

1536-1550 Eastern Avenue

Virtual Developer Information Session

Prepared by: Pooni Group

August 2021



Definitions

The Site: Refers to 1536-1550 Eastern Avenue

Virtual Developer Information Session (VDIS): The engagement opportunity consisting of a project website, a fillable online comment form, live webinar sessions, and dedicated email address. During the DIS the website is live, feedback is being collected and questions from the public are being answered.

Webinar: A live-streamed interactive engagement session hosted through Zoom which includes a presentation by the project team and a live Q&A during which the project team answers questions submitted by the attendees.

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1.0 EXECUTIVE SUMMARY

Kenwood Apartments Ltd. has submitted a Rezoning and Special Development Permit Application to the City of North Vancouver (CNV) for the properties at 1536-1550 Eastern Avenue (the site) to permit the development of a 13-storey building. The proposal includes 105 new purpose-built rental homes, a much needed 185-space daycare, several residential amenity spaces, and a 2,000 square foot land dedication to the CNV to expand the new urban park to the north of the property and to provide an east lane pathway to improve and promote outdoor social connections.

The site is currently improved with two three-storey rental buildings.

As part of the rezoning application process, the project team recently hosted a Virtual Developer Information Sessions (VDIS) and two webinar sessions to engage with the community and collect feedback. The VDIS consisted of a project website (www.1550easternave.com) where all the project information was posted, two webinar sessions hosted by the project team on Thursday July 22, 2021 from 12:00-1:00 pm and 6:00-7:00 pm, and an online comment form and dedicated email address to collect feedback. The VDIS provided an opportunity for community members to meet the project team, learn more about the proposal, ask questions and provide feedback.

Between July 15, 2021, the day the website went live and August 5, 2021, the last day for the submission of comments, over 134 individuals visited the website. A total of 11 individuals attended one of the two webinar sessions on July 22, 2021.

Feedback could be submitted in three ways: through questions posed during the live Q&A portion of the webinar, comment form submissions, and by email. In total 23 questions and/or comments were submitted during the webinar sessions, 4 comment forms were submitted, and emails from three individuals were received.

The following themes emerged based on participant feedback:

- Questions about the height of the development in relation to the height guidelines set in place by the City of North Vancouver's OCP.
- Questions about the anticipated date of demolition and timeline for construction
- Support for more affordable housing in this neighbourhood, especially for families
- Support for a daycare centre and family oriented park space
- Questions about the sizing of both the greenspace and daycare centre
- Questions about the building design

The following report provides a summary of the public engagement, including:

- An introduction
- Engagement event details, including a description of the notification method, the format of the event and an overview of the information presented
- Feedback received by comment form submission
- Questions received during the webinars
- Feedback received by email
- Transcription of all comments received
- Copies of all materials presented; website, presentation, copy of notification area, site signage

2.0 INTRODUCTION

The site currently contains two, three-storey walk up, wood frame rental buildings located in the heart of Central Lonsdale and is well serviced by frequent transit, near many shops, restaurants, amenities, and schools. The site is situated to the east of Eastern Avenue and approximately 55 m north of 15th St E. Within the CNV's OCP, the land use map identifies the property as Residential Level 6 (high density). In 2019, Kenwood Apartments submitted their Rezoning and Special Development Permit Application to the CNV to permit a 13-storey 3.45 FSR mixed use building.



The proposal includes:

- One 13-storey building
- 105 rental suites
- 185-space daycare
- Nearly 2,000 square feet of land to enlarge the adjacent urban park and to provide an east lane pathway to improve and promote outdoor social connections.
- Residential amenity space including a 2,500 square foot sports court
- 126 parking stalls within a two-level underground parkade



3.0 VIRTUAL DEVELOPER INFORMATION SESSION

The VDIS provided opportunities for public engagement including a project website and two webinar (via Zoom) sessions consisting of a presentation and live Q&A session. These webinar sessions allowed the project team to gather valuable feedback to inform application refinements for the site.

Project Website

On July 15, 2021, the project website went live with information about the proposal, and details on how to attend the webinar sessions. As of July 22, 2021 the website also contained a copy of the PDF presentation slides for download, a fillable comment form, contact information, and details related to the VDIS, including the ability to sign up to be reminded of the webinars date and times. From July 15, 2021 until August 5, 2021, 73 individuals visited the project website.

The project website included the following content:

- Information on the Virtual Developer Information Session, and webinar dates and times
- A PDF copy of the presentation slides for download
- How to Participate, Neighbourhood Context, Project Highlights, Comment Form
- Information on Kenwood Apartments
- Information on Rafii Architects Inc.
- Link to access the live presentation during the webinars
- Comment form - fillable online
- Contact Information

Tenant Engagement

A letter was sent to the existing residential tenants of the site in advance of the webinars. The letters reminded tenants of Kenwood Apartments Ltd. intentions to redevelop the site, provided information about the proposal, and identified the existing building manager, as their Tenant Relocation Coordinator. The Tenant Relocation Coordinator set up individual meetings with each of the tenants during the weeks leading up to the VDIS to review the Tenant Relocation Package, existing timelines, and answer any questions the tenants had. Tenants were encouraged to join the VDIS to learn more about the proposal.

Public Notifications

Mail-Out

4,493 notification flyers were sent out via Canada Post ad-mail drop to residents and businesses in the area surrounding the site. The notification flyer informed the neighbouring community about the development proposal, provided webinar details, and information on how to participate in the online engagement sessions.

Signage

On July 7, 2021 a site sign was installed by the project team on the subject property with the purpose of informing the public about the VDIS. The site sign informed the immediate neighbours about the development proposal, provided webinar details, and information on how to participate in the online engagement.

Newspaper Ads

On July 7, 2021 and July 14, 2021 a newspaper ad ran in the North Shore News to inform the public about the VDIS. The newspaper ad informed the community about the development proposal, provided webinar details, and information on how to participate in the online engagement.

An audience overview of the project website is included in Appendix A, a copy of the notification flyer is included in Appendix B, a copy of the site signage is included in Appendix C, a copy of the newspaper advertisement is included in Appendix D, a map of the unaddressed notification delivery area is included in Appendix E, and a copy of the tenant letter is included in Appendix F.

Webinar Summary

Date: Thursday July 22, 2021

Time: Session #1 - 12:00-1:00 pm

Session #2 - 6:00-7:00 pm

Location: Zoom Webinar via the project's website @ www.1550easternave.com

Between the day the website went live on July 15, 2021 and the last day for comment form feedback, August 5, 2021, 73 visitors viewed the project website. In total, between the two live webinar sessions, 11 individuals joined the Zoom Webinars to view the presentation and to participate in the Q&A.

Project Team in Attendance

The following team members were in attendance for the webinar sessions

Kenwood Apartments (Developer) - Brad Nelson

Rafii Architects Inc (Architecture) - Foad Rafii, Homayoon Rahimi

CTS (Traffic Engineer) - Jan Voss

Connect Landscape Architecture (Landscape Architect) - Marina Rommel

Pooni Group (Urban Planning) - Sophie Perndl and Samantha Potter

City of North Vancouver (Development Planner) - David Johnson

A presentation was provided during both webinars. The session began with a welcome from Pooni Group's Sophie Perndl and introductions to the project team. An overview of the rezoning proposal was presented by Foad Rafii and the rest of the project team in attendance. The presentation slide headings, representative of the content, are as follows:

1. Introduction
2. Land acknowledgment
3. Meet the Developer
4. Neighbourhood Context
5. Site Context
6. Encouraging Sustainable Transportation
7. City of North Vancouver's OCP
8. Proposal Vision
9. A Variety of New Housing
10. A Significant Contribution to Daycare Spaces in North Vancouver
11. Daycare Floor Plan
12. Daycare Parking
13. New Residential Amenities
14. Rendering - Aerial View from the Northwest
15. Sustainability
16. Site Plan
17. Landscape Plan
18. Landscape and Outdoor Amenity Precedents
19. Next Steps
20. Floor Plans - Level 1
21. Floor Plans - Level 2
22. Floor Plans - Level 3
23. Floor Plans - Level 4 Podium
24. Floor Plans - Level 5-12
25. Floor Plans - Penthouse (Level 13)
26. Elevations - West
27. Elevations - North
28. Elevations - East
29. Elevations - South
30. Section A
31. Section B
32. Section C
33. Shadow Studies
34. Project Stats

These slides as well as floor plans, elevations, sections, shadow studies, and project statistics were available for download on July 22, 2021.

