER'S INFORMATION SESSION

2762 Lonsdale Adera Projects Ltd. is holding a virtual information session where interested members of the public are invited to learn about and to provide comments on our proposal for a six storey, 60 unit rental apartment building located at 2762 Lonsdale Avenue.

How to Participate: Interested members of the public are invited to pre-register by email to development@adera.com or by phone at 604-684-8277.

Applicant Contact: Sarah Bingham
2762 Lonsdale Adera Projects Ltd.
604-684-8277
SarahB@adera.com

Date & Time:
January 27, 2021 | 6:00pm - 7:30pm



Planning Department Contact: Emily Macdonald, Planner,
604-982-3904, emacdonald@cnv.org

This meeting is required by the City of North Vancouver as part of the development process

LIVE WEST COAST



BUSINESS LICENCES

Renew your business licence by January 31

This is a reminder to owners of businesses in West Vancouver that the deadline to renew business licences is approaching. A West Vancouver business licence is required for businesses, professions, home-based businesses, and trades operating in the District.

Business licence renewal invoices are mailed in early December 2020. Licence renewal fees are due on or before January 31, 2021. The 2021 business licences will be mailed upon receipt of payment.

PAYMENT OPTIONS

- 1) **online:** westvancouver.ca/payonline
- 2) **by mail:** send a cheque with your business information and current licence number to Bylaw & Licensing Services, 750 17th Street, West Vancouver BC V7V 3T3

Please notify Bylaw & Licensing Services if you haven't received your invoice or if your mailing address has changed. For more information about business licences and payment options, visit westvancouver.ca or call 604-925-7152.

A \$50 late fee will apply to all business licence accounts if not renewed on or before January 31, 2021.



DOG LICENCES

Renewal deadline is January 31

This is a reminder to residents of West Vancouver that the January 31, 2021 deadline for renewing your dog's licence is approaching.

LICENCE FEES

Spayed or neutered dogs:
\$31 on or before January 31 / \$45 after

Dogs not spayed or neutered:
\$71 on or before January 31 / \$85 after

If your dog was spayed or neutered in 2020, provide us with a copy of your veterinarian report or other proof, and we will update your account to reflect the appropriate fee.

Penalty: After January 31, 2021, owners who do not have their dog licensed could be subject to a \$150 fine.

PAYMENT OPTIONS

- 1) **online:** westvancouver.ca/payonline
- 2) **by mail:** send a cheque including the bottom of your invoice to Bylaw & Licensing Services, 750 17th Street, West Vancouver BC V7V 3T3
- 3) **in person:** at West Vancouver Community Centre or Gleneagles Community Centre during business hours



JUNIOR B HOCKEY

Wolf Pack impacted by provincial championship cancellation

ANDY PREST
aprest@nsnews.com

For the second year in a row there will be no provincial champion crowned for Junior B hockey in British Columbia due to the ongoing COVID-19 pandemic.

BC Hockey announced earlier this month the cancellation of the annual Cyclone Taylor Cup tournament featuring Junior B league champions from around the province, as well as the Coy Cup, B.C.'s senior male AA championship tournament.

The news was another tough blow for the North Van Wolf Pack, a team that has been on the hunt for its first provincial title for the past several years. The Pack put together a dream season for the 2019-20 campaign, winning 40 of their 44 regular season games to set new Pacific Junior Hockey League records for points and wins.

Their championship quest ended early, however, as the exploding COVID-19 crisis caused the cancellation of the 2020 PJHL championship final just as it was about to begin. The 2020 Cyclone Taylor Cup was also cancelled as sports leagues around the world

shut down.

This season the PJHL began play in October with a cohort system in place, but provincial health orders paused the season in early November, and teams haven't played any games since. Last week's announcement confirmed there will be no provincial championship tournament again this year.

Wolf Pack coach and general manager Matt Samson said it's tough news for the teams and players battling for a title.

"You always want to have that goal of a championship," he said. "It's unfortunate."

Junior teams around the province did get some good news over the holiday break, as a restriction banning team sports for all adults was amended to allow overage players – up to 22 years of age – to resume training with underage players on the same team. Junior hockey players can range from 16 years of age to 21.

The previous health order banning adults from playing meant that eight members of the Wolf Pack were not permitted to train with the team. They're back on the ice now, working out with teammates with the hope of some game play to finish the season. The team



The North Van Wolf Pack battle the Grandview Steelers in a game during the 2019-2020 season. JEROME MARBURG

is doing their best to stay active even while health orders mandate physical distancing among players at all times.

