



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,
HELD ELECTRONICALLY FROM CITY HALL,
141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, MARCH 1, 2021 AT 5:30 PM**

“Live” Broadcast via City Website www.cnv.org/LiveStreaming
Complete Agenda Package available at www.cnv.org/CouncilMeetings

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, March 1, 2021

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, February 22, 2021

PROCLAMATION

World Lymphedema Day – March 6, 2021

PUBLIC HEARING – 63 Mahon Avenue

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8819” (Brad Lamoureux / Lamoureux Architect Incorporated, 63 Mahon Avenue, CD-684 Text Amendment) would amend the current Comprehensive Development 684 (CD-684) Zone to add 1 floor on top of the original 2.5 storey approval, and to increase the allowable density from 1.90 times the lot area to 2.60 times the lot area for a multi-use space for a private school. Eleven vehicle parking stalls are provided in the underground parkade, with another 11 parking stalls to be provided in an off-site location.

Bylaw No. 8819 to be considered under Item 3.

AGENDA

Staff presentation
Applicant presentation
Representations from the public
Questions from Council
Motion to conclude the Public Hearing

BYLAW – THIRD READING

3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8819”
(Brad Lamoureux / Lamoureux Architect Incorporated, 63 Mahon Avenue,
CD-684 Text Amendment)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8819”
(Brad Lamoureux / Lamoureux Architect Incorporated, 63 Mahon Avenue,
CD-684 Text Amendment) be given third reading.

ADJOURN



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES FOR ELECTRONIC MEETINGS

Public Hearings are included as part of a Regular Council agenda and governed by the provisions of the *Local Government Act*.

A Public Hearing is held to allow the public an opportunity to make representations to Council – in person at the Public Hearing or by written submission – on a proposed amendment to the City's Official Community Plan and/or Zoning Bylaw. All persons who believe their interest in property is affected by a proposed bylaw(s) are afforded a reasonable opportunity to be heard, voice concerns or present written submissions regarding matters contained within the bylaw(s).

All written submissions and representations made at the Public Hearing form part of the official public record. Minutes of the Public Hearing and a video recording of the proceedings will be posted on the City's website at cnv.org.

All written submissions must include the person's name and address. If this information is not provided, it cannot be included as part of the public record. Electronic submissions are preferred, and hand-delivered or mailed submissions will also be accepted. The deadline to submit email submissions is 12:00 noon on the day of the Public Hearing. Due to COVID-19, safety quarantine restrictions have been put in place and the deadline for submissions by mail or delivery to City Hall is 4:00 pm on the Friday prior to the Monday Public Hearing (a minimum of one clear day prior to the Public Hearing).

If persons wish to speak at the Public Hearing, we ask that everyone pre-register to be placed on the speaker's list. The pre-registration form is available at cnv.org/PublicHearings, or speakers can pre-register by contacting the Corporate Officer's office. All pre-registrations must be submitted no later than 12:00 noon on the day of the Public Hearing, to allow City staff time to contact all participants and provide them with call-in/online access instructions.

Comments from the public must specifically relate to the proposed bylaw(s). Speakers are asked to avoid repetitive comments and not to divert to other matters.

Speakers will be asked to confirm their name and address for the record and will be provided one, 5-minute opportunity to present their comments. There will be no opportunity to speak a second time. After all persons who have pre-registered have spoken, the Mayor (Chair) will ask if anyone else from the public has new information to provide. Speakers who have not pre-registered will also have an opportunity to provide input at cnv.org/PublicHearings. Call-in details will be displayed on-screen at the Public Hearing (watch web livestream). Once all registered speakers have provided input, the Mayor will call for a recess to allow additional speakers time to phone in.

Continued...



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES FOR ELECTRONIC MEETINGS (continued)

Everyone will be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known. The City asks for everyone's patience during the electronic Public Hearing.

Procedural rules for the conduct of the Public Hearing are set at the call of the Chair and Council's main function is to listen to the views of the public regarding the change of land use in the proposed bylaw(s). It is not the function of Council to debate the merits of an application with speakers. Questions from members of the public and Council must be addressed through the Chair.

Once the Public Hearing concludes, no further information or submissions can be considered by Council.

Following adjournment of the Public Hearing, the Regular meeting reconvenes and the Zoning and/or Official Community Plan bylaw amendment(s) are discussed and debated by members of Council, followed by consideration of third reading of the bylaw(s).



MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, FEBRUARY 22, 2021**

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor T. Hu
Councillor J. McIlroy
Councillor T. Valente

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
B. Themens, Director, Finance
L. Garber, Deputy Director, Finance
D. Van Heerden, Manager, Financial Planning
J. Svancara, Budget Analyst
B. Pearce, Director, Strategic and Corporate Services
H. Reinhold, Deputy Director, Strategic and Corporate Services
G. Munro, Manager, Information Technology
B. Lightfoot, Manager, Real Estate
M. Epp, Director, Planning and Development
Y. Zeng, Manager, Community Planning
R. de St. Croix, Manager, Long Range and Community Planning
T. Ryce, Chief Building Official
D. Johnson, Development Planner
K. Magnusson, Deputy Director, Engineering, Parks and Environment
M. Hunter, Manager, Parks and Environment
R. Skene, Director, Community and Partner Engagement
L. Orr, Deputy Director, Community and Partner Engagement
L. Herman, Community Development Coordinator
G. Schalk, Fire Chief
S. Fraser, Manager, Police Support Services
H. Turner, Director, North Vancouver Recreation and Culture
G. Houg, Manager, Maintenance and Engineering Services, North Vancouver Recreation and Culture
L. Phillips, Public Art Officer, North Vancouver Recreation and Culture
D. Hutchison Koep, Chief Librarian

The meeting was called to order at 5:30 pm.

APPROVAL OF AGENDA

Moved by Councillor McIlroy, seconded by Councillor Hu

1. Regular Council Meeting Agenda, February 22, 2021

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor McIlroy, seconded by Councillor Girard

2. Regular Council Meeting Minutes, February 8, 2021

CARRIED UNANIMOUSLY

PROCLAMATION

Mayor Buchanan declared the following proclamation:

Rare Disease Day – February 28, 2021 – read by Councillor Bell

PUBLIC INPUT PERIOD

Nil.

CONSENT AGENDA

Moved by Councillor Back, seconded by Councillor Bell

THAT the recommendation listed within the “Consent Agenda” be approved.

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

CORRESPONDENCE

- *3. Board in Brief, Metro Vancouver Regional District, January 29, 2021

– File: 01-0400-60-0006/2020

Re: Metro Vancouver – Board in Brief

Moved by Councillor Back, seconded by Councillor Bell

THAT the correspondence from Metro Vancouver, dated January 29, 2021, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

(CARRIED UNANIMOUSLY)

END OF CONSENT AGENDA

PUBLIC HEARING – 145-153 East 4th Street

Moved by Councillor Back, seconded by Councillor Girard

THAT the meeting recess to the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8817” (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732).

CARRIED UNANIMOUSLY

The meeting recessed to the Public Hearing at 5:42 pm and reconvened at 7:30 pm.

BYLAW – THIRD READING

4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8817” (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732)

Moved by Councillor Back, seconded by Councillor Girard

THAT second reading of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8817” (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732) be rescinded;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8817” (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732) be amended as follows:

- Delete existing item B(7);
- Renumber existing item B(8) to B(7); and
- Add a new Item “B8 Section 906(4)(d) Parking Space access directly from Lane shall not apply”;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8817” (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732) be given second reading, as amended.

CARRIED UNANIMOUSLY

Moved by Councillor Back, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8817” (Barry Savage / Integra Architecture Inc., 145-153 East 4th Street, CD-732) be given third reading.

CARRIED UNANIMOUSLY

DELEGATION

Reid Shier, Executive Director, The Polygon Gallery

Re: The Polygon Gallery COVID-19 Operational Update

Jessica Bouchard, Associate Director, The Polygon Gallery, provided a PowerPoint presentation regarding the “The Polygon Gallery COVID-19 Operational Update” and she and Reid Shier, Executive Director, responded to questions of Council.

CORRESPONDENCE

5. Reid Shier, The Polygon Gallery, January 22, 2021 – File: 15-7780-20-0002/2021

Re: The Polygon Gallery COVID-19 Operational Update

Moved by Councillor Bell, seconded by Councillor Girard

THAT the correspondence from Reid Shier, The Polygon Gallery, dated January 22, 2021, regarding “The Polygon Gallery COVID-19 Operational Update”, be received with thanks.

CARRIED UNANIMOUSLY

BYLAW – ADOPTION

Mayor Buchanan and Councillor Valente recused themselves at 8:31 pm, declaring a potential conflict of interest regarding Item 6 – “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8808” (Eggs Cana / Oana Nicoara, 115 East 1st Street, CD-731). Councillor Back assumed the role of Chair.

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8808” (Eggs Cana / Oana Nicoara, 115 East 1st Street, CD-731)

Moved by Councillor Girard, seconded by Councillor Bell

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8808” (Eggs Cana / Oana Nicoara, 115 East 1st Street, CD-731) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CARRIED UNANIMOUSLY
(by members remaining)

Mayor Buchanan returned at 8:32 pm and Councillor Valente returned at 8:35 pm.

REPORTS

7. Investing in Canada Infrastructure Program – COVID-19 Resilience Infrastructure Stream – Esplanade Complete Street Application – File: 05-1855-03-0001/2021

Report: Project Manager, Public Realm Infrastructure, February 10, 2021

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Project Manager, Public Realm Infrastructure, dated February 10, 2021, entitled “Investing in Canada Infrastructure Program – COVID-19 Resilience Infrastructure Stream – Esplanade Complete Street Application”:

THAT staff be directed to submit a grant application in the amount of \$2.68 million for the Investing in Canada Infrastructure Program – COVID-19 Resilience Infrastructure Stream – Esplanade Complete Street Infrastructure Project;

AND THAT Council support the project and commit to any associated ineligible costs and cost overruns of the project.

CARRIED UNANIMOUSLY

8. Union of British Columbia Municipalities (UBCM) Poverty Reduction Planning and Action Program – North Shore Grant Application – File: 10-5080-01-0001/2021

Report: Community Planner, February 10, 2021

Moved by Councillor Valente, seconded by Councillor Back

PURSUANT to the report of the Community Planner, dated February 10, 2021, entitled “UBCM Poverty Reduction Planning and Action Program – North Shore Grant Application”:

THAT staff be directed to work with the District of North Vancouver and the District of West Vancouver to submit a joint regional application for the North Shore, under Stream 1 of the UBCM Poverty Reduction Planning and Action Program for 2021;

THAT Council support the District of West Vancouver as the primary applicant for the North Shore application, to apply for, receive and manage the 2021 UBCM Poverty Reduction Planning and Action Program grant funding on behalf of the City of North Vancouver;

AND THAT, subject to confirmation that full funding is available, the project be authorized to proceed.

CARRIED UNANIMOUSLY

REPORTS – Continued

9. Council Appointments to the Civic Youth Awards, Scholarships and Youth Initiatives Grants Committee – File: 01-0360-20-0010/2021

Report: Community Development Coordinator, February 10, 2021

Moved by Councillor Back, seconded by Councillor Bell

PURSUANT to the report of the Community Development Coordinator, dated February 10, 2021, entitled “Council Appointments to the Civic Youth Awards, Scholarships and Youth Initiatives Grants Committee”:

THAT Councillor Girard and Councillor Hu be appointed to the 2021 Civic Youth Awards, Scholarships and Youth Initiatives Grants Committee;

AND THAT the North Vancouver Board of Education (School District No. 44) be invited to appoint one City School Trustee to be a member of the 2021 Civic Youth Awards, Scholarships and Youth Initiatives Grants Committee, to review youth award nominations, scholarship applications and youth grants submitted for the year 2021.

CARRIED UNANIMOUSLY

10. 2021-2030 Capital Plan – File: 05-1705-30-0019/2021

Report: Director, Finance, February 10, 2021

Moved by Councillor Girard, seconded by Councillor McIlroy

PURSUANT to the report of the Director, Finance, dated February 10, 2021, entitled “2021-2030 Capital Plan”:

THAT the 2021-2030 Capital Plan for the City of North Vancouver be endorsed;

AND THAT resolutions or bylaws to appropriate funding for the projects included in the 2021 Capital Budget be brought forward by staff in a timely manner.

CARRIED UNANIMOUSLY

11. 2021 Early Approvals – Funding Appropriations #2101 and #2102
– File: 05-1705-30-0019/2021

Report: Director, Finance, February 10, 2021

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Director, Finance, dated February 10, 2021, entitled “2021 Early Approvals – Funding Appropriations #2101 and #2102”:

THAT (Funding Appropriation #2101) an amount of \$150,000 be appropriated from the General Capital Reserve Fund for the purpose of funding the 2021 Capital Plan;

Continued...