The project presentation was followed by a live Q&A session with the community members in attendance.

Screenshots from the VDIS Website are included in Appendix G, and a copy of the presentation slides are included in Appendix H.

4.0 FEEDBACK SUMMARY

The webinar sessions provided opportunities for the community to review the rezoning application for the site, have their questions answered by the project team and submit feedback.

The public was able to provide feedback in following ways:

- *Submission of questions and comments during the webinar sessions;*
- *Online comment form and submissions through the website; and*
- *Submission of questions and comments via email*

In total, 30 questions/comments were received from the webinar sessions, via online comment forms, and email.

Summary Comments and Questions

Several questions received during the webinar sessions revolved around amenity spaces, building height and design, and construction timelines. Questions did not indicate support or opposition towards the application. Through comment form and email correspondence there was a mix of support and opposition towards the application. Those in support of the application identified the new rental homes and daycare space as desirable aspects of the proposal. Those in opposition of the application predominately shared concerns around construction. Overall, the majority of participants of the VDIS appeared to have a few questions and did not provide their sentiment towards the application.

A transcript of the questions/comments from the webinar sessions are included in Appendix I, a copy of the online comment forms are included in Appendix J, a copy of the comment form transcriptions are included in Appendix K, and a copy of emails received are included in Appendix G.

5.0 CONCLUSION

Kenwood Apartments Ltd. submitted a Rezoning application to the CNV for the site to permit the development of a 3.45 FSR, 13-storey building containing 105 rental homes and a 185-space daycare. As part of the application process, Kenwood Apartments Ltd. and the project team hosted a VDIS that included a project website and two webinar sessions. The website went live on July 15, 2021, and featured information about the proposal and details on how the community could attend and participate in the two virtual webinar sessions which were held on Thursday July 22, 2021 during two, 1-hour sessions held from 12:00-1:00 pm and 6:00-7:00 pm. Members of the surrounding community were encouraged to visit the project website and submit any inquires they may have regarding the proposal via email, phone or the comment form that was available on the project website after July 15, 2021. 4,493 notifications were sent out to the surrounding residents via Canada post ad-mail drop. In total, 11 individuals attended one of the two webinar sessions, and from this group, 23 questions and/or comments were submitted during the live Q&A. Between July 15, 2021 and August 5, 2021, 4 comment forms were submitted via the project website and 3 comments/questions were received through email.

The supportive comments were predominately around additional daycare spaces for children in the area as well as new rental homes for individuals. Some individuals expressed concerns relating to the noise levels generated by the current developments in the area and the safety risks associated with the removal and demolition of the existing site.

The project team will consider the feedback received from the Virtual DIS as they progress through the design and approval process within the City of North Vancouver.

Appendices

Appendix A - Audience Overview

Appendix B - Copy of Notification Flyer/Newspaper Ad

Appendix C - Copy of Site Signage

Appendix D - Copy of Newspaper Ad

Appendix E - Map of Unaddressed Notification Delivery Area

Appendix F - Copy of Tenant Letter

Appendix G - Screenshots from VDIS Website

Appendix H - Copy of Presentation Slides

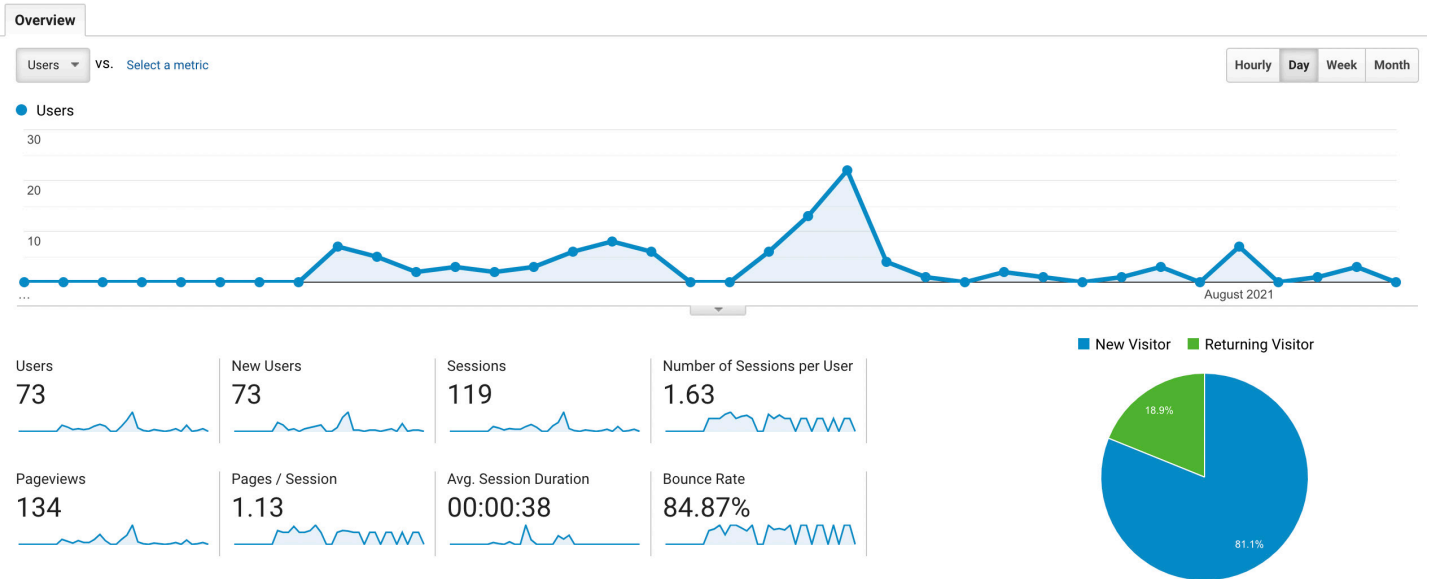
Appendix I - Transcript of Questions/Comments from Webinar Sessions

Appendix J - Copy of Online Comment Form

Appendix K - Comment Form Transcriptions

Appendix L - Copy of Emails Received

Appendix A - Audience Overview



Appendix B - Copy of Notification Flyer

Virtual Developer Information Session

**Early Public Input Opportunity
Rezoning Application
1536 - 1550 Eastern Avenue, North Vancouver, BC**

Kenwood Apartment's Ltd. has submitted a rezoning application to the City of North Vancouver for the properties at 1536 and 1550 Eastern Avenue to permit the development of a 13- storey building. The project as proposed would provide 105 new purpose-built rental homes and a much-needed 185-space daycare.

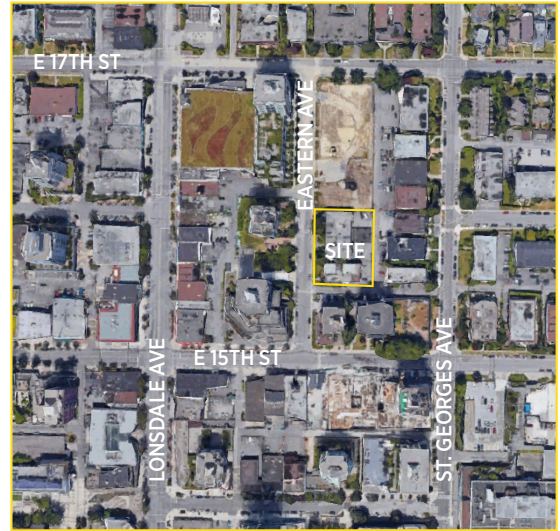
Interested members of the public are invited to attend the Virtual Developer's Information Session hosted by the applicant for an early opportunity to review the proposal and offer comments.

Applicant Contact

Samantha Potter
Pooni Group
openhouse@poonigroup.com
604.731.9053 ext. 101

City of North Vancouver Contact

David Johnson, Development Planner
City of North Vancouver
djohnson@cnv.org
604.990.4219



KENWOOD APARTMENTS

How to Participate

STEP 1: Visit the project website to learn about the proposal



Visit the project website at www.1550easternave.com after July 15, 2021 to review information about the proposal or scan the QR code to the left with your smartphone camera (click the link that appears).

STEP 2: Join the video presentation and live Q&A Session



Visit www.1550easternave.com and click "Join the Presentation" button during one of the following times:

- Thursday, July 22, 2021 - 12:00pm - 1:00pm
- Thursday, July 22, 2021 - 6:00pm - 7:00pm

On the website, you will find a "Join the Presentation" button during the designated time. The project team will provide a presentation followed by a live Q&A period where you will be able to ask questions.

