

1712 Lonsdale Ave Rezoning Application – Polygon Lennox Homes Ltd.

Virtual Developer Information Session (DIS) Summary Report

Event Date: Thursday, April 29, 2021
Time: 6:00pm – 8:00pm
Location: Online Zoom Webinar
Attendance: 7 members of the public attended virtually.
The Polygon project team was in attendance, as was a representative of the City of North Vancouver Planning Department.
Comments: 6 emails and one telephone message were submitted prior to the DIS.
3 comment forms and 3 emails 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 256 addresses within a 40m radius of the site, as required by the City of North Vancouver. Appendix A: Notification includes a copy of this material.

Newspaper Ad

A DIS newspaper ad was placed in the North Shore News on Wednesday April 14, 2021 and Wednesday, April 21, 2021. A copy of the ad is included in Appendix A: Notification.

Notification Sign

Two DIS notification signs were erected on the site on April 17, 2021. Photos of the installed site signs are included in Appendix A: Notification.

Attendance:

7 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:

- Lorne Wolinsky, Polygon Lennox Homes Ltd
- Jacqueline Garvin, Polygon Lennox Homes Ltd
- Taizo Yamamoto, Yamamoto Architecture
- Marina Rommel, Connect Landscape Architecture
- Graham Wood, InterCad Consulting Engineers
- Eric Tam, Great Northern Engineering Consultant

Facilitators:

- Lance Berelowitz, Urban Forum Associates
- Katrina May, Urban Forum Associates

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 Polygon project team.

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/comments 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 120 minutes. The facilitators received several questions and comments about the project and recorded them for inclusion in this summary report, attached as a separate appendix (Appendix C: Public Dialogue.)

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. Six (6) emails and one (1) telephone call were received by Polygon prior to the DIS. Three (3) comment forms and three (3) emails were submitted after the DIS.

The key themes of the questions during the Developer Information Session related to the environmental efficiency and sustainability of the proposed project, such as the proposed use of hydroelectricity and connection to the LEC system as opposed to solar panels, as well as the impact of construction, dust, pollutants and noise during construction on the surrounding area and Polygon’s approach to community concerns and plans to mitigate impacts. Questions arose on the measures taken to sound-insulate the finished homes from the exterior noise on Lonsdale. Another theme was around the inclusion of social housing in new developments, with suggestions made that all new projects should include some level of affordable rental housing. Support was expressed for the architectural design and for smaller unit sizes as a relatively more affordable means of entering the housing market in the City of North Vancouver.

Email correspondence and comment forms received included support for the project, the mix of uses including the availability of more housing, and the revitalization of Lonsdale Ave. Support was expressed for the wood-frame construction and 25% adaptable homes. Concern was expressed regarding the 6-storey height of the proposed building and the loss of the gas station, with a suggestion to reduce the height to 4 stories. The suggestion was also made to include affordable housing in this project as well as

to consider more sustainable energy alternatives such as solar power and ways to reduce carbon emissions during construction and building operations.

Comment Sheet and Email Summary:

Participants were invited to submit comments during a four-day response period after the DIS meeting. Six (6) emails and one telephone message were received prior to the DIS and three (3) comment forms and three (3) emails were submitted following the DIS. These are submitted as a separate appendix (Appendix D: Public Comments).

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. 256 DIS notification flyers were distributed by mail to the surrounding community, and seven (7) 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 three (3) comment forms and nine (9) 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 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 sustainability, energy efficiency, construction materials, noise transmission between units and from the building, and impacts of construction.

Appendix A: Notification

Newspaper Advertisement: North Shore News, April 14 and 21, 2021.

north shore news nsnews.com

WEDNESDAY, APRIL 14, 2021 | R11

DISTRICT OF NORTH VANCOUVER

Mixed-use development pitched as future ‘heart of Lynn Creek’

ELISIA SEEBER

Local Journalism Initiative/eseeber@nsnews.com

A proposal for a mixed-use development pitched as the future “heart of Lynn Creek,” which will bring hundreds of new homes and new amenities to the area, has inched closer to becoming a reality.

IBI Architects has applied to the District of North Vancouver, on behalf of Fairborne Homes, to create a mixed-use development with 404 units in the Lynn Creek town centre.

The proposal includes 197 strata units, 162 market rental units, 45 non-market rental units, and commercial space, all in a mix of buildings ranging from seven to 24 storeys that would be built on a 2.4-acre (0.97 ha) site on the east side of Mountain Highway, north of Crown Street, which includes the existing Dykhof Nurseries commercial operation land and five single-family lots.

The development boasts space for a grocery store, neighborhood retail, and childcare for over 100 children. Other public benefits of the plan include the creation of a new plaza and a pedestrian use pathway, that will connect the new Community Centre to Marie Place Park in the green spine, and land dedication for a new North South Lane connecting Crown Street to Hunter Street.

The proposal returned to council on March 29, having first been reviewed and referred back to staff and the applicant for changes on Nov. 2, 2020.