REPORTS – Continued

11. 2021 Early Approvals – Funding Appropriations #2101 and #2102
– File: 05-1705-30-0019/2021 – Continued

THAT (Funding Appropriation #2102) an amount of \$51,000 be appropriated from the Engineering Equipment Reserve Fund for the purpose of funding the 2021 Capital Plan;

AND THAT should any of the amounts remain unexpended as at December 31, 2024, the unexpended balances shall be returned to the credit of the respective fund.

CARRIED UNANIMOUSLY

COUNCIL INQUIRIES / REPORTS

- Mayor Buchanan reported that the City received an award from HUB for First Street Mobility Corridor Infrastructure Improvement.
- Mayor Buchanan announced that Connie Rabold, Manager, Communications, will retire from the City on February 26, 2021, and thanked her for her years of service.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Mayor Buchanan commented that she and Councillor McIlroy intend to bring forward a Notice of Motion on Federal Declaration – Opioid Crisis at the Regular Council meeting of March 8, 2021.

RECESS TO CLOSED SESSION

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT Council recess to the Committee of the Whole (Closed Session) pursuant to the *Community Charter*, Sections 90(1)(a) [personal information], 90(1)(e) [land matter], 90(1)(f) [law enforcement matter] and 90(1)(m) [exclusion under another enactment].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole (Closed Session) at 9:25 pm and reconvened at 10:38 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

12. Preliminary Development Application Density Transfer Consideration – 114-132 West 15th (Polygon 338 Development Ltd. / IBI Group Architects Canada Inc.)
– File: 08-3030-20-0197/1

Report: Planner 2 and Manager, Real Estate, February 17, 2021

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Planner 2 and Manager, Real Estate, dated February 17, 2021, entitled “Preliminary Development Application Density Transfer Consideration – 114-132 West 15th (Polygon 338 Development Ltd. / IBC Group Architects Canada Inc.)”:

THAT staff be directed to process the proposed rezoning application, including contemplated density transfer from the City-owned ‘donor’ site at 2300 Lonsdale Avenue and 116 East 23rd Street;

THAT the potential sale of transferrable density to Polygon 338 Development Ltd., at a rate of \$250 per square foot, valid for 24 months from the date of this report, be subject to the successful completion of rezoning;

AND THAT the report of the Planner 2 and Manager, Real Estate, dated February 17, 2021, entitled “Preliminary Development Application Density Transfer Consideration – 114-132 West 15th (Polygon 338 Development Ltd. / IBI Group Architects Canada Inc.)”, remain in the Closed session.

CARRIED UNANIMOUSLY

13. Appointments to the Advisory Design Panel – File: 01-0360-20-0001/2021

Report: Corporate Officer, February 10, 2021

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Corporate Officer, dated February 10, 2021, entitled “Appointments to the Advisory Design Panel”:

THAT Darren Burns and Maryam Tashakor be appointed as the Architect Representatives to the Advisory Design Panel for a 2-year term beginning February 23, 2021 and concluding January 31, 2023;

THAT Keith Ross be reappointed as the Landscape Architect Representative to the Advisory Design Panel for a 2-year term beginning February 23, 2021 and concluding January 31, 2023;

THAT Mehrdad Rahbar be appointed as the Business Representative to the Advisory Design Panel for a 2-year term beginning February 23, 2021 and concluding January 31, 2023;

Continued...

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION) – Continued

13. Appointments to the Advisory Design Panel – File: 01-0360-20-0001/2021 – Continued

THAT Sergeant Kevin Bracewell be endorsed as the RCMP appointment to the Advisory Design Panel for a 1-year term beginning February 23, 2021 and concluding January 31, 2022;

THAT Kaylen Blomkamp be appointed as the Public Art Representative to the Advisory Design Panel for a 2-year term beginning February 23, 2021 and concluding January 31, 2023;

AND THAT the report of the Corporate Officer, dated February 10, 2021, entitled “Appointments to the Advisory Design Panel”, remain in the Closed session.

CARRIED UNANIMOUSLY

14. Appointments to the Social Planning Advisory Committee
– File: 01-0360-20-0088/2021

Report: Corporate Officer, February 10, 2021

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Corporate Officer, dated February 10, 2021, entitled “Appointments to the Social Planning Advisory Committee”:

THAT Raashi Ahluwalia, June Maynard and Martyna Purchla be appointed to the Social Planning Advisory Committee for a 2-year term beginning February 23, 2021 and concluding January 31, 2023;

AND THAT the report of the Corporate Officer, dated February 10, 2021, entitled “Appointments to the Social Planning Advisory Committee”, remain in the Closed session.

CARRIED UNANIMOUSLY

15. Appointment to the Climate and Environment Advisory Task Force
– File: 01-0360-20-0109/2021

Report: Corporate Officer, February 10, 2021

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Corporate Officer, dated February 10, 2021, entitled “Appointment to the Climate and Environment Advisory Task Force”:

THAT Keegan Casidy be appointed to the Climate and Environment Advisory Task Force for the remainder of the term;

AND THAT the report of the Corporate Officer, dated February 10, 2021, entitled “Appointment to the Climate and Environment Advisory Task Force”, remain in the Closed session.

CARRIED UNANIMOUSLY

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION) – Continued

16. Law Enforcement Matter – File: 01-0230-20-0056/2021

Report: Manager, Communications, February 10, 2021

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Manager, Communications, dated February 10, 2021, regarding a law enforcement matter:

THAT the action taken by the Committee of the Whole (Closed Session) be ratified;

AND THAT the wording of the recommendation and the report of the Manager, Communications, dated February 10, 2021, remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Valente, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:39 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER



Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

WORLD LYMPHEDEMA DAY

WHEREAS lymphedema, an accumulation of lymphatic fluid that causes swelling in the arms, legs or other areas of the body, is an incurable condition affecting more than 250 million people worldwide with disfigurement, disabilities, discomfort and distress; and

WHEREAS it is estimated that up to 1 million Canadians are living with lymphedema;

AND WHEREAS by raising awareness of lymphedema and its symptoms, the Lymphatic Education and Research Network aims to ensure that people suffering from lymphedema no longer go undiagnosed, and that they receive the best treatment options available;

NOW THEREFORE I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **March 6, 2021** as **World Lymphedema Day** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, March 1, 2021

Mayor Linda Buchanan

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 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING & DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 63 MAHON AVENUE (BRAD LAMOUREUX / LAMOUREUX ARCHITECT INCORPORATED)

Date: January 21, 2021 File No: 08-3400-20-031/1

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION

PURSUANT to the report of the Development Planner, dated January 21, 2021, entitled "Rezoning Application: 63 Mahon Avenue (Brad Lamoureux / Lamoureux Architect Incorporated)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8819" (Brad Lamoureux / Lamoureux Architect Incorporated, 63 Mahon Avenue, CD-684 Text Amendment) be considered and referred to a Public Hearing;

THAT notification be circulated in accordance with the *Local Government Act*;

AND THAT the community benefits listed in the January 21, 2021 report in the section "Community Benefits" be secured, through agreements at the applicant's expense and to the satisfaction of staff.

ATTACHMENTS

1. Context Map (CityDoc #[1942101](#))
2. Project Summary Sheet (CityDoc #[2008681](#))
3. Architectural and Landscape Plans, dated October 21, 2020 (CityDoc #[2013879](#))
4. Written description of the proposed addition (CityDoc #[2006034](#))
5. Transportation Study (CityDoc #[1989292](#))
6. Public Consultation Summary (CityDoc #[2003326](#))
7. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8819" (CityDoc #[2014104](#))

PURPOSE

The purpose of this report is to present, for Council's consideration, a rezoning application for 63 Mahon Avenue to amend the CD-684 Zone in the Zoning Bylaw. This amendment is to permit an additional floor to the proposal that was initially approved by Council in February 2017, resulting in a four-storey school building, rather than the originally approved two and a-half storey building.

BACKGROUND

<i>Applicant:</i>	Brad Lamoureux
<i>Architect:</i>	Lamoureux Architect Incorporated
<i>Official Community Plan Designation:</i>	Mixed-Use Level 4A (MU4A)
<i>Existing Zoning:</i>	CD-684
<i>Applicable Guidelines:</i>	None

On March 3, 2016, the City received a rezoning application from Alcuin College for a two and a half storey building to house a 200-student school located at 300 West Esplanade. After staff review and public input, the application was approved by Council on February 6, 2017 (Comprehensive Development 684 (CD-684)). Since then, the needs of the school have changed and the desire for a gymnasium-type of space within the school resulted in a request for changes to the CD-684 Zone.

The applicant has already made a Building Permit (BP) application based on the approved two and a half building scheme and have already begun to clear the site. The proposed text amendment needs to be considered and subsequently approved by Council first before a revision of the BP application for a four-storey scheme can be received by staff.

During BP review, the address of the building was changed from 300 West Esplanade to 63 Mahon Avenue to better reflect the main access to the proposed building.

DISCUSSION

Project Description

The proposed four storey building will support a private K to 12 school (Attachment #3). The first two levels will be for instructional floor area and staff space. The third level will function mainly as the lunchroom with additional class space and an outdoor amenity space for both staff and students. This space will serve as a place for socializing and for learning opportunities.

The proposed fourth floor would consist of a gymnasium type space that will be used by the school during school hours for assemblies, physical activities, presentations, seminars and graduation. The applicant also intends to make the gym space available after school hours for community and cultural gatherings that are an extension of the

school's mandate. The space would be available free of charge for not-for-profit and cultural groups. In addition, the applicant also intends to rent out the space for some portions of the after school hours in order to help the school operation financially. A full description of the proposed uses for the fourth floor can be found in Attachment #4.

The addition of the fourth floor would increase the density from the approved 1.90 FSR to 2.60 FSR and increase the building height from the approved 13.3 metres to 19.8 metres (43.7 feet to 64.9 feet).

The requested changes to the CD-684 Zone are identified in Table #1.

	Existing CD Zone Requirements	Proposed CD Zone Provisions
Zoning	CD-684 (2017 approval)	CD-684 (as amended)
Permitted Uses	Assembly Use	No change
Maximum Density	1.90 FSR	2.60 FSR
Maximum Height	15.2 m (50.0 ft.)	19.8m (64.9 ft.)
Setbacks	Zero at rear lane	No change
Lot Coverage	35% above the Second Floor	82% above the Second Floor
Minimum Parking	11 Parking Space	11 Parking Spaces on-site requirement plus 11 Parking Spaces off-site secured by agreement (see parking section for discussion)

Site Context and Surrounding Use

The subject property is located in Lower Lonsdale at the corner of West Esplanade and Mahon Avenue, with Forbes Avenue bordered to the west (Attachment #1). The site is preparing to begin construction of the school but is awaiting this zoning amendment before proceeding with the proposed fourth floor. The immediate area contains a small-scale commercial building and a six-storey building to the north (currently under construction) along with a medium scale mixed-use building to the east. Single detached dwellings are located across Forbes Avenue on Squamish First Nations lands. The subject site is also close to both Waterfront Park and Semisch Park.

The buildings and uses immediately surrounding the subject site are described in Table #2 below.

Direction	Address	Description	Zoning
North Across the lane	309-311 West 1 st Street	Under construction – a 6 storey mixed use building with 50 rental apartment units and ground floor commercial. 23.0 metres (75.43 feet)	CD-719
North Across the lane	315 West 1 st Street	One to two storey commercial building over underground parking	CD-122
South Across West Esplanade	267 West Esplanade	Three storey commercial building over underground parking	CD-023
South Across West Esplanade	Squamish First Nations Lands	Various	Predominately Single Family or Low Density Residential
East Across from Mahon Avenue	255 West 1 st Street and 260 West Esplanade	Mixed Use building consisting of 208 residential units and ground floor commercial between W. 1 st Street and West Esplanade. 5 Storeys along W. 1 st Street and 7 storeys along W. Esplanade. 16.0 metres (52.5 feet)	CD-649
West	Squamish First Nations Lands	Various	Predominately Single Family or Low Density Residential

The location of the site is along a major truck and bus route and is a 10 to 15-minute walk from a major transit hub with connections to other parts of the City, as well as downtown Vancouver via the SeaBus.

PLANNING ANALYSIS

2014 Official Community Plan

The subject site is designated Mixed-Use Level 4A in the Official Community Plan (OCP), which allows for a mix of higher density multi-family and commercial uses. A maximum 2.6 FSR is permitted within this designation with the potential of additional 1.0 FSR density bonus to be granted at the discretion of Council.