STEP 3: Provide your feedback through the website



From July 15-August 5, 2021, you can provide feedback either online by visiting the project website at www.1550easternave.com and filling out the comment form on the home page or by emailing openhouse@poonigroup.com with "1536-1550 Eastern Ave" as the subject line.



PLEASE NOTE: We endeavor to be as inclusive as possible. If you require additional accommodation for any reason including not having access to the internet or not being able to participate virtually for any reason, please call Samantha at 604.731.9053 ext 101 or email openhouse@poonigroup.com and we will make our best effort to assist.

Appendix C - Copy of Site Signage

1550 Eastern - Sign Proof C
Jensen Signs
24-Jun-21

48,000 in
96,000 in

DEVELOPMENT APPLICATION

1550 Eastern Avenue

PROPOSAL:

Kenwood Apartments Ltd. has submitted a rezoning application to the City of North Vancouver for the properties at 1536 and 1550 Eastern Avenue to permit the development of a 13- storey building. The project as proposed would provide 105 new purpose-built rental homes and a much-needed 185-space daycare.

Kenwood Apartments Ltd. will be hosting a virtual information session where interested members of the public can learn about and comment on the application.

APPLICANT CONTACT:

NAME: Samantha Potter
COMPANY: Pooni Group
EMAIL: openhouse@poonigroup.com
PHONE: 604-731-9053 ext 101

FOR MORE INFORMATION AND TO SHARE YOUR OPINION:

DEVELOPER'S INFORMATION SESSION

How to participate:

Step 1: Visit the project website to learn about the proposal:
 Visit the project website (www.1550easternave.com) after July 15, 2021 to review information about the proposal or scan the QR code below with your smartphone camera (click the link that appears).



Step 2: Join the video presentation and live Q&A session:
 Visit www.1550easternave.com and click "Join the Presentation" during one of the following times:

Thursday July 22, 2021 - 12:00 pm - 1:00pm
 Thursday July 22, 2021 - 6:00 pm - 7:00 pm

CITY OF NORTH VANCOUVER CONTACT
David Johnson, Development Planner
djohnson@cnv.org 604-990-4219



cnv.org

PROPOSED DEVELOPMENT SITE



PROPOSED DEVELOPMENT





VIRTUAL DEVELOPER INFORMATION SESSION

Kenwood Apartment's Ltd. is holding a virtual information session where interested members of the public are invited to learn about our rezoning application for a 13-storey building providing 105 new purpose-built rental homes and a much needed 185-space daycare facility at 1536 and 1550 Eastern Avenue in North Vancouver, BC.

How to Participate:

Step 1: Visit the project website to learn about the proposal:

Visit the project website at www.1550easternave.com after July 15, 2021 to review information about the proposal.

Step 2: Join the video presentation and live Q&A session:

Visit www.1550easternave.com and click "Join the Presentation" button during one of the following times:

- **Thursday, July 22, 2021 - 12:00 pm-1:00 pm**
- **Thursday, July 22, 2021 - 6:00 pm-7:00 pm**

KENWOOD APARTMENTS

Applicant Contact:

Samantha Potter
Pooni Group
openhouse@poonigroup.com
604.731.9053 ext 101



Planning Department Contact: David Johnson, Development Planner, City of North Vancouver e: djohnson@cnv.org t: 604.990.4219

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

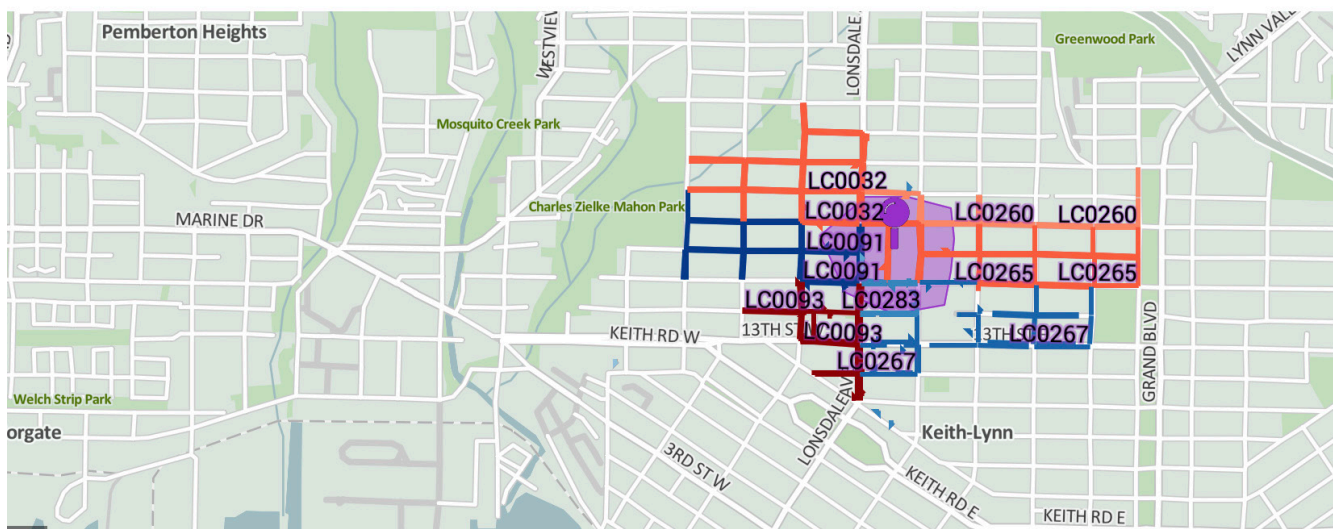
Appendix E - Map of Unaddressed Notification Delivery Area

Precision Targeter

Your total number of mail pieces is **4,493** for an estimated delivery cost of **\$851.54**

[Place order](#)

[View more details](#)



Appendix F - Copy of Tenant Letter

June 30, 2021

Dear Resident,

As you may recall from our previous correspondence in September of 2020, Kenwood Apartments (Kenwood) has submitted a rezoning application to redevelop these buildings (1536-1550 Eastern Avenue). Redevelopment means that these buildings will be replaced and all existing residents will have to vacate. We are still in the early stages of the application process with the City of North Vancouver which means that relocation is still at least over a year away. Kenwood is committed to working with each resident and will be providing you with ongoing communication throughout the application process.

We are writing today to provide you with an update on the rezoning process and to let you know that I, Jason, will be reaching out to schedule a meeting with you in the coming days.

In October of 2020, Kenwood submitted a rezoning application to the City of North Vancouver. The proposal is to replace the current rental buildings with a 13-storey rental building containing 105 new purpose built rental homes and a 185-space daycare facility. The next steps in the rezoning process include a Developer Information Session which will provide information about the application to the general public as well as additional staff review. The process will eventually conclude with the application being presented to City Council at a Public Hearing.

We anticipate that the rezoning and permitting will take approximately 12-18 months before any construction could begin. However, we will keep you informed as the application moves forward.

In the meantime, we are working on a tenant relocation package as per the City of North Vancouver's Residential Tenant Displacement Policy that was adopted by Council in November 2015. This document outlines the minimum requirements for tenant relocation including:

1. **Compensation** in the form of free rent or cash in lieu
2. **Payment** for moving expenses
3. **Assistance** with identifying alternate accommodations
4. **Right of First Refusal** to a replacement rental unit on site
5. **Additional support** or assistance for vulnerable tenants
6. **A minimum of four months' notice*** to vacate after a Demolition Permit has been issued by the City

As we are working through the rezoning process and developing a relocation package, we would like to meet with each of you individually to discuss your needs when seeking alternative housing, share our draft tenant relocation package, answer any questions you might have, and listen to your feedback. I have allocated July 5th 2021 through July 9th 2021 for meetings with each of you. I will be reaching out to each of you individually over the next week to schedule those one-on-one meetings. If you feel that you require additional assistance or would like to meet right away, please get in touch with me via email (trimarkpm@gmail.ca) or phone (604.323.4467).

In the coming days, you will also receive a formal notification for a Virtual Developer Information Session on July 22, 2021 from 12:00pm-1:00pm and again from 6:00pm-7:00pm. Here we will be sharing the details of our application with the neighbourhood. If you are interested in specific details about the application, we encourage you to attend one of these sessions. Note that the purpose of this session is to inform the general public and it will not include information about the tenant relocation package. I have included the notification outlining how you can participate.