A design rendering shows the revised rendering for a mixed-use development proposal in North Van’s Lynn Creek area. IBI ARCHITECTS/FAIRBORNE ARCHITECTS

The updated application received a mix of positive and negative reviews from councillors, but in the end, council voted four to three in support of staff preparing bylaws and rezoning and development permits for further council consideration.

Speaking at the meeting, Chris Philips, president of Fairborne Homes, said through the development, with its many amenities, they were “looking to create the heart of Lynn Creek.”

He said the new application addressed many of council’s previous concerns expressed about tower height, rental housing, and parking strategies.

“We’ve reduced the tower height by five

stories from 29 to 24, increased the number of rental homes in the midrise buildings,” he said. “These changes added 57 more rental homes for a total of 207 rental homes. Also, we’ve advanced our discussions with a local housing provider to ensure the 45 below-market homes will support children, youth, adults and families in the local community.”

He said the amount of parking had also been reduced (from 473 bays to 461) and they were working with a car-share provider. On top of this, Philips said there were two bicycle spaces for every home, along with new bike and bus bay infrastructure. He added that the project will offer a fossil-fuel-free mechanical system for all residential homes that will achieve a reduction of 80 per cent greenhouse gas intensity to further support sustainability, and they’d committed to installing green roofs on all buildings.

While a lot of changes were made, Coun. Jim Hanson tried to quash the proposal putting forward a motion not to support the development, which was backed by coun. Lisa Muri.

“One of the things that I hear people say is, ‘as a matter of common sense, you can’t just keep building these towers and packing people in and packing in the cars if you don’t have a plan to increase and improve transportation infrastructure,’” he said.

“It’s simply not something that the

community broadly is going to support at this time.”

Hanson’s motion failed and a new motion to support staff’s recommendation, put forward by Coun. Mathew Bond, was supported. Hanson, Muri and Coun. Betty Forbes voted against it.

“In my experiences here on this council, there’s often an illogical tendency to place the blame for many of our existing problems, traffic being one of them, on new homes, and we’ve built a minuscule number of new homes,” Bond said.

Bond argued traffic congestion wasn’t caused by people who lived in North Vancouver but by people living elsewhere cutting through the area trying to avoid the highway, as well as “50 plus years of car-oriented planning.”

“Not changing anything is just going to perpetuate that,” he said. “We’ve tried in the District of North Vancouver, particularly east of the Seymour for 25 years to have a ‘no growth strategy,’ and what did that do for traffic? It did nothing.”

Mayor Mike Little concluded that the applicant had “meaningfully revised the project to address the concerns raised by the council.”

“I think it’s become a better project because of that and so I will be supportive of this proceeding,” he said.

The proposal will return to council for its first reading at a later date.



JEFF DENNIS 604.351.5103
HONEST, PROFESSIONAL SERVICE

NEW LISTING


A CONCRETE INVESTMENT! – TWO & DEN

Tell them you own at VENTANA; one of North Vancouver’s most highly regarded addresses. Two full bedrooms with good separation, two full baths, office/flex area, in suite laundry, floor to ceiling windows for great light, engineered hardwood floors, fireplace, ample covered balcony etc.

A pleasant western exposure provides beautiful sunsets and vistas from Lions Gate to the North Shore mountains. Extremely well run and maintained CONCRETE building featuring a gym, social room, awesome caretaker, EV car charging stations, visitor parking and bike storage.

All of this is located in a prime Lower Lonsdale location with N. Vancouver’s fastest growing urban neighbourhood at your doorstep! Just a quick walk through Jack Louck’s Park to the Seabus, Quay & Shipyards. Rentals & two pets OK. It’s a no brainer!

503-175 West 2nd St., Lower Lonsdale **\$889,000!**

Virtual Tour, Floor Plans, etc. @ www.jeffdennis.ca

DEVELOPER’S INFORMATION SESSION

Polygon Lennox Homes Ltd. is holding a virtual information session where interested members of the public are invited to learn about our application for a 6 storey, residential and commercial (retail and office) mixed-use building located at 1712 Lonsdale Avenue.

How to Participate: Contact the applicant by email or phone to register for the virtual Developer Information Session, via Zoom. A zoom link or phone-in instructions will be provided.

April 29th, 2021, 6:00 – 8:00 PM



Lorne Wolinsky
Polygon Lennox Homes Ltd.
604-871-4228
lwolinsky@polyhomes.com



Planning Department Contact: Emily Macdonald, 604-982-3904, Planner, emacdonald@cnv.org
This meeting has been required by the City of North Vancouver as part of the rezoning process.

north shore news nsnews.com

WEDNESDAY, APRIL 21, 2021 NEWS | A21

MOUNTAIN AIRSPACE SAFETY

Slackline a deadly threat, says NSR

BRENT RICHTER
brichter@nsnews.com

North Shore Rescue is warning the slackline community to keep their hobby out of local airspace.

Slacklining, which is a bit like tight-rope walking, involves anchoring straps to trees and ratcheting them until they are taut enough to walk across.

North Shore Rescue team leader Mike Danks was aghast when a member of the public alerted them to a massive slackline spanning a gap on Mount Strachan Thursday evening.

More than being a potentially dangerous hobby in the team's turf, the lines could also be a deathtrap for anyone flying in that area – including North Shore Rescue.