With the fourth floor addition, the applicant is proposing a total density of 1,887.4 square metres (20,317.0 square feet), within the OCP maximum density. This project is in keeping with the following goals and objectives of the following City policies:

Official Community Plan	
<p>Policy 1.1.4 <i>Support the role of the Lonsdale Regional City Centre as an urban core of the City, in part, by locating high trip-generating uses such as high density residential and commercial uses there;</i></p>	<p>The proposed assembly use fits as it provides educational and gathering opportunities in a medium to high residential neighbourhood.</p>
<p>Policy 1.1.5 <i>Provide space for commercial uses in mixed-use developments to support employment and economic development;</i></p>	<p>The proposal provides employment opportunities in the education sector.</p>
<p>Policy 1.3.1 <i>Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods;</i></p>	<p>The proposed four-storey building is in scale with the surrounding area and acts as a place to gather for residents in the area.</p>
<p>Policy 1.3.3 <i>Ensure that new commercial and major institutional developments are designed with respect for nearby residential users;</i></p>	<p>The proposed height of the building is in scale with the surrounding area and is to provide landscaping features to soften the building when viewed from adjacent properties.</p>
<p>Policy 1.3.5 <i>Encourage design excellence in developments through carefully considered, high quality architecture and landscaping, with varied designs which are interesting, sensitive and reflective of their surroundings;</i></p>	<p>The contemporary design provides a mixture of features to help break up the massing along all sides of the building to create interest and complement the surrounding buildings.</p>
<p>Policy 1.3.8 <i>Ensure developments along commercial streets contribute to the active and pedestrian-friendly character of the area.</i></p>	<p>The proposal continues the pedestrian connectivity along West Esplanade, leading up Forbes Avenue to the rest of the City.</p>
<p>Policy 1.4.4 <i>Incorporate active-design principals in new development that encourage physical movement and social interaction thereby contributing to a healthier community;</i></p>	<p>The main stairwells in the proposal are highly visible from the outside of the building and are adjacent to the main lobby, encouraging their use.</p>
<p>Policy 2.1.1 <i>Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choices for all ages and abilities with an aim to increase these ways of travelling over single occupant car use.</i></p>	<p>The previous approval committed the applicant to extend and connect the bike lane along the north side of West Esplanade and up along the east side of Forbes Avenue, along the length of the property.</p>
<p>Policy 2.1.2 <i>Invest in pedestrian and cycling facilities on the routes to and around schools, and work</i></p>	<p>In addition to the description above, the applicant will be providing both secure and short-term bike parking facilities that</p>

<p><i>with the North Vancouver School District to promote active transportation, healthy lifestyles, and sustainable travel behavior among children and youth;</i></p>	<p>will be available to users of the building outside of school hours.</p>
<p>Policy 2.1.4 <i>Reduce crossing barriers at locations such as intersections, creeks, highways and rail crossings so that walking and cycling are more convenient and attractive;</i></p>	<p>The right-in turn from West Esplanade to Mahon Avenue will be closed off to vehicle traffic and becoming a cul-de-sac at the south end of Mahon Avenue. This will reduce the potential of vehicle interaction in the area.</p>
<p>Policy 2.2.1 <i>Designate land uses to bring people and destinations closer together, minimizing the need for private vehicle use and maximizing opportunities for walking, cycling and transit as modes of travel;</i></p>	<p>The site is located along a main public transit route as well as in close proximity to the Lonsdale Quay bus loop and the Seabus.</p>
<p>Policy 3.4.2 <i>Consider the potential for food production on public and private land including rooftops, community gardens, micro gardens, composting, urban farming, orchards, beehives and edible landscaping on residential boulevards, park land and rights-of-way;</i></p>	<p>There is potential for the outdoor space to provide an outdoor garden for education purposes.</p>
<p>Policy 7.1.2 <i>Seek a strong balance of employment to resident labour force as generating more jobs close to home makes for shorter average commutes;</i></p>	<p>The school is an employment generator, giving opportunities for North Shore residents.</p>
<p>Strategic Plan</p>	
<p>City for People</p>	<p>The project supports the Strategic Plan vision and priority to be A City for People by using an existing site for education and cultural purposes to assemble and enhance the cultural fabric of the City.</p>
<p>Sustainable Development Guidelines</p>	
<p>Natural Systems <i>The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.</i></p>	<p>Through the previous approval, the applicant is providing a storm water management system to mitigate water run-off that the building generates. The outdoor area has the potential of having garden plots that can be used for educational purposes.</p>
<p>Physical Structures/Infrastructure: <i>The ability to effectively deliver basic services, shelter and physical amenities</i></p>	<p>The applicant has secured through its previous approval a storm water management system as well as</p>

<p><i>required to sustain the health and well-being of the community. This includes water supply, sanitary sewer, stormwater drainage, solid waste management, roads, telecommunications, and energy efficiency and conservation including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.</i></p>	<p>infrastructure improvements to service the building. It has also committed improvements to bicycle infrastructure by providing bike connections to the existing lane on West Esplanade and along the site turning up into Forbes Avenue.</p>
<p>Local Economy: <i>The ability to maintain and grow a healthy local economy. A strong economy brings employment and a solid tax base to support services without compromising other areas of capacity. A stronger economy has been shown to support healthier lifestyles for community members and greater opportunities for personal fulfillment and overall quality of life.</i></p>	<p>The proposal provides employment opportunities to teachers and school administrators. It also proposes the amenity space can be used for seminars for small businesses to further enhance themselves.</p>
<p>Human Potential: <i>The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.</i></p>	<p>The school's mandate is to foster today's youth in not only basic education, but also in being good citizens.</p>
<p>Social Connections: <i>The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.</i></p>	<p>The applicant has offered the proposed assembly space free rental for not-for-profit groups and encourages cultural groups to use the facility.</p>
<p>Cultural Diversity: <i>The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.</i></p>	<p>The applicant has offered the amenity space to the members of the Squamish Nation and other cultural groups.</p>
<p>Active Design Guidelines</p>	
<p>Primary and Secondary Stairs</p>	<p>The project includes both primary and secondary stairwells that are visible from</p>

	the outside of the building to encourage active use.
Indoor Amenity	The indoor amenity is a flexible space to host a variety of uses for up to 150 people. It is to be used by the school during school hours and is available for public use outside of school hours.
Outdoor Recreation and Gardens	The proposal includes outdoor space on the third level for both students and staff. It's landscaped to provide opportunities for social interaction as well as learning opportunities and private study.
Enhanced bicycle facilities	Secured bike facilities are proposed in the underground parking area, and short term bike parking is proposed outside of the main entrance of the building.

Zoning Bylaw 1995, No.6700

The subject site is zoned “Comprehensive Development 684 (CD-684)”, which was created to accommodate the school use specifically. The proposed use for the fourth floor fits with the permitted Assembly Use on site. The definition of Assembly Use in the Zoning Bylaw is a use “*providing to the assembly of persons for religious, charitable, philanthropic, cultural, or private education purposes: includes churches, auditoriums, youth centres, halls, and private schools.*”

The proposed floor space generates a requirement of five additional off-street parking stalls according to the Zoning Bylaw. While the provision of 11 additional off-site stalls is proposed, these additional spaces are outside of the 121.9 metre (400 foot) radius required to be considered as part of the parking allotment and will require a variance. The applicant will be securing these additional 11 parking spaces through a long term lease to the City’s satisfaction.

A summary of the building statistics can be found in (Attachment #2).

Contextual Fit

The subject site is small and triangular at 736.5 square meters (7,928 square feet) in area, making this a challenging site to design and build. The proposed building footprint will occupy most of the site with a coverage of 82% and will extend to the property line on all four sides of the property with the exception of a small setback at the south end.

The main slope of the site is from the high north end to the south with average grades of 8.0% down along Mahon Avenue and 4.6% along Forbes Avenue. The north to south slope exposes the parking level at the south end where the ramp to the underground parking is located. The main access to the building is along Mahon Avenue with the main doors toward the northern end.

The site plan remains unchanged from the previous approval with the east side of the building being the focal point of activity with a concrete seating area for students and space for short-term bike parking. The south end of the site is the access point of the underground parking and will also connect the bike path along the north side of Esplanade as per the previous approval.

The proposed building design is contemporary. The main entrance to the building has good transparency to the street with its predominantly curtain glass façade. Multi-toned pavers are proposed along the front side of the building to help identify the building entrance. The second floor projects above the main level to the property line to provide some weather protection for the main entrance. A metal façade in a random vertical pattern is applied to all sides of the building to give some texture and interest. The proposed fourth floor will sit on top of the third level at the north end and supported by columns toward the south to retain the outdoor space for the third level. The third level where the outdoor space is located is screened on the east side by landscaping to help screen the view to and from the residential units in the building across the street to the east and to help with privacy for both occupants. The rest of the outdoor space is sheltered by the proposed fourth floor to give rain protection (Attachment #3).

The proposed north elevation will include a mesh on the side of the building with the ability for vines to grow. This will help improve the view to the rental apartments to the north.

The proposed landscaping plan is limited due to the building taking up most of the site area. Landscaping along the base of Forbes Avenue is planned to visually screen the underground parkade and to provide a buffer along the bike lane. On the third level outdoor area, raised planters and seating areas are proposed in the outdoor space with hexagons being the primary shape to reflect the learning pods of the school. The area is intended for social interaction, but also to provide opportunities for classes and study.

Design modifications were made after the review by the City's Advisory Design Panel to improve how the addition would sit on the building and to improve view corridors to the neighbouring properties. This was done by shortening the height of the stairways and bringing the north corners of the roof inward. A landscaping screen at the opening on the third level facing the residents to the east will help soften the view of the building as well as providing a natural barrier to overlook potential.

Proposed Parking and Transportation Impacts

The subject site is located along a major truck and bus route. It is also adjacent to the City's AAA bicycle network where a separated bike lane along the Forbes Avenue frontage as it connects with West Esplanade has already been secured through the last approval.

The current right-in-only access from West Esplanade to the Mahon Avenue cul-de-sac is planned to be closed to provide a safer pedestrian and cycling environment along West Esplanade. The design of the closure would ensure access for the Fire Department from West Esplanade.

The proposed access to the underground parkade is at the southern end of the site. The proposed additional floor area requires five additional parking stalls in accordance with the Zoning Bylaw. In response, the applicant has secured 11 off-site parking spaces for the school at 132 West Esplanade, about 450 metres (1,500 feet) away from the subject site, bringing the total number of parking spaces provided (on-site and off-site) to 22, exceeding the minimum City requirement. The applicant has also secured a vehicle to transport people between the school and the parking area if needed.

The Zoning Bylaw supports allowing off-site parking to be counted as part of the parking total, but only if the off-site parking area is located within 121.9 metres (400 feet) from the subject site. As the proposed off-site parking does not meet this requirement, a variance to the additional five stalls is required. This variance is supported by staff due to the off-set timing of school hours and after-school hours in addition to the central location of the subject site, being in close proximity to many of the amenities of Lower Lonsdale, and close to a major public transportation hub of the Lonsdale Quay bus-loop and the SeaBus terminal.

As with all schools, busy periods of the day for student drop-off and pick-up will occur. The revised Transportation Study (Attachment #5) looked at the impact of the proposed floor area and applicant's consulting team has submitted a plan to the satisfaction of City staff. As the additional floor area is to be used by the school during school hours, the morning drop-off and afternoon pick-up period remains unchanged due to no change in student and staff numbers during this period. The plan includes school staff monitoring the drop-off and pick-up zones to keep disruption of on-street parking during these periods to a minimum. Staff will continue to work with the applicant to help implement this plan, which may include street signage. Staff also support the variance to waive the required off-street loading bay as the applicant has demonstrated that the size and frequency of deliveries to the site during both periods would be small.

The applicant expressed a keen interest to address ongoing operational concerns from the neighbourhood and to enter into an agreement to confirm their approach. The terms of agreement would cover areas of concerns such as parking management, pick-up and drop-off, noise, loitering or cleanliness around the facility. Staff are in full support of this concept. Should this application be approved by Council, the applicant would work with interested neighbourhood groups or individuals to formalize an agreement, similar in nature to a good neighbour agreement.

COMMUNITY BENEFITS

While there is no City requirement for any offering of community benefit as part of this application, the applicant is offering the use of the upper floor gymnasium space after school hours to non-profit groups for free for a significant portion of the time on a weekly basis. To secure this commitment an agreement would be prepared to formalize the details of this offering, including terms, criteria and conditions to ensure fairness and community access for a specified number of hours per month. Staff will explore this with the applicant if this application moves forward.