Please look out for a phone call from me to schedule our meeting in the coming days.

Yours truly,

Jason Trimark
Trimark Property Management
trimarkpm@gmail.ca
604.323.4467

Cc: David Johnson, Development Planning Manager, City of North Vancouver

1536-1550 Eastern Ave

Join us on July 22

1536-1550 Eastern Avenue

HOME



Virtual Information Session

HOME

Join the project team online as they share information about the proposal for 1536-1550 Eastern Ave. During these sessions you will be able to ask questions and provide your feedback.

Virtual Information Sessions:

July 22, 2021 from 12pm-1pm
July 22, 2021 from 6pm-7pm

[COMMENT FORM >](#)

Thank you to those who participated in the Virtual Developer Information Session on July 22.

How To Participate

Review the information found on this website. The presentation is now available for download below.

[DOWNLOAD THE PDF](#)

Join the virtual information session(s) on July 22, 2021. On the day of the information sessions, the website will be updated with a "Join the Presentation" button that will link you directly to the information session via Zoom webinar. A call-in number will also be provided. If you need to call in, we suggest emailing your questions in advance.

July 22, 2021 from 12pm-1pm
July 22, 2021 from 6pm-7pm

Feedback received will be compiled into a report and submitted to the City of North Vancouver for review.

If you prefer to provide your comments directly to City Staff, please email David Johnson, Development Planner at the City of North Vancouver: djohnson@cnv.org
The comment period is open from July 15-August 5.

[HOME](#)

SITE CONTEXT



1536-1550 Eastern Avenue (the property) is located in Central Lonsdale, an area designated as a Town Center in the City of North Vancouver's Official Community Plan.



NEIGHBOURHOOD CONTEXT



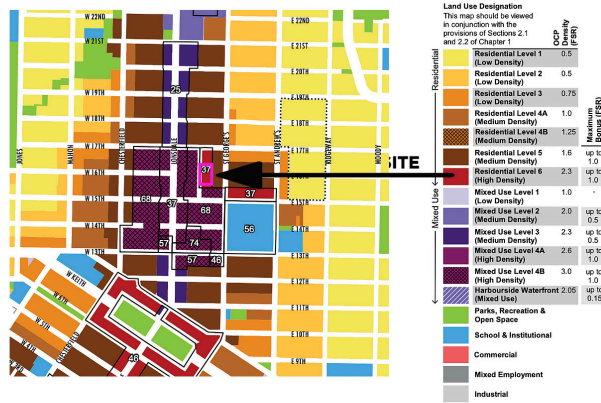
HOME



The property is located in the heart of Central Lonsdale, a vibrant neighbourhood well serviced by frequent transit and containing many shops, restaurants, amenities, and schools. Central Lonsdale is home to a range of educational institutions, Lions Gate Hospital, and Harry Jerome Community Centre. The neighbourhood includes a range of housing - multi-unit apartment and condominium buildings as well as single family homes.

HOME

POLICY CONTEXT



The City's 2014 Official Community Plan (OCP) land use map, identifies the property as Residential Level 6 (high density) permitting a Floor Space Ratio (FSR) of 2.3 with a 13 story height maximum.

The 2018 City's Density Bonus and Community Benefits Policy permits the density to be increased by 1.0 FSR to a total FSR of 3.3 if all the density is developed as rental housing. This Policy also enables the transfer of density from nearby properties that cannot use it. The applicant has applied for a density transfer of 0.15 FSR to a total density of 3.45 to accommodate additional daycare space.

Learn more about the [CNV Official Community Plan](#) here.



Project Highlights



NEW RENTAL HOMES

Of the 105 homes, 25% will be adaptable to allow wheelchair use, 18% will be 3 bedrooms and just over 10% will be rented with under market rents for the life of the building.

NEW DAYCARE SPACE

Recognizing that a daycare shortage is an issue that impacts many families in the community, the proposal includes a significant daycare facility able to accommodate 185 children with indoor and outdoor space.

NEW AMENITY SPACE

The proposal includes a 2,500 sf sports court suitable for a range of activities including volleyball, indoor hockey and indoor soccer as well as a climbing wall.

IMPROVED PATHWAYS & GREENSPACE

The project will include a dedication of approximately 2,000 sf of land to expand the new urban park to the north of the property and to provide an east lane pathway to improve and promote outdoor social connections.

RESIDENTIAL AMENITIES

The proposal includes an indoor gym facility and games room. On the podium deck, 5,000 sf of outdoor amenity space is envisioned including a kid's play area, a pet play area, a BBQ and outdoor eating area, gardening spaces and family gathering space.

UNDERGROUND PARKING

126 parking stalls are proposed underground over two levels. 20 stalls will be dedicated to daycare use, 11 stalls for visitor parking and 95 stalls dedicated to the rental suites. All parking stalls will have e-charging capabilities.



COMMENT FORM

Provide your feedback on the proposal via the comment form below. You may also send your comments via email to openhouse@poonigroup.com

If you prefer to provide your comments directly to City Staff, please email David Johnson at djohnson@cnv.org.

The comment period is open from July 15-August 5

Name & Address

Do you support the proposed project?

Do you have any concerns about the proposed project?

What do you like about the proposed project?

What do you suggest we change about the proposal?

Any additional comments?

Would you like the applicant to respond to your comments? If so, please provide your contact information.

Meet the Applicants

KENWOOD APARTMENTS

Kenwood Apartments (the Applicant) has proudly owned and operated the buildings on Eastern Avenue for nearly 30 years. The family run business plans to continue to be a part of the North Vancouver community as rental property owners.



Established in 1983, Rafii Architects Inc. is a Vancouver based architectural firm offering comprehensive services in architecture, urban design, planning, and interior design. Their extensive portfolio includes many projects throughout the Greater Vancouver area, Vancouver Island, Alberta, and the US with particular recognition for our work in high-rise residential and mixed-use projects.

Contact us: openhouse@poonigroup.com

Appendix H - Copy of Presentation Slides

Welcome to the Virtual Open House For **1536-1550 Eastern Avenue, North Vancouver**

The proposal includes:

- One 13-storey building
- 105 new rental homes
- 185-space daycare
- 126 parking spaces
- Park and land dedications
- On-site amenities

If you cannot stay for the entire presentation and Q&A, we encourage you to fill out a feedback form before you leave or email openhouse@poonigroup.com with any comments or questions.

Your feedback will be included in a summary report and will be provided to the City of North Vancouver.



Land Acknowledgment

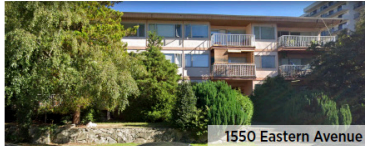
The city of North Vancouver is located on unceded and traditional lands of the Skwxwú7mesh (Squamish) Nation and Tseil-Waututh Nation. We would like to express our gratitude to the Squamish and Tseil-Waututh Nations and we value the opportunity to learn, live and share experiences on this traditional territory.

1536-1550 Eastern Avenue

Meet The Developer

KENWOOD APARTMENTS

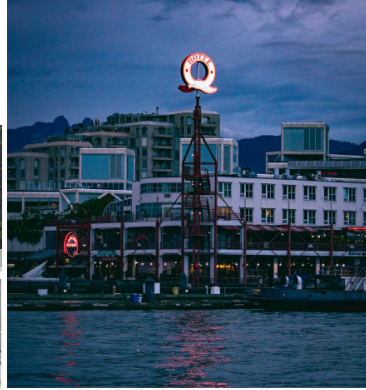
Kenwood Apartments have been rental property owners on Eastern Avenue for nearly 30 years and are proud members of the North Vancouver community.