"It's scary for us. I don't know how else to put it. It is a frightening thing and I don't think people understand the gravity of the situation," he said. "If we came in contact with that line, it could be catastrophic and someone could get killed."

Danks and several other members of the team had spent most of the day Thursday training in Talon Helicopters' new aircraft, practising with their new hoist used to get rescuers in and injured hikers out of the backcountry.

Danks said he will be taking the matter up with BC Parks, which owns



A slackliner makes their way across a gap on Mount Strachan on Thursday, April 16. North Shore Rescue says the line could bring down a low-flying helicopter such as one on a search and rescue mission. NORTH SHORE RESCUE

the land, local aviation companies, and NAV Canada, the agency that operates Canada's civil air navigation system.

This is not the first incidence of a slackline posing a threat to the team in the North Shore mountains. There was another recent case of one on Mount Seymour.

"Where they're setting these up are in areas that we're flying in all the time. And we're flying low," he said. "Whether we're conducting a search or doing a fixed line operation or hoist operation."

As word spread about the potentially deadly slackline Friday morning, Danks said one of the people who

installed the strap on Strachan called him.

"They're taking it down," he said. "He's sorry that it happened the way it did. I think they're looking for a way to continue to do this. ... I get that people want to do it. But there's got to be a better approach," said Danks, exasperated. "For me, it's really simple. It's our safety first."

In a statement, the Ministry of Environment and Climate Change Strategy, which has jurisdiction over BC Parks, said staff will visit the area to "assess what type of signage is needed to deter this type of use in the future."

Daily Takeout Dining Packages
Seasonal Pub Open Daily

Enjoy Signature Features & Drink Specials To-Go!
Featuring Grilled BC Salmon & Burrowing Owl Chardonnay

LobbyRestaurant.ca
Call to Order: 604.973.8000

the lobby
FOOD + DRINK

138 Victory Ship Way, North Van
Next to Lonsdale Quay

EXPERIENCE A LOCAL NORTH SHORE FAVOURITE

DEVELOPER'S INFORMATION SESSION

Polygon Lennox Homes Ltd. is holding a virtual information session where interested members of the public are invited to learn about our application for a 6 storey, residential and commercial (retail and office) mixed-use building located at 1712 Lonsdale Avenue.



How to Participate: Contact the applicant by email or phone to register for the virtual Developer Information Session, via Zoom. A zoom link or phone-in instructions will be provided.

April 29th, 2021, 6:00 – 8:00 PM

Lorne Wolinsky
Polygon Lennox Homes Ltd.
604-871-4228
lwolinsky@polyhomes.com



Planning Department Contact: Emily Macdonald, 604-982-3904, Planner, emacdonald@cnr.vg
This meeting has been required by the City of North Vancouver as part of the rezoning process.

Clean BC Better Homes \$1000 Rebate for home owners

Betterhomesbc.ca

Additional time limited rebate can be accessed when converting from fossil fuel!



Built to be the Best



Heat pump water heater is the most efficient way to heat hot water with electricity. ENERGY STAR® qualified. This product quickly pays for itself with year-round energy savings

Book your free In-home estimate with a qualified contractor

Please contact
1 888 522 1166

Distributed by



Notification Signs





Notification Flyer



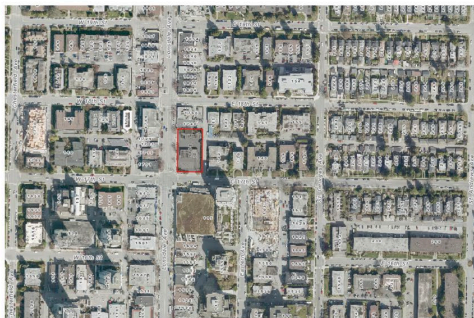
Virtual Developer's Information Session

Early Public Comment Opportunity Rezoning Application

1712 Lonsdale Avenue

How to Participate:
 Please contact Lorne Wolinsky at 604-871-4228 or lwolinsky@polyhomes.com to register for the session.

Date & Time:
 September 29th, 2021 | 6:00 PM – 8:00 PM



<<Address>>
 <<City>>, <<Province>>, <<Postal>>

Polygon Lennox Homes Ltd. has submitted a development application to the City of North Vancouver for a rezoning of 1712 Lonsdale Avenue to permit the development of a six-storey mixed-use project with 64 residential units, approximately 8,300 sq.ft. of office space and 8,600 sq.ft. of retail commercial space.

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

Lorne Wolinsky
 Polygon Lennox Homes Ltd.
 900 - 1333 W Broadway
 Vancouver BC V6H 4C2

lwolinsky@polyhomes.com
 Telephone: 604-871-4228

City of North Vancouver Contact

Emily Macdonald
 Planning & Development
 141 West 14th Street North
 Vancouver, BC V7M 1H9

emacdonald@cnv.org
 Telephone: 604-982-3904

Appendix B: Attendee List

Attendee Details

Attended	Name	Email
No		
Yes		
Yes		
No		
Yes		
No		
No		
No		
Yes		m
Yes		
Yes		
Yes		