ADVISORY BODY INPUT

Advisory Design Panel

The application was reviewed by the Advisory Design Panel (ADP) on September 16, 2020 and was requested for it to return to address the following items:

- Further explore and refine fourth floor massing and the balance of the third floor deck to demonstrate a stronger connection to the overall building identity and how it addresses neighbouring properties and streets;
- Consider the north elevation and how the design might improve upon balancing privacy and providing a level of softness or interest to the elevation for the neighbour property;
- Improve sightlines for the neighbouring property at the north end of the building;
- Ensure the creation of breakout spaces with the landscaping and exterior furniture layout with a safe design to consider student mental health and well-being;
- Explore acoustic protection from traffic for the third level; and
- Consider dialogue with the Squamish Nation.

The applicant returned to the ADP October 21, 2020 with a revised plan to address the Panel's previous concerns, such as:

- The proposed opening on the east side of the third level was revised to include a screen that will allow vines to grow down and screen the view to the east.
- The top east and west corners of the proposed fourth floor were recessed to improve sightlines to the neighbour to the north;
- The proposed north elevation was revised to install a metal mesh to permit the growth of vines down the elevation that would soften the visual image of the building from the north;
- The proposed outdoor space on the third level has included a seating area for solitude and study;
- The proposed soffit material covering the outdoor space on the third level will be cedar that will dampen the noise from the adjacent streets; and
- The applicant has reached out to the Squamish Nation and has offered the proposed fourth floor space for them to conduct meetings and social gatherings free of charge.

In reviewing these changes, the Panel unanimously endorsed the following resolution:

THAT the Advisory Design Panel has reviewed the Rezoning Application for 63 Mahon Avenue and recommends approval of the project;

AND THAT the Panel commends the applicant for the quality of the proposal and their presentation.

Integrated Transportation Committee

The application and the Transportation Study were presented to the Integrated Transportation Committee at their September 9, 2020 meeting and the committee suggested that a covenant be placed on title to require the amenity space manager to hand out a parking memorandum to all users of the amenity space regarding the parking pressures in the neighbourhood and encourage users to travel by sustainable modes.

As outlined under the Parking section of the report, an agreement would be prepared to address this issue should the application be approved by Council. There may not be a need for a restrictive covenant on title.

COMMUNITY CONSULTATION

The applicant attempted to hold their Virtual Information Session (VDIS) on October 28, 2020 but did not conduct their notification procedures to staff satisfaction. A rescheduled VDIS was held on November 12, 2020 where an estimated 183 people joined at one point during the meeting (Attachment #6). Most of the discussion and the written material that was submitted was in favor of the proposed addition with many people feeling that it would be a good addition for the school to host activities on-site without having to go offsite for performances and graduation. The notification procedure was completed to the satisfaction of staff.

Staff have separately received a number of letters in opposition to the proposal, with some of the main concerns around the type of users that could be using the proposed floor outside of school hours bringing unwanted noise to the residential area, increased traffic and parking issues due to the added floor area and the proposed building height.

In addition, staff received a report from Laco Holdings Ltd. who conducted an independent survey and transportation study on the rezoning proposal. Key comments stated in the report echo concerns staff have heard from some residents in the area, which include a lack of parking in the area, traffic in relation to school operations and after hours use.

While staff are aware of the neighbourhood interest in this project and have been open in receiving comments from the public, staff are concerned about some issues regarding the process that led to the Laco Holdings' report and the lack of clarity in the report describing that process. These include:

- The process led by Laco's hired consultants and the report itself did not clearly indicate what information was given about the proposal, how additional information of the proposal may be obtained (i.e. the Let's Talk page on the City website that has the submitted drawings), nor how the information that was obtained would be used for – overall, this lack of clarity has generated confusion in the neighborhood about the nature of the proposal and the City's public engagement process;

- One of the questions in the survey asked if respondents received information about the rezoning in the mail from the City of North Vancouver. This is not a part of the City's notification procedures. The initial notification of an application is provided by the applicant who sends out notifications to the neighbourhood within a 40 metre (131 foot) radius of the site. The results of this survey may not be consistent with the notification area of the City.
- There was a significant error in the description of the proposal by materials distributed in the neighborhood regarding the height of the proposed building. The description calls this proposed building similar to a 9-storey development, this incorrect information has generated neighborhood opposition.

Staff overall response: Public comments of support and concerns have assisted staff in evaluation of this proposal. Analysis on traffic and noise impact were contemplated in the review of this application as were impacts on views. Overall, staff are satisfied with the traffic study and feel confident that with secured off-site parking, an operational agreement and with the proposed community use, the potential impacts of the additional floor space will be mitigated and the benefits of a well-managed community space will outweigh the incremental increase on traffic and noise.

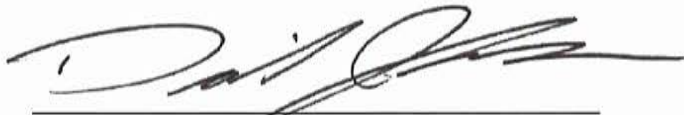
FINANCIAL IMPLICATIONS

None.

CONCLUSION

The proposal represents good planning principals and is in line with the Official Community Plan and the scale of development in the vicinity. The proposed addition on the top floor is intended to provide assembly space for students and staff as well as for community and cultural groups for their meetings and events; some not-for-profit groups have been offered free rent for their events. The proposed off-site parking arrangement is intended to serve as a means to mitigate the traffic and parking concerns to the proposed floor area and all the offsite works from the previous approval are unchanged and are already secured through agreements registered on title.

RESPECTFULLY SUBMITTED:



David Johnson
Development Planner





PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION

63 Mahon Avenue



SITE CHARACTERISTICS

OCP Designation	Mixed Use Level 4A (MU4A)
Existing Zoning	Comprehensive Development 684 (CD-684)
Site Area	736.5 sq. m (7,928 sq. ft.)

FLOOR AREA AND HEIGHT	Existing Zoning (CD-684)	Official Community Plan	Proposed
Floor Space Ratio	Maximum 1.90 FSR or 1,399.4 sq. m (15,063.0 sq. ft.)	Maximum - 2.60 FSR 1,914.9 sq. m (20,612.8 sq. ft.)	1,887.4 sq. m (20,317.0 sq. ft.) 2.56 FSR
Total Lot Coverage	90% on the ground floor 35% above the second storey	N/A	90% on the ground floor 82% above the second storey
Principal Building Height (maximum)	15.2 m (50.0 ft.)	Six Storeys	19.8 m (64.9 ft.)

SETBACKS

	Existing Zoning (CD-684)	Proposed
Front (Mahon Avenue)	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Exterior Side Yard (Forbes Avenue)	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Exterior Side Yard (West Esplanade)	0.0 m (0.0 ft.)	0.3 m (1.0 ft.)
Rear (North)	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)

BICYCLE PARKING

	Required	Proposed
Short Term	23	18
Secured	8	12
Total Bicycle Parking (stalls)	31	30

VEHICLE PARKING

	Required	Proposed
On-site stalls	16	11
Off-site stalls	N/A	11
Total Vehicle Parking (stalls)	16	22

Numbers based on plans dated October 21, 2020

#2008681



LA

ALCUIN COLLEGE
63 MAHON AVENUE

DESIGN BRIEF
ADVISORY DESIGN PANEL
CITY OF NORTH VANCOUVER

OCTOBER 21, 2020

DESIGN BRIEF - ALCUIN COLLEGE - 10/21/2020

PROJECT TEAM

ARCHITECTURE	LAMOUREUX ARCHITECT INC.
CIVIL	CREUS
LANDSCAPE	CONNECT LANDSCAPE ARCHITECTURE
ENVELOPE	BAMTEC
GEOTECHNICAL	GEOPACIFIC
STRUCTURAL	WICKE HERFST MAVER
ELECTRICAL	EMEC
MECHANICAL	EMEC
CODE	MR CONSULTING
LIGHTING	MARGOT RICHARDS LIGHTING
ENERGY	MURI CONSULTING GROUP INC.

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THE SCHOOL'S PHILOSOPHY

St Alcuin College for the Liberal Arts (the 'School') is an independent, non-denominational university-preparatory school in North Vancouver, British Columbia. Its mission is to provide each student with a rich, rigorous and personalized education in an intimate setting. The goal is to foster creativity and achievement. The new proposed location for the School leverages an urban setting in order to provide students with this rich educational experience.

LOCATION

The new school is located in excellent proximity to existing transportation networks, the Lower Lonsdale community and associated amenities. Furthermore, the addition of Alcuin College adjacent to the new Polygon site reinforces the City of North Vancouver's desire and commitment to support institutional and public amenity uses along this corridor. The project is located just west of the newly constructed Polygon mixed-use site and is designed to connect to the street edge and appropriately punctuate the end of West Esplanade. It is the intention that the building and surrounding proposed landscaping will offer an alternate and pleasant route for pedestrians looking to connect to Lower Lonsdale via 1st Street and Mahon Avenue. Currently under construction directly to the north and across a laneway is a 6-storey mixed use residential project.

THE SITE

The irregular and steeply sloped site posed several challenges; however, the particulars of the site have been treated as an asset. The building orientation carefully considers views, sun exposure, and addresses two streets of very different characters - Forbes, a busy thoroughfare to the west and Mahon, a quiet residential cul-de-sac to the east.

THE BUILDING

The application proposes a new approximately 3033 square meter 4-storey building to house a private K-12 school on a site previously occupied by an auto repair shop. The 4th storey of the project is designed as a jointly operated community event amenity space that is made possible by Alcuin's parent participant development partner, Montaigne Group Ltd. The proposed FAR is 2.6 at 82% site coverage with the 3rd floor limited to 1/3 of the floor plate in lieu of a roof garden. The roof line is limited to 21.2 meters (69.47 feet) above average grade. The distinctive building is designed to take full advantage of the remarkable views from a quieter street by orienting much of its glazing on Mahon Avenue with the intent to engage with a quieter, more human-scaled residential street. In order to further enhance the public realm on Mahon, the building sets back from the street at the ground level to allow for a generous landscaped buffer, a covered entrance and seating at the school's entrance to offer a vibrant street life.



At the 3rd floor, a planted outdoor terrace is proposed as a learning space as well as an urban oasis for both teachers and staff. It is intended that some classes will be taught here in the summer months. The garden will also serve as a hands-on urban garden teaching tool as well as a beautiful peaceful place for teachers and students to have lunch, read a book or converse with friends. A green wall screen will provide privacy for rooftop patio activities but will also provide greenery for residents of neighbouring buildings and help buffer any excess noise that may come from any rooftop activities. The building form steps down towards Esplanade Avenue and away from the larger mass of the new Polygon development to the east, reducing impact on the existing area. The 4th floor which houses the event space presents a dramatic and dynamic architectural image, with a form that expands towards the panoramic south-west views.

STORM WATER STRATEGY

With the zoning for the Alcuin College project changing from Industrial to Institutional, the R value is being reduced from 0.85 to 0.80. As the run-off coefficient is being reduced, we don't anticipate any requirement for reduction of stormwater volume from the site. To prevent flooding, we have included an overflow orifice which will drain to the storm sewer.

LANDSCAPE

The landscape design for Alcuin College provides a modern and streamlined series of spaces that are tailored to the teaching style of the school. A tough, low-maintenance strategy, with durable materials is balanced with an attractive aesthetic that establishes an inviting and attractive series of spaces for student use. These principles will create an attractive setting for the school at the ground level, and a useful and attractive setting for the roof level learning areas. The primary drop-off area is located in close proximity to the main entrance facilitates student arrival and departures. It is supported with a generous, covered seating/waiting space and covered bicycle parking. A terraced hardscape at the east side entrance works with the sloping grades. At the south end of the building, this terracing of hard and soft landscaping terminates into a rain garden that can help manage storm water from Mahon Avenue. A dedication along Forbes Avenue will support improved pedestrian and cycling infrastructure.

The roof level area provides a series of spaces that relate to interior functions. Large amounts of seating edges will support the numbers of students anticipated. Raised metal planters will provide urban agricultural and educational opportunities and allow for small trees to provide some shading and structure to the spaces. These planters, along with additional green roof style buffer plantings where suitable, incorporate a level of green vegetation while maintaining large functional spaces. An elevated platform will supply informal seating along



its edges, as well as creating a stage venue for outdoor presentations and performances. Along the east edge of the roof terrace, a vertical trellis will support climbing vines and create a green “screen” offering privacy and visual interest to and from the neighbouring residential block. Variations in paving material choices help to define further the different spaces and functions. Clean and simple materials are fitted to the style of the architecture and help reduce maintenance. Movable furniture will allow for flexible seating configurations that can quickly and easily adapt to different school uses, from casual lunch-time seating to more formal classroom-style arrangements or school performances on the raised stage platform. Detailing for landscape elements will look to the architectural forms for inspiration as plans develop. Plant materials are selected based on native and adaptive, low-maintenance and highly attractive characteristics, with low water requirements. All of these components, along with thoughtful lighting, will maximize the year-round usability of the outdoor spaces, and support the school's learning philosophy.