1550 Eastern Avenue

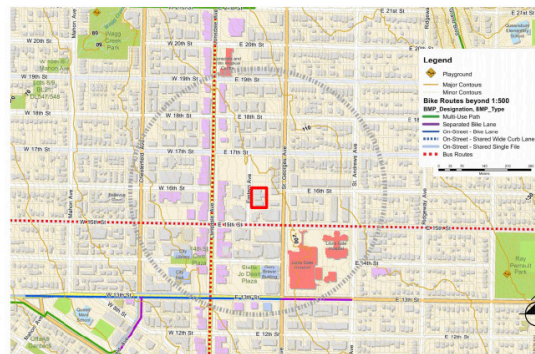


1536 Eastern Avenue



1536-1550 Eastern Avenue

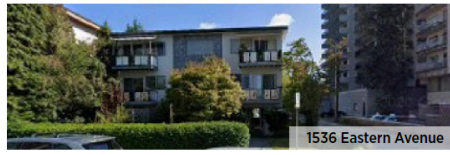
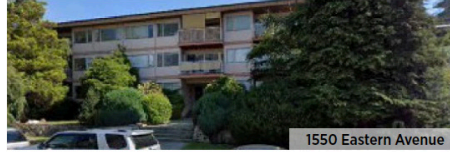
Neighbourhood Context



NEIGHBOURHOOD AMENITIES & LOCATIONS
400 M CONTEXT

1536-1550 Eastern Avenue

Site Context



1536-1550 Eastern Avenue

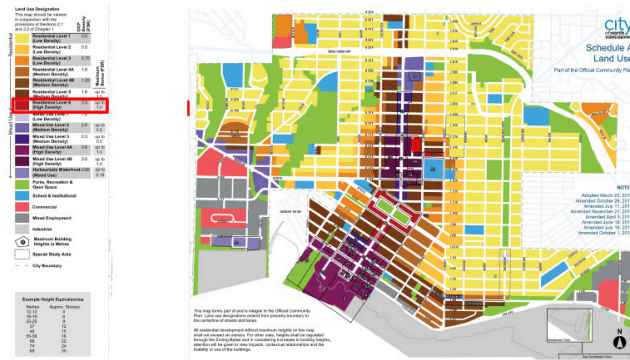
Encouraging Sustainable Transportation

The site is located in a walkable and bikeable community and is in close proximity to several Frequent Transit Networks.



City of North Vancouver's Official Community Plan

The site is designated Residential Level 6 (high density).



1536-1550 Eastern Avenue

Proposal Vision

Our vision is to provide one 13-storey building that bring rental opportunities and additional daycare spaces to the City of North Vancouver.

- The proposal includes:
- 105 new rental homes
 - 185-space daycare
 - 126 parking spaces
 - Park and land dedications
 - On-site amenities

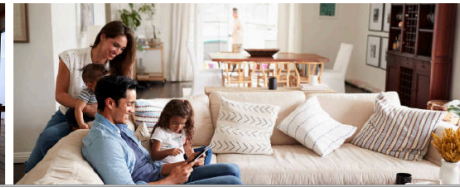
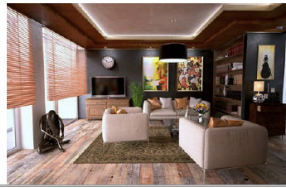


A Variety of New Housing

105 new purpose built rental homes suitable for families, seniors, downsizers, couples, and singles.

| Unit Type | Regular Units | Adaptable Units | Total Units |
|-----------------|---------------|-----------------|-------------|
| 3 Bedroom + Den | 2 | 0 | 2 |
| 3 Bedroom | 1 | 0 | 1 |
| 2 Bedroom + Den | 15 | 0 | 15 |
| 2 Bedroom | 0 | 10 | 10 |
| 1 Bedroom + Den | 10 | 9 | 19 |
| 1 Bedroom | 29 | 9 | 38 |
| Studio | 20 | 0 | 20 |
| Total | 77 | 28 | 105 |

*Per City of North Vancouver Policy, 11 of the units are proposed to be 10% below the average Canadian Mortgage and Housing Corporation rental rates in the City of North Vancouver in perpetuity.

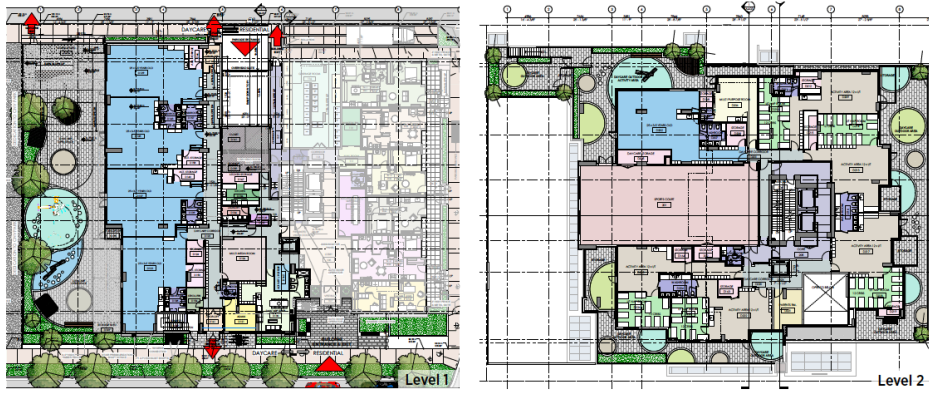


A Significant Contribution to Daycare Spaces in North Vancouver

With over 1,500 sq m (16,700 sq ft) of indoor space and nearly 1,000 sq. m (10,800 sq ft) of outdoor play space, a new 185 space daycare intended for children ranging from infants to 5 year olds is envisioned at the site.

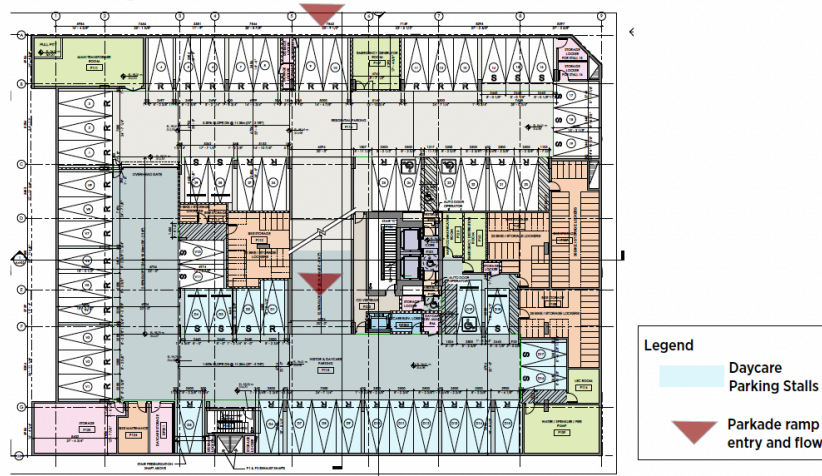


Daycare Floor Plan



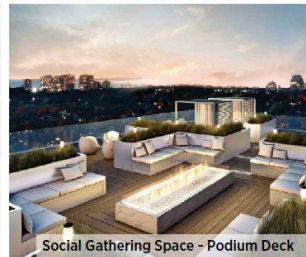
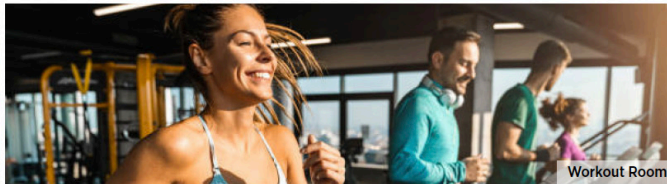
1536-1550 Eastern Avenue

Daycare Parking



1536-1550 Eastern Avenue

New Residential Amenities



Rendering - Aerial View from the North West



1536-1550 Eastern Avenue

Sustainability

Environmental Sustainability

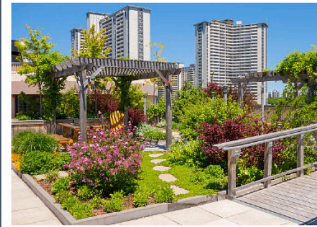
- Increased Walkability - Close Proximity to Public Transit
- Utilization of Green Infrastructure

Social Sustainability

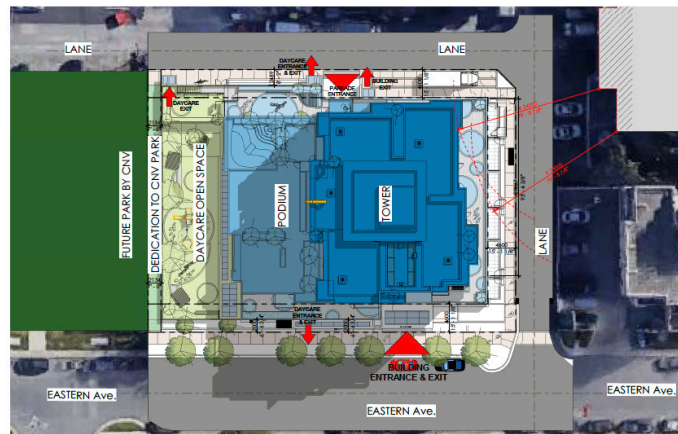
- Increased Crime Prevention through Environmental Design
- Community Garden/Greenspace - Family Oriented