"We've definitely had to get creative as coaches," said Samson. "We're trying to keep these guys fresh, we don't want to run the same ten drills for two months straight."

Practice planning for North Van got a boost over the holiday break as 27-year-old Dalton Thrower, a professional player from Squamish and former captain of the WHL's Vancouver Giants, has been out helping coach the team.

"They're learning a lot, I'm learning a lot, because he's obviously played under some pretty

good coaches," said Samson.

NHL hockey is back starting tonight, and although they all love watching the sport at its highest level, Samson admitted that it is a little tough to see those players back on the ice for the start of a new season while junior leagues are still shut down.

"It's frustrating," he said. "But I understand that these guys are getting tested daily, from what I'm hearing, and we just don't have the capability to do that. These kids have lives beyond hockey, so we can't just put the team in a bubble or the league or the cohort in a bubble. It's just not realistic at this level."

Samson, however, is holding out hope that there will be some sort of game action to finish off the season. The latest provincial health orders restricting sports activities are due for an update on Feb. 5.

"We're just waiting to hopefully get some good news here," said Samson. "There's still potential for some sort of a championship where I think you'll get that playoff intensity. The guys just really want to compete. ... If and when this order is lifted and the ban is lifted, then I think we should see some pretty good hockey."

VIRTUAL DEVELOPER'S INFORMATION SESSION

2762 Lonsdale Adera Projects Ltd. is holding a virtual information session where interested members of the public are invited to learn about and to provide comments on our proposal for a six storey, 60 unit rental apartment building located at 2762 Lonsdale Avenue.

How to Participate:
Interested members of the public are invited to pre-register by email to development@adep.com or by phone at 604-684-8277.

Applicant Contact:
Sarah Bingham
2762 Lonsdale Adera Projects Ltd.
604-684-8277
SarahB@adep.com

Date & Time:
January 27, 2021 | 6:00pm- 7:30pm



Planning Department Contact: Emily Macdonald, Planner,
604-982-3904, emacdonald@cmv.org

This meeting is required by the City of North Vancouver as part of the development process

LIVE WEST COAST



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Cross bars not included

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CAR RACK EXPERTS

324 East Esplanade
N Van 604.987.7474

Notification Sign



Notification Flyer



VIRTUAL DEVELOPER'S INFORMATION SESSION

Early Public Comment Opportunity
Development Application
2762 Lonsdale Avenue

How to Participate:

Please email development@adera.com or phone 604-684-8277 to register for this session.

Date & Time: January 27, 2021 | 6:00pm - 7:30pm

LIVE WEST COAST



2762 Lonsdale Adera Projects Ltd. has submitted a Development Application for 2762 Lonsdale Avenue for a six-storey rental apartment building with 60 units, underground parking and rooftop and ground-floor amenity spaces.

Interested members of the public are invited to attend the Virtual Developer's Information Session with the Applicant for an early opportunity to review the proposal and offer comments.

APPLICANT CONTACT:

Sarah Bingham
2762 Lonsdale Projects Ltd
2200 - 1055 Dunsmuir Street
Vancouver, BC V7X 1K8
sarahb@adera.com
604-684-8277


CITY OF NORTH VANCOUVER CONTACT:

Emily Macdonald
Planner 1
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9
emacdonald@cnv.org
604-982-3904

LIVE WEST COAST



Appendix B: Attendee List

Attendee Details			
Attended	User Name (Original Name)	First Name	Last Name
Yes			
Yes			
Yes			
Yes			
Yes			
Yes			
Yes			
Yes			
Yes			
Yes			
Yes			
Yes			
Yes			
Yes			
Yes			
Yes			
Yes			