SITE + BUILDING ORIENTATION

The project is located in the dense Lower Lonsdale area. The location is highly accessible by transit, bicycle networks, and walkable sidewalks to promote alternative modes of transportation. The project site is currently vacant and once developed will become part of the vibrant urban streetscape and bring more activity to the Lower Lonsdale community.

The unique triangular shape of the building focuses views to the South and Southwest. Glazing on the east side brings in morning light while the punched window patterns on the South and West facades provide opportunities to mitigate undesirable heat gains during the warmer summer months with solar shading. The setback third level patio reveals an open rooftop deck that breaks up the massing of the building and provides an opportunity for outdoor learning and entertainment on site. The fourth storey cantilevers over the rooftop patio providing shade and protection during inclement weather; extending the use of the outdoor space throughout the year. The outdoor patio focuses views again to the South and West and to increase privacy and mitigate noise from outdoor activities there will be a green wall screen on the East side of the rooftop.

ENERGY + MATERIALS

The energy efficiency target for the project is to confirm with 14% or better energy cost savings following Section 11 – Energy Cost Budget Method of ASHRAE 90.1-2016 compliance path. Heating will be provided by in-slab radiant heating system served by the Lonsdale Energy Centre (LEC) and cooling will be by variable refrigerant drive outdoor and indoor fancoil units. These systems will create a comfortable learning environment in the building and help keep operation costs low. Initial energy modeling suggests that the project should substantially exceed the required 14% energy cost savings by upward of an additional 10%.



DESIGN BRIEF - ALQUIN COLLEGE - FALL 2020

The project team will make an effort to source local, responsible, and healthy materials whenever possible and will use programs such as LEED and WELL Building Standard as a guide. Providing a quality learning environment is of utmost importance therefore choosing healthy materials for the interior finish will be critical.

SOCIAL + CULTURAL BENEFITS

Throughout the day the school will support up to 200 students and staff. The students will increase circulation and activity in and around the site creating a more vibrant site. During the evenings and weekends the fourth storey event space is able to support gatherings for up to 150 people. The usage of these two spaces at maximum capacity will not occur simultaneously. The space has been offered free of charge for periodic use to community groups such as North Shore Community Resource Society, Big Brother/Big Sisters, Scouts/Girl Guides. The space has also been offered for free of charge for periodic use to the Squamish First Nation for cultural meetings or community functions.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Alcuin College has been designed with the safety of students and the community in mind. The building and its architectural features will revitalize a currently underutilized corner of the Lower Lonsdale community and help minimize the fear of crime in the area. The newly constructed neighbouring residential developments in the area along Mahon and W 1st street also help keep the area active and well supervised. Mahon Avenue and Esplanade are popular routes for vehicle, bicycle, and pedestrian traffic which also helps increase supervision and eyes on the street.

There is currently ample street lighting in the area that has been updated or installed with the construction of new residential developments. At grade this development will further enhance the streetlight network along Mahon and help illuminate the dark corner of Forbes and Esplanade. Additional lighting will also be provided in the shared laneway.

The main entrance is located in clear view on Mahon Avenue. The glazing at grade on the east side of the building provides daylight to the main level classrooms and a visible connection to the street. Interior lighting will help illuminate the sidewalk and bike parking area with the help of exterior lighting under the overhang of level 2. The main entrance is the primary access point for people coming into the building. Entrants are welcomed by Alcuin staff at Reception before gaining access to the secure areas of the school. The parkade and garbage collection room are only accessible through a security gate at the bottom of the ramp that descends from Mahon. The service entrance in the laneway is a secondary access point used only for loading and unloading during special events. This access point is secure, clearly visible, and well lit to provide a safe environment at night.

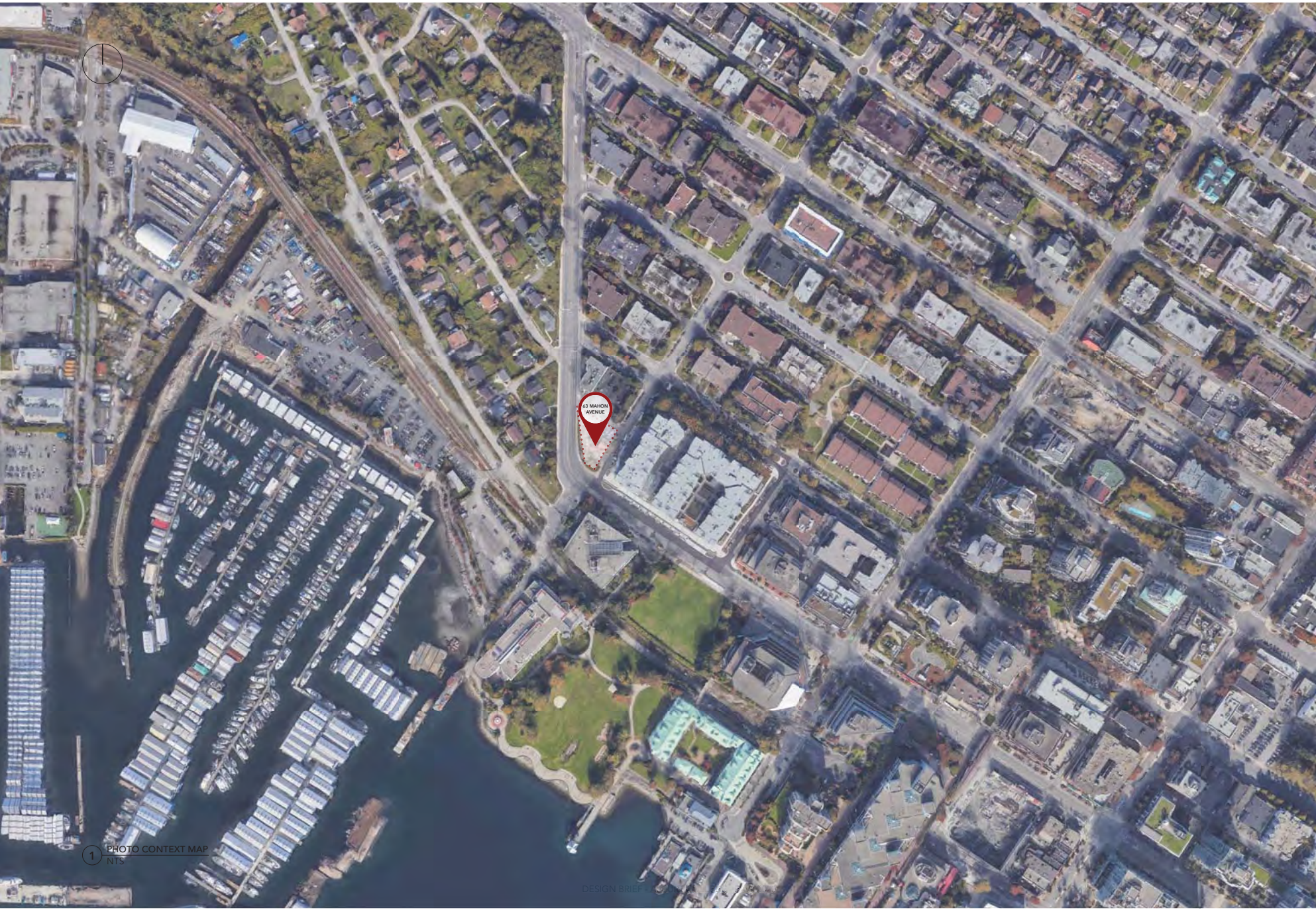
Exit stairs provide access to exit doors at grade along Mahon. These stair corridors support long windows that bring daylight into the stair and provide a visual connection to the street. Exits to outside are clearly visible and well lit. The “punched” windows away from the main entrance in the laneway and along Forbes and Esplanade are elevated at least 7’ above the street to prevent damage and graffiti. These windows still allow for daylight into the school and allow for eyes on the street from above.

Glass is used extensively at grade on the east side of the building near the entrance. It is durable, damage resistant, and easily cleaner. Dark metal panels clad the lower parts of the building. Below grade there is sealed concrete which is also durable and damage resistant.



2.1

CONTEXT AERIAL VIEW





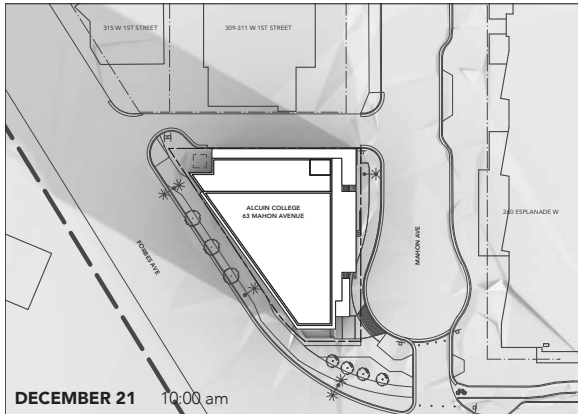
2.2

CONTEXT CONTEXT MAP

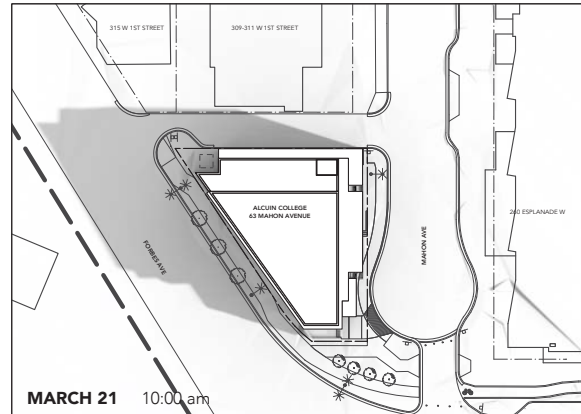
1 CONTEXT PLAN
1/32" = 1'-0"

VANCOUVER HARBOUR

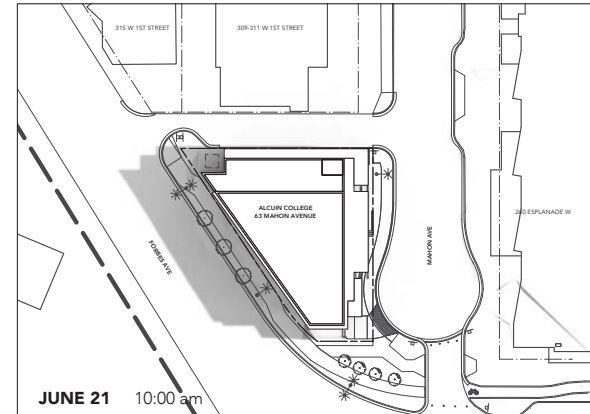
DESIGN BRIEF - ALQUIN COLLEGE - FALL 2020