Economic Sustainability

- Smaller Affordable Housing Units
- Work Opportunities
- Mid-Market Rental Suites
- Daycare/Childcare Services




















Site Plan

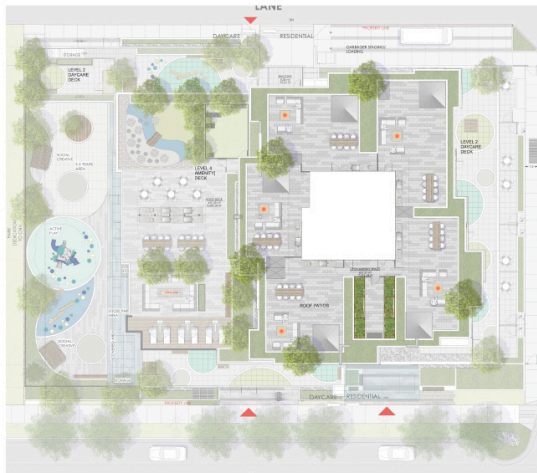


1536-1550 Eastern Avenue

Landscape Plan

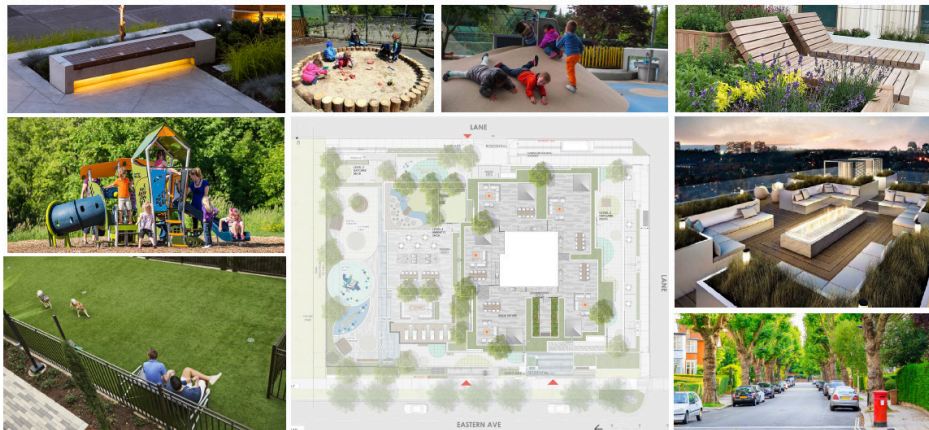
MATERIALS LEGEND

-  PROPOSED TREES
-  PLANTING AREA
-  LAWN AREA
-  UNIT PAVING
-  2x1 ARCHITECTURAL SLAB
-  2x2 ARCHITECTURAL SLAB
-  CIP CONCRETE PAVING
-  TIMBER DECKING
-  POURED IN PLACE RUBBER SURFACE
-  ROUND GRAIN ROCK
-  BIKE RACK (4 CLASS B STALLS EA)
-  CONCRETE SEAT WALL W/ BENCH TOP
-  3 METAL FENCE AND GATE AT DAYCARE
-  6 TIMBER FENCE AND WALL
-  8 METAL FENCE AND GATE AT LANE WALKWAY
-  TRAFFIC BOLLARD
-  BUILDING ENTRY



1536-1550 Eastern Avenue

Landscape and Outdoor Amenity Precedents



Next Steps

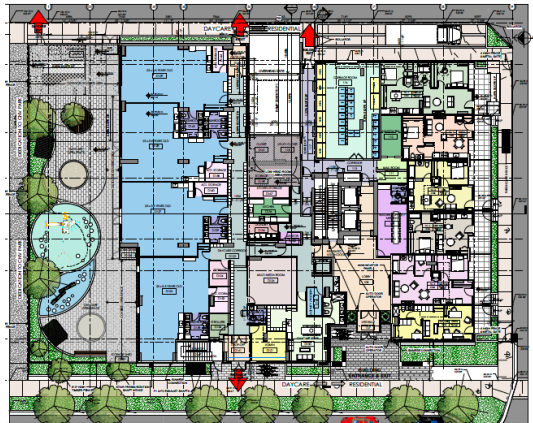
We have submitted a Rezoning Application and the proposed project is in the early stages of the process.

We anticipate the following next steps:

- Spring 2020** Rezoning Application Submitted
- July 2021** Advisory Design Panel
- July 2021** Virtual Developer Information Session (We are here)
- Summer-Fall 2021** Staff Rezoning Package Review
- Fall-Winter 2021** Staff Report for Council (TBC)
- Winter 2021** Referral and Public Hearing (TBC)

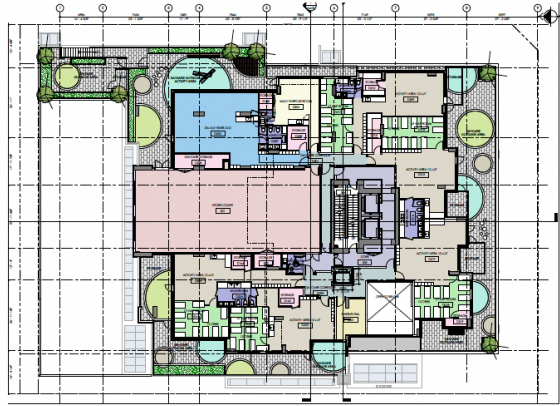
1536-1550 Eastern Avenue

Floor Plans - Level 1



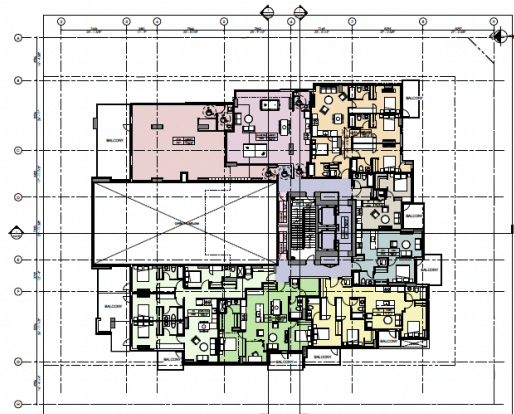
1536-1550 Eastern Avenue

Floor Plans - Level 2



1536-1550 Eastern Avenue

Floor Plans - Level 3



1536-1550 Eastern Avenue

Floor Plans - Level 4 Podium



1536-1550 Eastern Avenue

Floor Plans - Levels 5-12



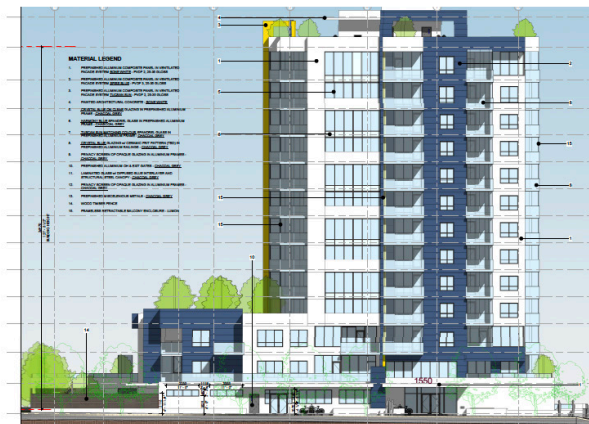
1536-1550 Eastern Avenue

Floor Plans - Penthouse (Level 13)