Appendix D: Public Dialogue

#	Question	Answer
1	I sent a series of concerns by email earlier to both Adera and CNV, and wonder if I now need to type those into the chat box as well?	Written response: Hello - we will work to respond to your questions through the presentation, but please let us know through this Q&A if any questions or comments remain after the presentation.
2	Are any representatives of CNV participating tonight?	Yes, Development Planner Emily Macdonald is a panelist and is available to answer questions.
3	I am a local resident and concerned about the lane at the back. Already, motorists are using Eastern to get to 29th. Some motorists are using the lane and turning around when they can't get through. Also a huge concern	This comment will be forwarded to the traffic planning department by the Planner to ensure City staff are aware of these concerns.
4	Will there be parking access from east alley of the lot?	Yes, there will be parking access from the east alley.
5	Will the width of the east alley of the lot be affected and how? Will it be wider or narrower?	The City has a “living laneway standard” which will add greenery and traffic calming. The lane will be a consistent width of 6.0 m (20 ft.).
6	How many parking spots has been considered?	There will be 36 parking stalls, in line with the City’s requirements.
7	Show the shadows that would fall between 4 and 7 pm in the summer and spring ...very biased shadow diagram.	10 AM, 12 PM and 2 PM are the times the City requires to be shown in a shadow study. These shadow studies are under review with the planner and will be available on the City’s project web page upon approval. The planner will work with the applicant to ensure the shadows are accurate, and the planner has suggested that interested members of the public provide their contact information via a comment form or via email, in order to stay informed of any updates to the shadow study. The shadow studies do not represent the existing trees and vegetation that are on the site.
8	Current zoning is RM1. (3 Story). Are you proposing rezoning to an existing zone, or a Comprehensive Development site specific zone designation?	Most rezonings of this scale are done with a CD zone. The City’s practice has been to rely on the CD zone, writing the zone to fit the project, as opposed to using an existing zoning bylaw.
9	When will the demolition start?	The City’s rezoning process is approximately 16 - 18 months, so demolition would start 16 - 18 months from October at the earliest.
10	The lane is currently pretty narrow, and can barely fit a garbage truck down it. Are you going to be widening it?	The lane will be built to the City’s 6.0m width standard. The traffic engineer did a study to confirm that garbage trucks are able to fit in the lane and turn in/out.

11	Thanks for adding rental stock to our city.	Thank you for this feedback. We encourage everyone to submit a comment form.
12	I have a million concerns about this project...one issue: I am extremely concerned if this lane is built to go straight through without the barrier as it currently exists...our back lane will become a highway! This is an extremely dangerous set up and should not be allowed...	We encourage you to express your concerns in more detail via a submitted comment form, which will become part of the public consultation record and will be shared with Council.
13	What will the anticipated rental rates be for the units?	The units will be based on market rents at the time of completion. Under the City's Housing Action Plan, 10% of the units will be rented at 10% below market rents as indicated by CMHC at that time.
14	When construction is in progress, will access to our driveways be limited during construction hours?	The construction team does not anticipate limiting access to existing driveways. The team will communicate any potential construction impacts to neighbours.
15	The current existing rental building on the site is shaped with a courtyard that brings light to both it and the building to the north. Were there any attempts to recreate this feature so that the lower units of the north neighbour would not be entirely in shadow? These existing neighbour units will have their challenging natural light situation made much worse.	This development proposal will be utilizing the full FSR set out in the OCP. Efforts have been made to reduce the overall impact, such as by setting back the 6th storey, ensuring the building is slightly smaller and more vertical in height.
16	Surface of Lane?	The City's standard surface material is asphalt.
17	What is the city plan for this section of Lonsdale? Will this look like the condo developments in progress on Chesterfield below the highway?	The City's OCP has land use designations. The blocks along Lonsdale are within residential level 5 with a max height of 6 stories. All development applications are evaluated based on the OCP's policy goals and guidelines.
18	Where are the rest of the cars from this rental building going to be parking!?	The number of stalls provided are in line with the City's parking requirement. Adera is encouraging the use of bicycles, transit and alternate modes of transportation. The bicycle stalls provided are above the City's requirement.
19	Nice courtyard and patio features - however I would like to inquire as to how runoff that is created by the addition of paved surfaces? I understand the city has targets for stormwater capture in new developments - what is the target for this building and what is the strategy for runoff management?	The stormwater management is being guided by the City's requirements. The applicant is looking at a variety of methods to meet those requirements.
20	After how many years will these apartments be available to buy?	This is a market rental building in perpetuity.