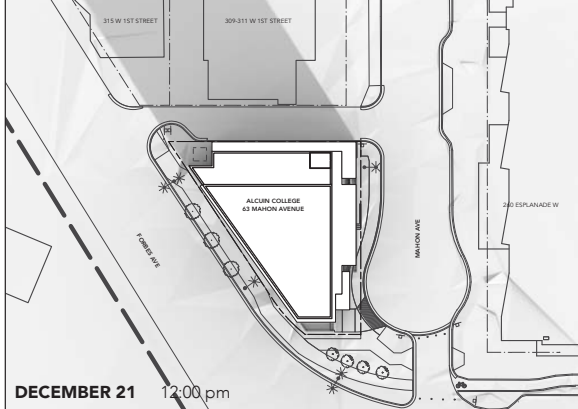
DECEMBER 21 10:00 am



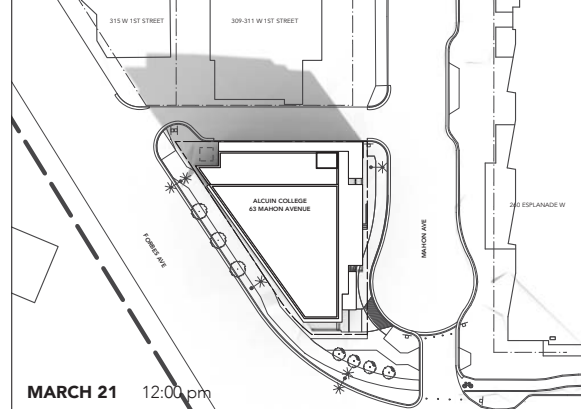
MARCH 21 10:00 am



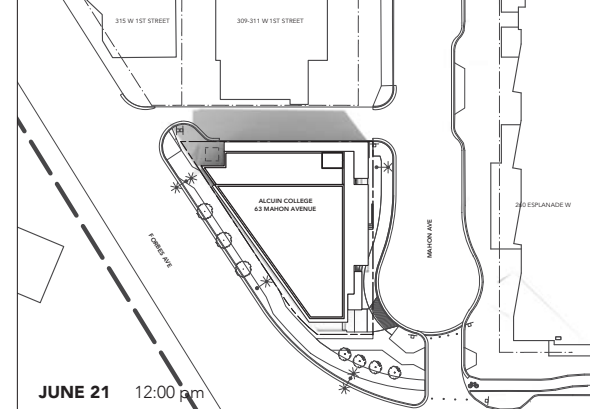
JUNE 21 10:00 am



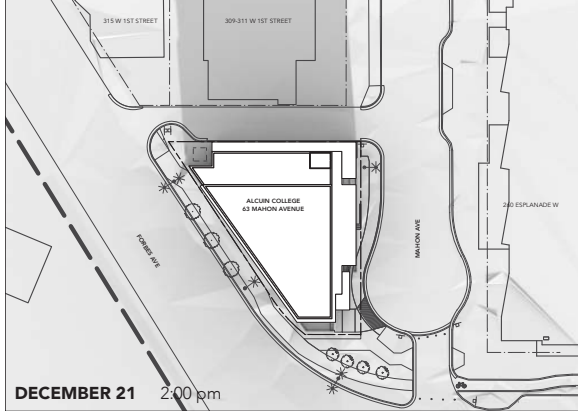
DECEMBER 21 12:00 pm



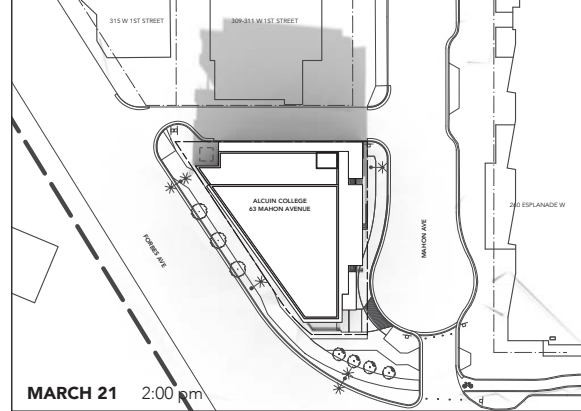
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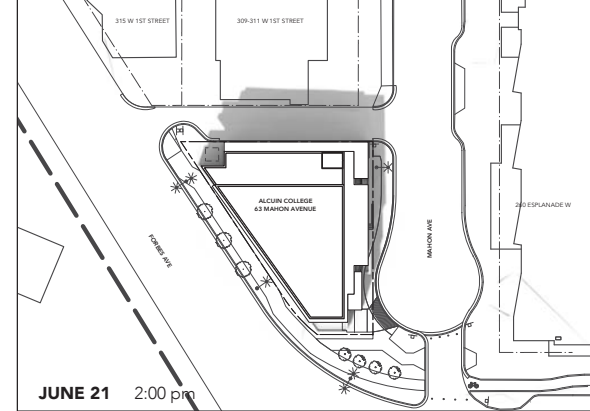
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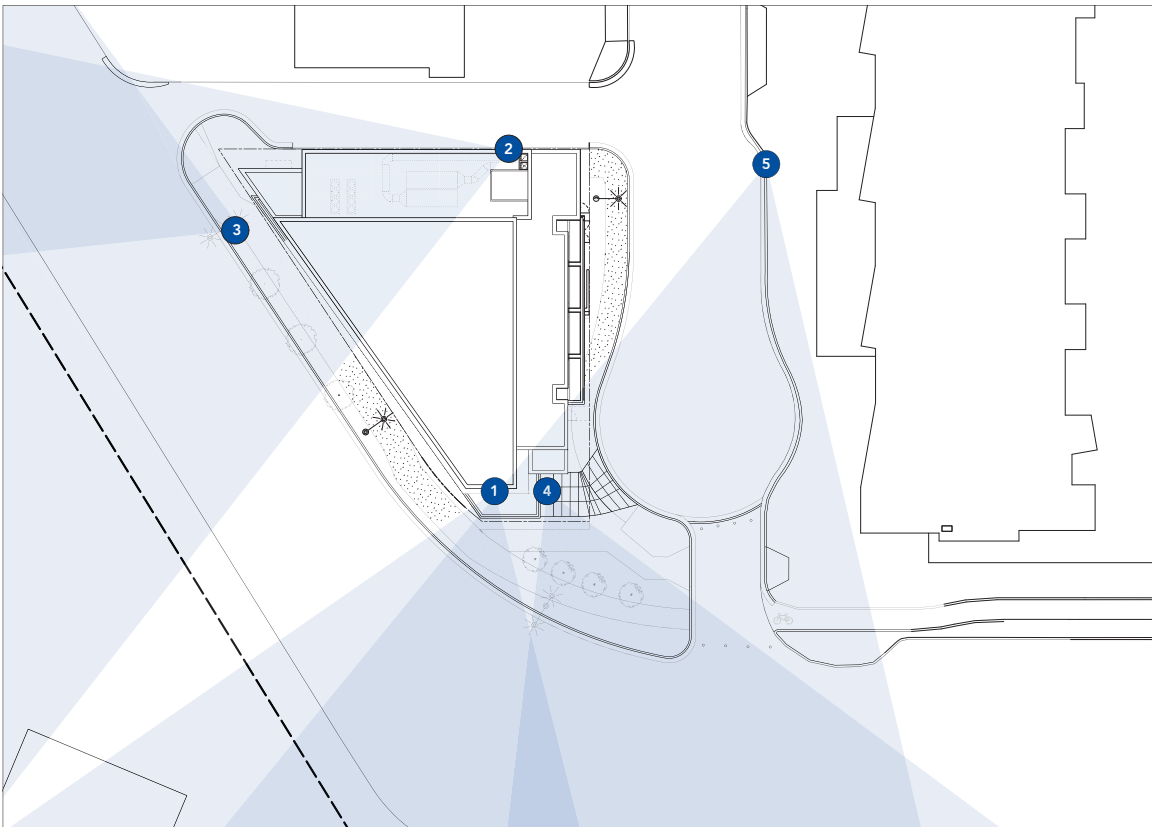
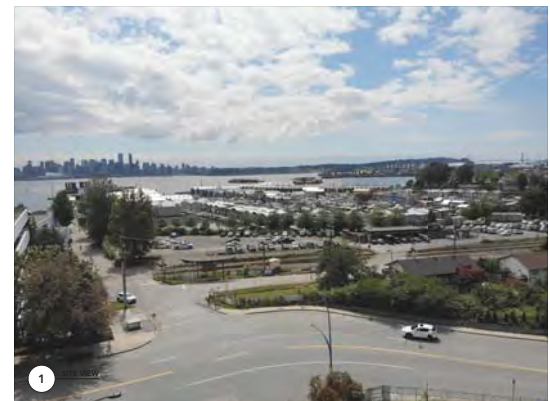
DECEMBER 21 2:00 pm



MARCH 21 2:00 pm



JUNE 21 2:00 pm



ALCUIR COLLEGE (H STOREY) - DEVELOPMENT PERMIT SUBMISSION - CITY OF NORTH VANCOUVER - SUMMER 2020

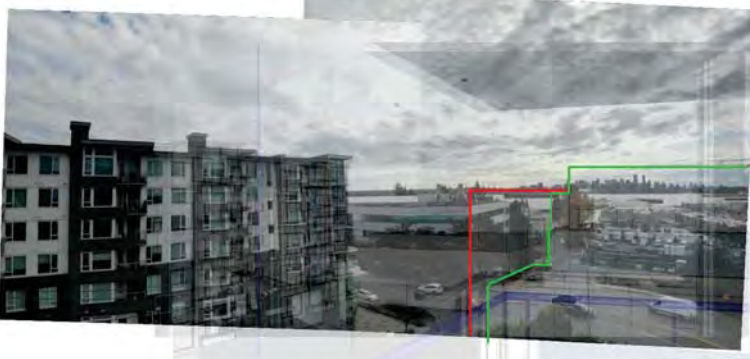
— PREVIOUS DESIGN (PRESENTED SEPTEMBER 16, 2020)
— REVISED DESIGN (CURRENT AS OF OCTOBER 21, 2020)



PENTHOUSE



6TH FLOOR



5TH FLOOR





ESPLANADE W

PROPOSED
63 MAHON AVE

LANEWAY

309-311 W 1ST STREET

W 1ST STREET

1 EAST CONTEXT ELEVATION (MAHON AVE)
1/32" = 1'-0"



VANCOUVER
HARBOUR

ESPLANADE W

FORBES AVE

W 1ST STREET

MAHON AVE

MAHON AVE

2ND ST W

2ND ST W

3RD ST W

3RD ST W



FORBES AVE

PROPOSED
63 MAHON AVE

MAHON AVE

260 ESPLANADE W

1 SOUTH CONTEXT ELEVATION (ESPLANADE)
1/32" = 1'-0"





W 1ST STREET

309-311 W 1ST STREET

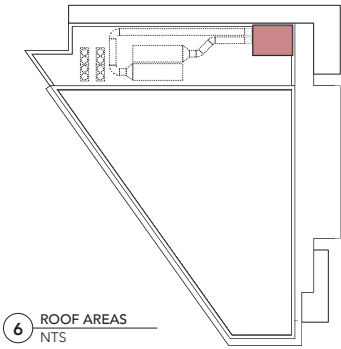
LANEWAY

PROPOSED
63 MAHON AVE

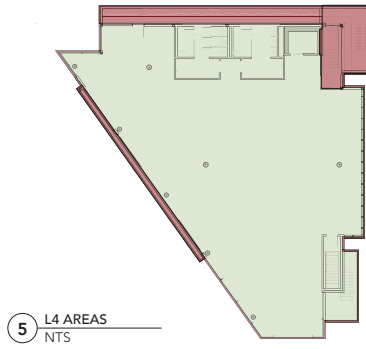
ESPLANADE W

① SOUTH WEST CONTEXT ELEVATION (FORBES AVE)
1/32" = 1'-0"

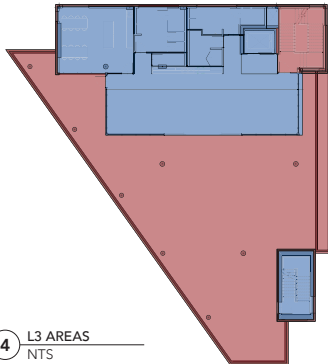




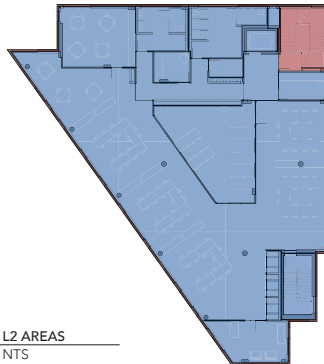
6 ROOF AREAS
NTS



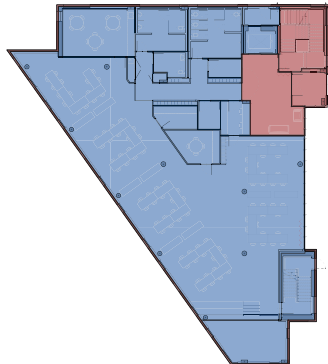
5 L4 AREAS
NTS



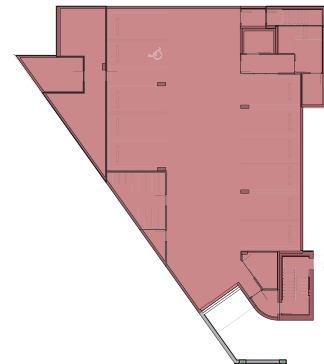
4 L3 AREAS
NTS



3 L2 AREAS
NTS



2 L1 AREAS
NTS



1 P1 AREAS
NTS

AREA SUMMARY

SITE	TOTAL AREA	
	SF	SM
TOTAL	7927.66	736.50

PARKADE	GFA		EXCLUSION		NET AREA	
	SF	SM	SF	SM	SF	SM
PARKING	4120.05	382.77	4120.05	382.77	0.00	0.00
MECHANICAL	915.57	85.06	915.57	85.06	0.00	0.00
STORAGE	218.02	20.25	218.02	20.25	0.00	0.00
CIRCULATION	596.83	55.45	596.83	55.45	0.00	0.00
TOTAL PARKADE	5850.46	543.53	5850.46	543.53	0.00	0.00