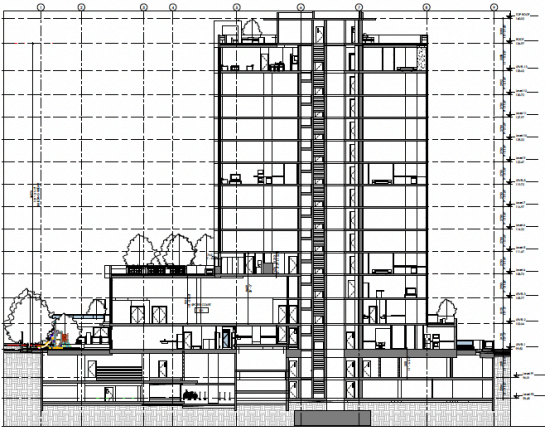
1536-1550 Eastern Avenue

Elevations - West



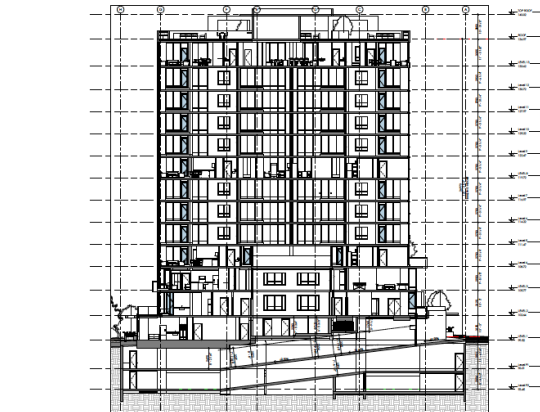
1536-1550 Eastern Avenue

Section B



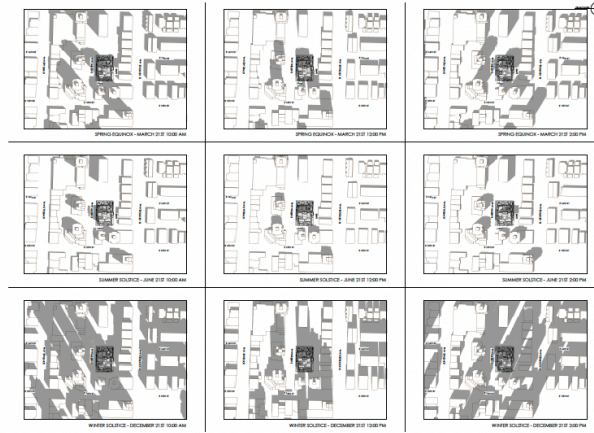
1536-1550 Eastern Avenue

Section C



1536-1550 Eastern Avenue

Shadow Studies



1536-1550 Eastern Avenue

Project Stats

| | |
|---------------------|---|
| # of Homes Proposed | 105 new rental suites |
| Daycare | 185-space child daycare |
| Height | 13-storeys |
| FSR | 3.45 |
| Parking | 126 parking stalls; 11 visitor stalls, 19 daycare stalls, 96 residential stalls |

1536-1550 Eastern Avenue

Appendix I - Transcript of Questions/Comments from Webinar Sessions

| | |
|------------------|--|
| Question Report | |
| Report Generate | Jul 22, 2021 3:23 |
| Topic | Webinar ID |
| 1550 Eastern Ave | 941 7367 4645 |
| Question Details | |
| # | Question |
| 1 | Will the construction of this project delay the completion of the city park beside this site? |
| 2 | Is the height of the podium side of the complex be higher than the current building? |
| 3 | I live across the building . |
| 4 | Will the daycare play area blend with the city park? And will it be available to the public ? |
| 5 | Are your slides available after this presentation? |
| 6 | Thank you, this has been useful. |
| 7 | Sorry, I am joining late so this question may have already been asked. The daycare seems huge to me. Can the park space be made larger and the daycare made smaller? |

| | |
|------------------|--|
| Question Report | |
| Report Generate | Jul 22, 2021 7:03 |
| Topic | Webinar ID |
| 1550 Eastern Ave | 949 7722 8570 |
| Question Details | |
| # | Question |
| 1 | When the new Park to the North was created a few years ago, the City indicated that an additional area of 5000 sqft was intended to be dedicated for public ownership and added to the park from this site, once it redevelops. How has that been addressed? |
| 2 | As an owner in the townhouses at 1535 St Georges Ave this building will block the light from our units. Why should I support this? |
| 3 | I understand that the relocation financial rules have recently changed are you using the new rules or the old rules i.e. 3 months vs 4 months |
| 4 | Why do we need more rental units when there are so many empty i.e. the Royals etc |
| 5 | What provision is made for drop off of day care children on Eastern? |
| 6 | But people can't afford the rents, which are ridiculous |
| 7 | OCP height for this area is 37 m which would allow (according to the plan) a building of 12 storeys. You have 13 storeys with a height of 37.45 m. There are superstructures (eg. elevator shaft) above the roof which places the roof top higher. Are you calculating height different from what the OCP anticipates. |
| 8 | Given that the current residents are living in low rent and are mostly low income, do they all have first dibs on the below market units... |
| 9 | Kenwood's original proposal in 2012 was for 19 storeys with 196 units. The present proposal is more modest. at 119 units in 13 Storeys. Thanks. in the current application, did Kenwood contemplate a higher building? |
| 10 | re-direct...he said mid market not below market that we would get first dibs |
| 11 | Where does Level one start? It appears on some of the slides that it starts above road level |
| 12 | Currently, the park area is being used as a construction site. During construction, does Kenwood plan to use the same area? |
| 13 | I have no further questions at the present time. Thanks for the candid answers. |
| 14 | What is the anticipated demolition date assuming city approval etc? And then when is construction date? Finally, when does park completion (adjacent) anticipated? |
| 15 | Thank you |
| 16 | Would it not make sense to use the park as a staging area? Less disruption to neighbors? |

Appendix J - Copy of Online Comment Form

COMMENT FORM

Provide your feedback on the proposal via the comment form below. You may also send your comments via email to openhouse@poonigroup.com

If you prefer to provide your comments directly to City Staff, please email David Johnson at djohnson@cnv.org.

The comment period is open from July 15-August 5

Name & Address

Do you support the proposed project?

Do you have any concerns about the proposed project?

What do you like about the proposed project?

What do you suggest we change about the proposal?

Any additional comments?

Would you like the applicant to respond to your comments? If so, please provide your contact information.

[HOME](#)

Submit Review

Appendix K - Copy of Comment Forms Received

| Submission Time | Do you support the proposed project? | Do you have any concerns about the proposed project? | What do you like about the proposed project? | What do you suggest we change about the proposal? | Any additional comments? | Would you like the applicant to respond to your comments? If so, please provide your contact information. |
|----------------------|--|---|---|---|--|---|
| 2021-07-23T03:24:10Z | Yes rental housing and affordable childcare are critical | Ensure it's not just low income but middle income too | Childcare | | | |
| 2021-07-23T14:08:00Z | Yes | No | Quality rental properties are in high demand and this will meet the needs of a specific customer that is currently under served. The selected location is a good fit for a taller building and will be ideal with the suggested amenities. | | New and modern daycare options are impossible to find so this is a welcome addition. | |
| 2021-07-21T21:57:43Z | Yes | Daycare should be available for residents in the local community first. | Providing more rental units to market will help create a more competitive environment thus improving the low vacancy rates. | Nothing of note. | | |
| 2021-07-22T17:37:06Z | Yes I fully support the project | No | Purpose built rental. The rental market in North Vancouver is so tight and so unaffordable. We moved our dad closer to us and he is renting. To get him into a rental was competitive and we had to out bid other applicants. We need more rental supply in the area. Also, as we bring more amenities like restaurants etc. We need to ensure an employee base can afford to live in the neighbourhood. We need more rental options. | Nothing. | | |

Appendix L - Copy of Emails Received

Email #1: Received on Thursday, August 5, 2021 (11:03 pm)

City council and developers,

I'm writing to voice my opposition to the proposed development.

Over the last three years our neighborhood had to endure and still is ensuring the Anthem development on Eastern and 17th.

Witnessing on how companies disrespected the people living in the area was saddening.

It started with the Asbestos was being removed without having the building wrapped.

Two years ago my wife died, after suffering with Huntington's disease. During the two month leading up to her passing and months after. There was a super loud drill running all day long. I wasn't able to process that very impactful moment of my life properly.

In the following month contractors showed up outside the posted allowed times. Repeated complaints to bylaw seemed to have no impact. Being reassured that fines were issued, only seemed to prove that companies just pay them as part of normal business. Companies kept showing up before 7am, or on Sundays. Which I couldn't help but feeling disrespected. Recently smoke detectors kept beeping for night after night.

It is very exhausting to constantly having to deal with disturbances, having to prove it.

It feels like that there is little to no consideration for the people living in the area, already having to endure unbearable noise during the day. But also having to fight for peace after hours is just not fair.

Now realizing that one development is leading straight to the next one. Knowing what we had to go through with the Anthem development. Is just triggering anxiety in our neighborhood.

Especially when developers and their contractors don't respect their neighbors. Paying fines and just keep doing what they want.

Email #2: Received on Thursday, August 5, 2021 (10:59 pm)

Developers and City of North Vancouver,

I vehemently oppose the building of this development.