21	What are the rental rates expected to be?	The units will be based on market rents at the time of completion. 10% of the units will be rented at 10% below market rents as per CMHC rates.
22	If approved by the City, when do you propose to start this project?	The rezoning process takes approximately 16 - 18 months. Following approval of the project, there is a Building Permit process, and therefore the timeline is dependent on the approvals process by the City.
23	Make sure you have the shadow study complete by the time of the next public hearing...meaning when people are home after work, how much of the yards will be in shadow in the later afternoon!?	The applicant is working with the City to meet their shadow study requirements. There are a lot of websites that show solar diagrams at different times of the day. We encourage you to make this suggestion via a comment form so that the applicant can consider adding the later afternoon to their shadow study, if so required by the City.
24	Summer solstice June 21 12 pm seems to be incorrect as it shows light in between the buildings but should place the north neighbour units facing south entirely in shadow.	On this date, solar noon was at 1:15 PM. That is why the diagram shows a narrow light gap. The lower units are currently in shadow by the existing building.
25	Sorry, correction to my 1st sentence: how will runoff created by addition of paved surfaces will be managed?	Please see response above.
26	Will the building have EV Charging stations?	Yes it will.
27	Further to my zoning question, the CD zoning criteria are negotiable?	The CD zone is based on one of the existing zones (e.g. the RM zone), and any differences would be specified. Height, setbacks, etc. would be tailored to meet the project. The City works with and negotiates with the applicant on the proposal. The zone will be written and a development covenant will be registered to ensure that the building that is proposed and presented and approved by Council is built in that way.
28	I believe it was mentioned that the new building is planned to be market rental. Are there existing tenants that would be given first priority on the new building?	Current tenants will be given first right of refusal in the new building. Adera is working with a property management company to communicate with tenants.
29	What is the demographic of the current tenants and what is the strategy for having the building vacated?	There are a number of long-term tenants. Adera is working with a tenant relocation coordinator through a property management company to work with each tenant on an individual basis to ensure everyone finds adequate housing based on their needs.
30	When the city sets parking standards is there any variance for the location of the development. This area has extremely limited street parking due to bus stops, Starbucks and other commercial businesses nearby. Parking is already a concern on West 29th.	Yes, the location is considered when a variance is proposed. In this case, there is no variance proposed. The number of parking stalls proposed is consistent with the City's parking bylaw requirements.

31	Are you concerned with specific trees other than those in the area where the lane does not go through?	The project arborist does a review of all trees on the site and adjacent to the site, providing a report with critical information to retain trees. The landscape architect works between the architect and the arborist to maintain as many trees as possible. There are 6 trees on the project site and 3 on public property that are to be removed. Any trees on the north side of the property are being retained. 12 trees will be replaced along Lonsdale and on the site.
32	Has the environmental impact to the stream been considered?	The stream-side Development Permit study area lies outside the project site. There will be no environmental impact to the stream from this project.
33	Regarding the lane, motorists are already trying to bypass traffic on Lonsdale heading north at prime time by using Lane. They turn around in our driveway at present when they can't get through. Motorists also use 27th to go north on Eastern to get to 29th. And they drive too fast turning onto 27th from Lonsdale.	Concerns regarding traffic should be submitted via a comment form and will be forwarded to the appropriate City staff as well as Council.
34	Thank you for considering the neighbours!	Thank you for the feedback.
35	I may have missed this in the presentation, what is the projected timeline for this project	The rezoning will take 16 - 18 months from October 2020. The Building Permit timeline can take 6 - 8 months depending on the City's process. About 20 months away from starting construction.
36	Is the city planning on making the lane way an extension of their bike route plans	The planner suggests the question is emailed to her directly to ensure it is passed on to the transportation planner and followed up on.
37	Wagg Creek collects storm water runoff from this neighbourhood as well as the District. Any consideration given to the effect on Wagg Creek?	The City's environment department determined that the stream study is not required for this project due to the site's distance from the street. The stormwater impacts will be reviewed by Staff.
38	Will the tenants be compensated?	Yes, tenants will be compensated for some moving costs and based on the number of years they have lived in the building. This is being communicated via the tenant relocation coordinator.
39	There is literally NO parking in this area for any of these tenants who may not get a stall in this building...it should be a 36 unit building!	Thank you for the feedback.
40	As parking is at a premium in the surrounding area What is Adera going to do for the construction crews so they are not taking spots used by locals? Thanks.	When possible and safe, Adera asks that crews do carpool to cut down on traffic. Once there is a project start date, the applicant will reach out to businesses and properties in the area to make a parking arrangement until the project parkade is complete and ready for use to have the least impact possible on neighbourhood parking.

41	But the stream continues right to the bottom of the lane, to 27th!!	The City's environment department has looked at this application, and based on the distance to the stream, have determined it is not required in this case.
42	If this project goes ahead in some form, how long will the construction itself take?	24 months construction.