LEVEL 1	GFA		EXCLUSION		NET AREA	
	SF	SM	SF	SM	SF	SM
LOBBY + VESTIBULE	475.85	44.21	475.85	44.21	0.00	0.00
ALCUIN	5624.42	522.53	0.00	0.00	5624.42	522.53
STAIR 1	278.92	25.91	279.68	25.98	-0.76	-0.07
WALL	144.44	13.42	144.44	13.42	0.00	0.00
TOTAL LEVEL 1	6523.62	606.06	899.96	83.61	5623.66	522.45

LEVEL 2	GFA		EXCLUSION		NET AREA	
	SF	SM	SF	SM	SF	SM
ALCUIN	6468.61	600.95	0.00	0.00	6468.61	600.95
STAIR 1	286.55	26.62	286.55	26.62	0.00	0.00
WALL	145.20	13.49	145.20	13.49	0.00	0.00
TOTAL LEVEL 2	6900.37	641.06	431.76	40.11	6468.61	600.95

LEVEL 3	GFA		EXCLUSION		NET AREA	
	SF	SM	SF	SM	SF	SM
ALCUIN	2656.50	246.80	0.00	0.00	2656.50	246.80
ROOFTOP AMENITY	3864.52	359.03	3863.98	358.98	0.53	0.05
STAIR 1	287.16	26.68	289.52	26.90	-2.36	-0.22
WALL	92.96	8.64	92.96	8.64	0.00	0.00
TOTAL LEVEL 3	6901.13	641.14	4246.46	394.51	2654.67	246.63

LEVEL 4	GFA		EXCLUSION		NET AREA	
	SF	SM	SF	SM	SF	SM
HAVAAL	5514.14	512.28	0.00	0.00	5514.14	512.28
STAIR 1	338.67	31.46	284.11	26.39	54.56	5.07
PATIO	483.16	44.89	483.16	44.89	0.00	0.00
WALL	117.72	10.94	117.72	10.94	0.00	0.00
TOTAL LEVEL 4	6453.69	599.57	884.99	71.28	5568.70	517.35

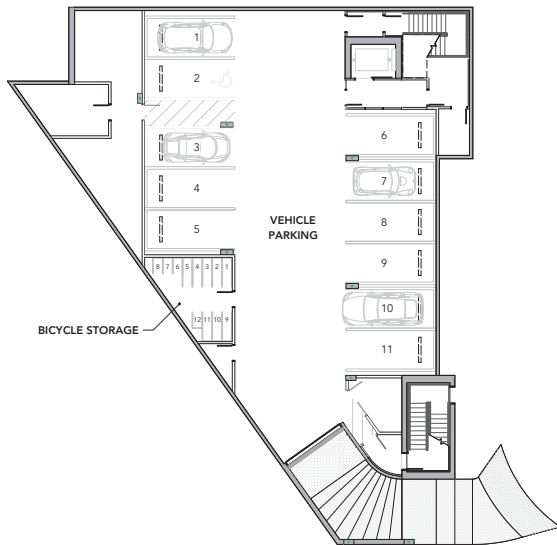
ROOF	GFA		EXCLUSION		NET AREA	
	SF	SM	SF	SM	SF	SM
MECHANICAL	110.44	10.26	110.44	10.26	0.00	0.00
ROOF TOTAL	110.44	10.26	110.44	10.26	0.00	0.00

TOTAL DEVELOPMENT	GFA		EXCLUSION		NET AREA	
	SF	SM	SF	SM	SF	SM
TOTAL	32739.70	3041.62	12424.07	1154.23	20315.64	1887.38

SITE COVERAGE **82%** FSR **2.563**



2 ADDITIONAL PARKING NTS



1 PARKADE LAYOUT NTS

PARKING SUMMARY						
PARKADE	PARKING SPACES					
	REQUIRED		PROPOSED			
VEHICLE PARKING	LEVEL 1-3	11	PARKADE	11		
	LEVEL 4	5	OFF-SITE	11		
TOTAL VEHICLE		16	PROPOSED	22		
BICYCLE PARKING	LEVEL 1-3	SHORT TERM	9	LEVEL 1-3	SHORT TERM	9
		SECURE	6		SECURE	11
	LEVEL 4	SHORT TERM	7	LEVEL 4	SHORT TERM	7
		SECURE	2		SECURE	2
TOTAL BICYCLE		REQUIRED	24	PROPOSED	29	

PARKING

The current parkade design supports 11 vehicle parking stalls including 10 standard stalls and 1 accessible stall. This is in alignment with the current provisions outlined in the CD 684 Zone. The parkade is a secure controlled access area and the 11 spots will be used primarily during the day by Alcuin staff. To support the 4th storey and any additional parking requirements from the school an additional 11 parking spaces have been acquired at 132 West Esplanade (Impark Lot 1275) approximately 450m away from Alcuin College.

The parkade also supports a secure bike storage room that offers 12 bicycle storage racks. Charging outlets for electric bicycles will be provided for a minimum of one outlet for every two bicycle stalls. Additional bicycle parking will be accommodated in the hardscaped areas near the front of the building where bicycle racks provide 16 short term bicycle parking spots.

PROJECT INFORMATION

PROJECT ADDRESS:	63 MAHON AVENUE LOWER LONSDALE NORTH VANCOUVER, BC			
PARCEL IDENTIFIER:	030-111-218			
LEGAL ADDRESS:	LOT 'D' BLOCK 161 DISTRICT LOT 271			
ZONING:	COMPREHENSIVE DEVELOPMENT 684 ZONE LOWER LONSDALE ZONE 3 (LL-3)			
OCP DESIGNATION:	MIXED USE LEVEL 4A (HIGH DENSITY)			
OWNER:	ALCUIN COLLEGE			
JURISDICTION:	CITY OF NORTH VANCOUVER			
OCCUPATION TYPE:	A-2			
CONSTRUCTION TYPE:	NON-COMBUSTIBLE			
TYPE OF WORK:	NEW CONSTRUCTION			
SCOPE OF WORK:	SECONDARY SCHOOL			
FIRE PROTECTION:	SPRINKLERED			
APPLICABLE CODES:	2018 BC BUILDING CODE, DIV B, PART 3			
NUMBER OF FLOORS:	5 STOREYS			
DENSITY:	2.56 FSR			
LOT COVERAGE:	82%			
PROPOSED SETBACKS:	FRONT (E)	REAR (N)	SIDE (W)	SIDE (S)
	1'-5 1/8"	2 5/8"	5 1/4"	10 3/8"
HEIGHT:	96'-0" [29.26 m]			
GROSS FLOOR AREAS:	PARKADE = 5850.46 SF (543.53 M2)			
	MAIN FLOOR = 6523.62 SF (606.60 M2)			
	SECOND FLOOR = 6,900.37 SF (641.06 M2)			
	THIRD FLOOR = 6,901.13 SF (641.14 M2)			
	FOURTH FLOOR = 6453.69 SF (599.57 M2)			
	TOTAL GFA = 32739.70 SF (3041.62 M2)			
	TOTAL EXCLUSIONS = 12424.07 SF (1154.23 M2)			
	TOTAL NFA = 20315.64 SF (1887.38 M2)			

NOTE: REFER TO AREA SUMMARY FOR DETAILED GFA AND FSR BREAKDOWN

ZONING AMENDMENT REQUESTS

FSR: CD-684 (3)	Increase maximum FSR from 1.2 (1.9) to 2.6 1.2 is the maximum FSR for CD-684 while 2.6 is the max FSR for LL-3
LOT COVERAGE: 6A04 (3)	Lot Coverage above second storey to exceed 35%: Level 3 Lot Coverage = 35% Level 4 Lot Coverage = 80%
BUILDING HEIGHT: 6A04 (4)	Increase Building Height to 70' Maximum Building Height for LL-3 Zone is 50'

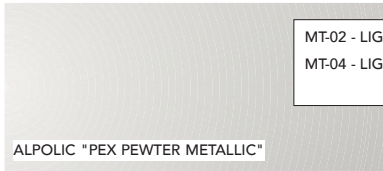


DESIGN BRIEF - ALCUIN COLLEGE - FALL 2020



MT-01 - MEDIUM GREY METAL WALL PANEL, VERTICAL ORIENTATION, VARYING RANDOM WIDTHS
 MT-03 - MEDIUM GREY METAL WALL PANEL
 MT-07 - MEDIUM GREY PAINTED METAL WALL DOOR

ALFREX "GRAY SILVER"

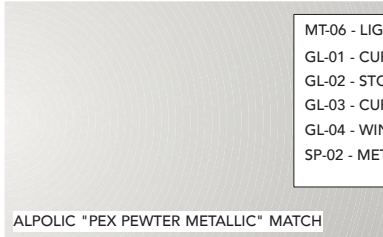


MT-02 - LIGHT GREY METAL WALL PANEL, VERTICAL ORIENTATION, VARYING RANDOM WIDTHS
 MT-04 - LIGHT GREY METAL WALL PANEL

ALPOLIC "PEX PEWTER METALLIC"



MT-05 - "ALCUIN" BLUE, METAL WALL PANEL

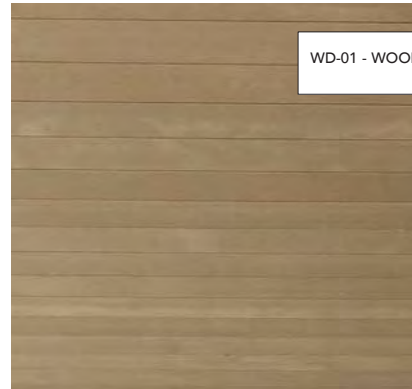


MT-06 - LIGHT GREY , METAL WALL PANEL TO MATCH LIGHT GREY "PEX PEWTER METALLIC"
 GL-01 - CURTAINWALL GLAZING, TO MATCH LIGHT GREY "PEX PEWTER METALLIC"
 GL-02 - STORE-FRONT GLAZING, TO MATCH LIGHT GREY "PEX PEWTER METALLIC"
 GL-03 - CURTAINWALL GLAZING, CAPLESS, TO MATCH LIGHT GREY "PEX PEWTER METALLIC"
 GL-04 - WINDOW SPANDREL, TO MATCH LIGHT GREY "PEX PEWTER METALLIC"
 SP-02 - METAL PANEL, TO MATCH LIGHT GREY "PEX PEWTER METALLIC"