My reasons are as follows:

First and foremost, the ongoing issues and health and safety concerns for the neighbourhood regarding the present development of Anthem on 17th and Eastern, which have resulted in 2 of my neighbours attempting suicide in part, because of the constant noise and issues around this construction site. I have said it before and I will say it again; in no other area, being it in a family, work environment or community, would a threat of suicide not be taken seriously, acted upon immediately, and remedies not taken and implemented immediately.

Since this has not occurred, I oppose this project. People's lives are at risk. This has been documented for years now and if anything happens to these people, and there may be others, you will all have to report to the families and friends of these people, myself included. This is not business as usual anymore-this is a health and safety risk for the people living in this neighbourhood.

Myself and fellow neighbours have been complaining about this development for 3 years ongoingly. I first complained about asbestos not being removed properly, then my complaints had to continue with contractor and workers arriving on site before 7am repeatably as well as working after hours and on Sundays. The fact that we had to complain for years, says the City of North Vancouver and the Developers have no responsibility or accountability to pass these projects of this magnitude until they can actively prove they are willing and able to remedy the ongoing issues large developments impose on the community surrounding them.

The fines came late in the game, the fines we not enough to distract the developers, the work stop orders came??? at a minimum.

Business carries on without any compassion or adherence to people living here. I am tired of the YEARS of the incessant noise, the back-up beeping tones which one cannot escape, the noise that comes without warning (i.e.: 7 hours of jackhammering without notice), removal of concrete in alley ways without notice, smoke detectors going off all night long for months without a conclusive solution, air pressure valves releasing at all hours of the days and nights, pot holes and further deterioration of our alley ways, the exterior elevator on construction sites and its loud and ongoing noise all day long, security guards idling their engines all night long because the Bylaw says they can (which I have also stated is inhumane, get these workers a safe warm place to do security on sites so they don't have to sit in a vehicle all night long and only keep warm by idling their engines all night), do I need to continue?

1536-1550 Eastern Ave

A few weeks ago, I was woken up, not by someone arriving before 7am, but by someone swearing and yelling at someone who arrived before 7am and was apparently playing music on site before 7 am. Does the City of North Vancouver really think this is all under control? Also, since I live right next to the site, I also have the privy to hear all the incessant chatter first thing in the morning by the workers who have their trailers set up right outside my apartment. Do I really need to hear the F word first thing in the morning by numerous loud-mouthed workers who arrive without any observation that they are working in a neighbourhood and people like myself can hear everything they are saying?

There are no logical clear guidelines in this industry apparently that would communicate this.

The City of North Vancouver does not have the means to monitor and manage these sites accordingly to their own Bylaw, and by the way of Health Concerns these construction sites/Developments impact their voting, tax paying community members and therefore I oppose this development.

Every member of City of North Vancouver Council needs to be educated and aware of how people access the 10% of low-income housing options available to them, to have these Development's pass through their hands, i.e. by voting for or not and if they are indeed available to these people when they are evicted from their homes, , and since they all don't, I oppose this project.

Developers get to continue working even in a pandemic and a heat wave, while community members have sent in documents and proof, they are suffering which has been for the large part been ignored. We complained during the pandemic; we are willing to comply to the health order restrictions by staying home and had to endure noise from construction sites without any reprieve. We complained during the heat wave we cannot open our windows due to noise impacts from the construction site and had no resolution but to leave our homes.

I have lived here since 2001 and have had many developments surround me and my living quarters including 7 in the past few YEARS within a 1 block radius. Upcoming we have 3 developments in proposal withing a 1 block radius. Therefore, I oppose this project.

We have absolutely no compensation whatsoever for these impacts on our lives. Meanwhile the City of North Vancouver gets a Provincial Covid Grant and \$50,000 within it goes to dogs in the neighbourhood? See attachment below.

We have asked for a survey to be done of community members to seek input from the community about the impacts of the construction noise on our health and welfare from the Mayor herself and were declined. We asked for measurements of construction sound and the Bylaw to reduce sound Bylaws which may be coming (Thank you!) We have asked further noise reductions to be analyzed and implemented such as, sound barriers around construction sites, back up beeping tones reduced to livable sound tones or white noise sound machines to be used etc., I have asked repeatedly for some sort of compensation for those of us living within these construction zones and nothing has come about.

I therefore oppose this project until these recommendations are implemented.

I have also stated we need to think about seniors living within this community and where they will go once the Baby Boomer Generation needs more help, as well as more low-income affordable housing-now-not in the long run, made available. I oppose any project that ignores our seniors and our housing crisis and continues to try and adhere to family only demographics as our Elders are also important. I can think of 3 Daycares within a 1 block of this proposal site and nothing geared towards our Elders. Therefore, I oppose this development.

In closing I would like to thank those on City Council and Bylaw who are listening and helping us, you know who you are, and the one and only Troy, who is also compassionately listening to us and is doing his best at the Anthem site.

I will not go quietly into the night when these developments and constructions sites have impacted me negatively during the loss of my friend Cali, in which I should have been able to grieve her passing in peace and quiet; as well as my Fathers passing recently. As a family care giver to my father and a Home Care worker by trade, I work shift work, just to keep my rent paid and food on the table and to give back to my community. Often, I need to rest in the day in order to do my job and with these developments it has been impossible. If my own community cannot support me then what does this say?

I am also speaking on behalf of community members, which I have documented before; seniors who have no access to internet and neighbours who have limited English and are too afraid to come forward. Please see the attachment below.

Thank you for your time.

Email #3: Received on Wednesday, August 7, 2021 (4:38 pm)

Hello Ms. Potter,

I am interested in commenting on the plans, but cannot attend the DIS on July 22 at either 12:00 or 6:00, so could you please send me electronic versions of the architectural and landscape plans.

I am also interested in any measures the developer will be taking towards energy efficiency and minimizing the use of fossil fuels.

FYI, I have a family and we like to eat together at regular mealtimes, e.g. 12:00 and 6:00.

Response Received on Friday, August 20, 2021 (9:13 pm)

Comments on 1536 and 1550 Eastern Ave.

The proposal is to demolish 2 existing small apartment buildings and construct a 13 storey 105-unit rental building, and a daycare. A rezoning will be required. The FSR is 2.3 plus a bonus of 1.0. The height limit is 37m (12 storeys). There are large existing trees including a Cedar on the NW corner of the site. There is a proposal for a 2000 sq. ft. park strip on the north side of the site.

The following questions pertain mainly to the buildings energy use, with a goal of keeping greenhouse gas (GHG) to a minimum:

The property within the Lonsdale Energy Corp (LEC) service zone, but has a heat pump been considered for cooling? has solar been considered? If not, why not? If not currently installing, then we recommend conduits be installed.

EV charging is being provided; does it service ALL stalls, not just some? If not ALL stalls, then recommend conduits for future charging be setup.

embodied carbon - Will any concrete used be low-carbon? (Alcuin College is proposing to use; see La Farge Cement; Chris Magwood and his knowledge and expertise); climate-friendly choices are available on overall insulation.

Has passive design been considered? The plans seem to show a lot of glass and very little sun-shading or consideration of orientation/ window sizing for solar gain in winter.

Will the trees be retained? Note: trees this size are should be retained because they are huge carbon-sinks and cannot be replaced by any number of new trees on this site.

1536-1550 Eastern Ave

General comments on the design:

This seems like a worthwhile project providing rental units and a large daycare. The applicants appear to be asking for a FSR of 3.45 whereas the OCP maximum, with the bonus, is 3.3! Also the height limit is 12 storeys while the plans show 13 stories!

Existing trees, in particular the cedars on the NW corner of the site should be retained, by reducing the size of the underground parking in that area. A tree survey and arborist report should be submitted, and detailed landscape plans.

Parking seems excessive, considering that the site is close to public transit. The parking should be reduced to a bare minimum to encourage people not to drive.

There should be a green roof on all flat areas. This will facilitate rainwater retention and habitat for birds and insects, etc. The outdoor amenity area is nice, but should have more greenery and less paving. The community gardens seem minimal.

The park dedication seems like a slim strip. Perhaps it should be consolidated in the corner of the site containing the existing trees.

Conclusions:

The proposal has merit, but needs to take more measures to improve energy efficiency and to lessen GHG emissions. Existing trees should be retained. If all of these requests can be accomplished, I would support an FSR of 3.3, not 3.45. I have no objections to the increase in the number of stories.

I recommend that, if this project goes ahead, the existing buildings be dis-assembled by someone like "The Un-builders" and the materials be recycled as much as possible.