ALPOLIC "PEX PEWTER METALLIC" MATCH



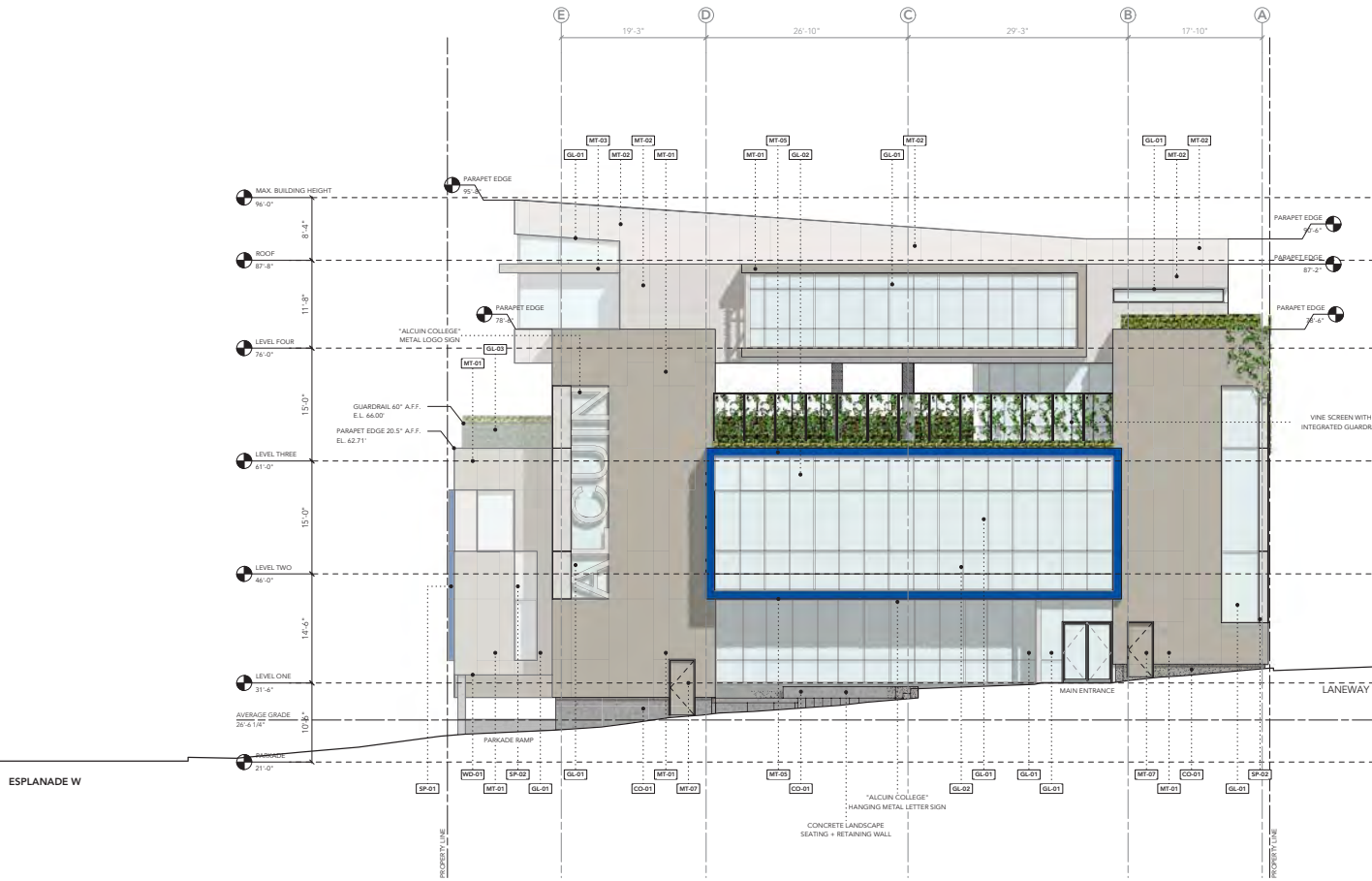
SP-01 - 2-TONE PAINTED METAL SHADING FINES
 GRADATIONS OF "ALCUIN" BLUE



WD-01 - WOOD SOFFIT, 5.5" WIDE PLANK



CO-01 - CONCRETE WALL, ARCHITECTURAL FINISH
 CO-02 - CONCRETE COLUMN, ARCHITECTURAL FINISH



EXTERIOR MATERIALS

MT-01	METAL PANEL, VERTICAL	MEDIUM GREY (ALFREX "GREY SILVER")	WD-01	WOOD SOFFIT	TAUPE STAIN, 5.5" WIDE PLANKS, FINELINE JOINT
MT-02	METAL PANEL, VERTICAL	LIGHT GREY (ALPOLIC "PEX PEWTER METALLIC")			
MT-03	METAL PANEL, WALL PANEL	MEDIUM GREY (ALFREX "GREY SILVER")	GL-01	CURTAINWALL GLAZING	CLEAR ANODIZED FRAME TO MATCH LIGHT GREY
MT-04	METAL PANEL, WALL PANEL	LIGHT GREY (ALPOLIC "PEX PEWTER METALLIC")	GL-02	WINDOW SPANDREL	BACK PAINTED GLASS TO MATCH LIGHT GREY
MT-05	METAL PANEL, WALL PANEL	"ALCUIN" BLUE	GL-03	GLASS GUARDRAIL	FRAMELESS, ALUMINUM TOP CAP
MT-06	METAL PANEL, WALL PANEL	TO MATCH LIGHT GREY			
MT-07	METAL DOOR	MEDIUM GREY PAINTED METAL	SP-01	PAINTED METAL SHADING FINS	2-TONE "ALCUIN" BLUE + "APPLE FROTH GREEN"
			SP-02	METAL PANEL	TO MATCH LIGHT GREY
CO-01	CONCRETE	ARCHITECTURAL FINISH			

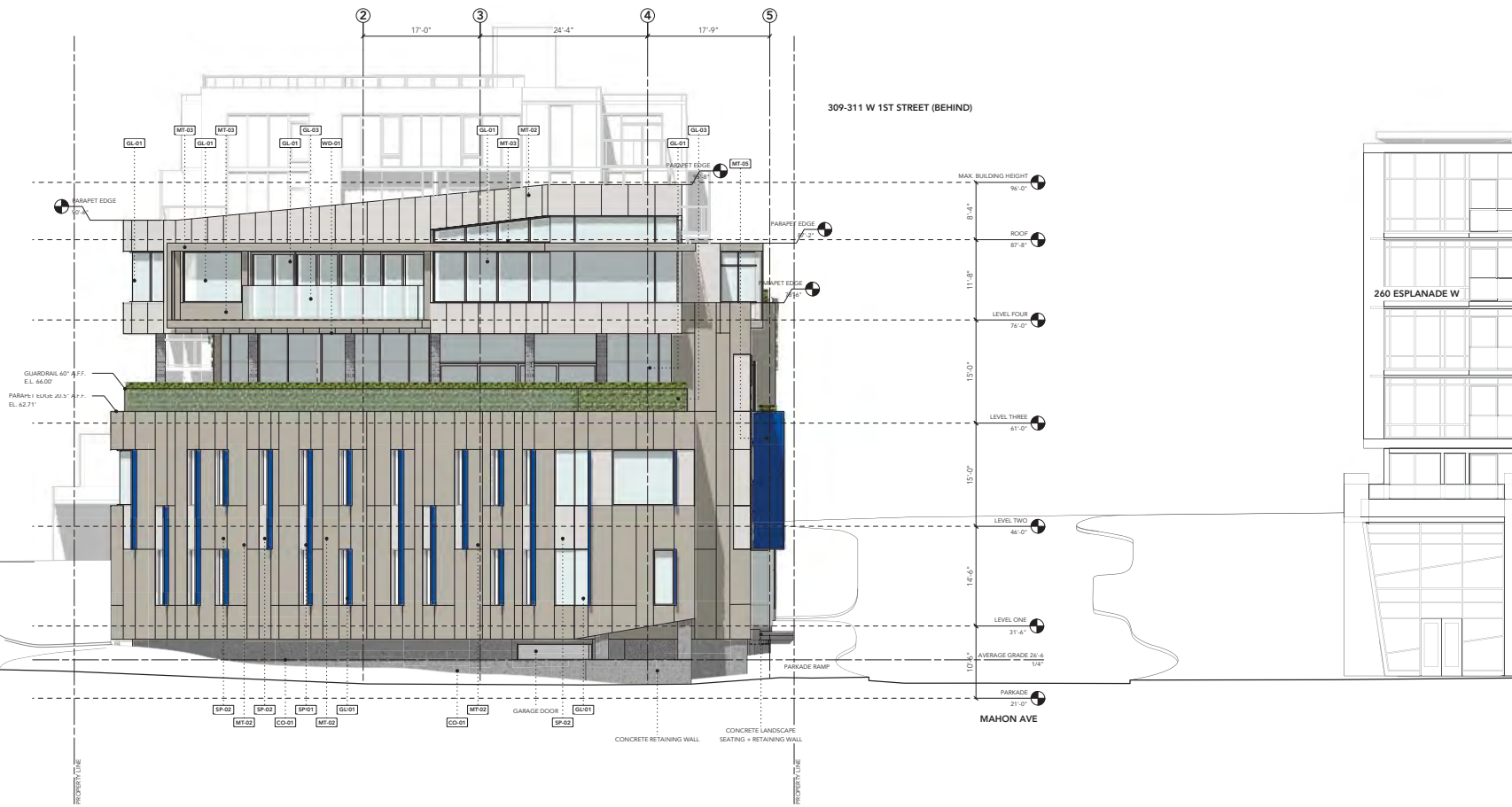
1 EAST ELEVATION
1/16" = 1'-0"



EXTERIOR MATERIALS

MT-01	METAL PANEL, VERTICAL	MEDIUM GREY (ALFREX "GREY SILVER")	WD-01	WOOD SOFFIT	TAUPE STAIN, 5.5" WIDE PLANKS, FINELINE JOINT
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			SP-02	METAL PANEL	TO MATCH LIGHT GREY
CO-01	CONCRETE	ARCHITECTURAL FINISH			

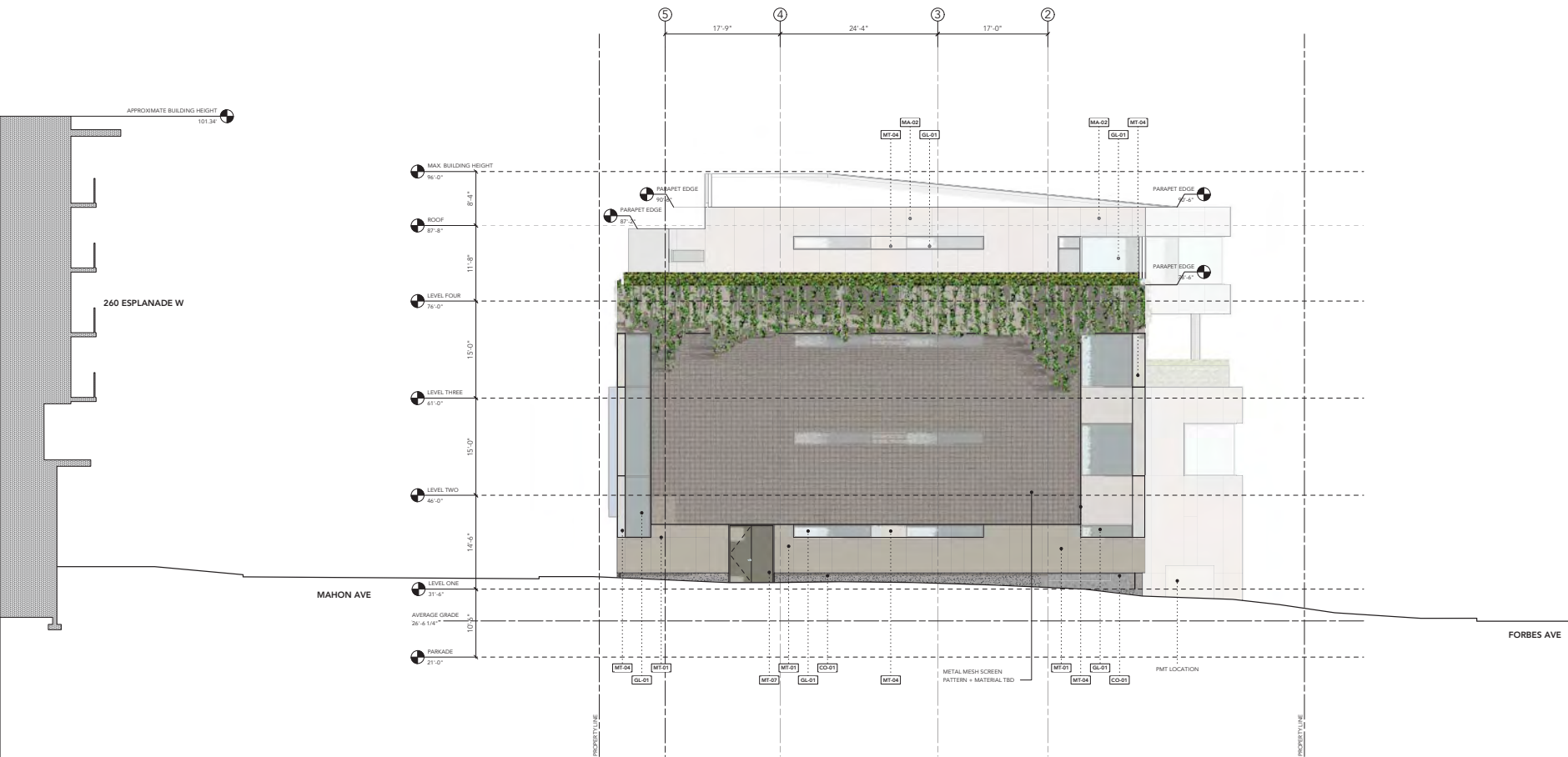
1 WEST ELEVATION
1/16" = 1'-0"



EXTERIOR MATERIALS

MT-01	METAL PANEL, VERTICAL	MEDIUM GREY (ALFREX "GREY SILVER")	WD-01	WOOD SOFFIT	TAUPE STAIN, 5.5" WIDE PLANKS, FINELINE JOINT
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			SP-02	METAL PANEL	TO MATCH LIGHT GREY
CO-01	CONCRETE	ARCHITECTURAL FINISH			

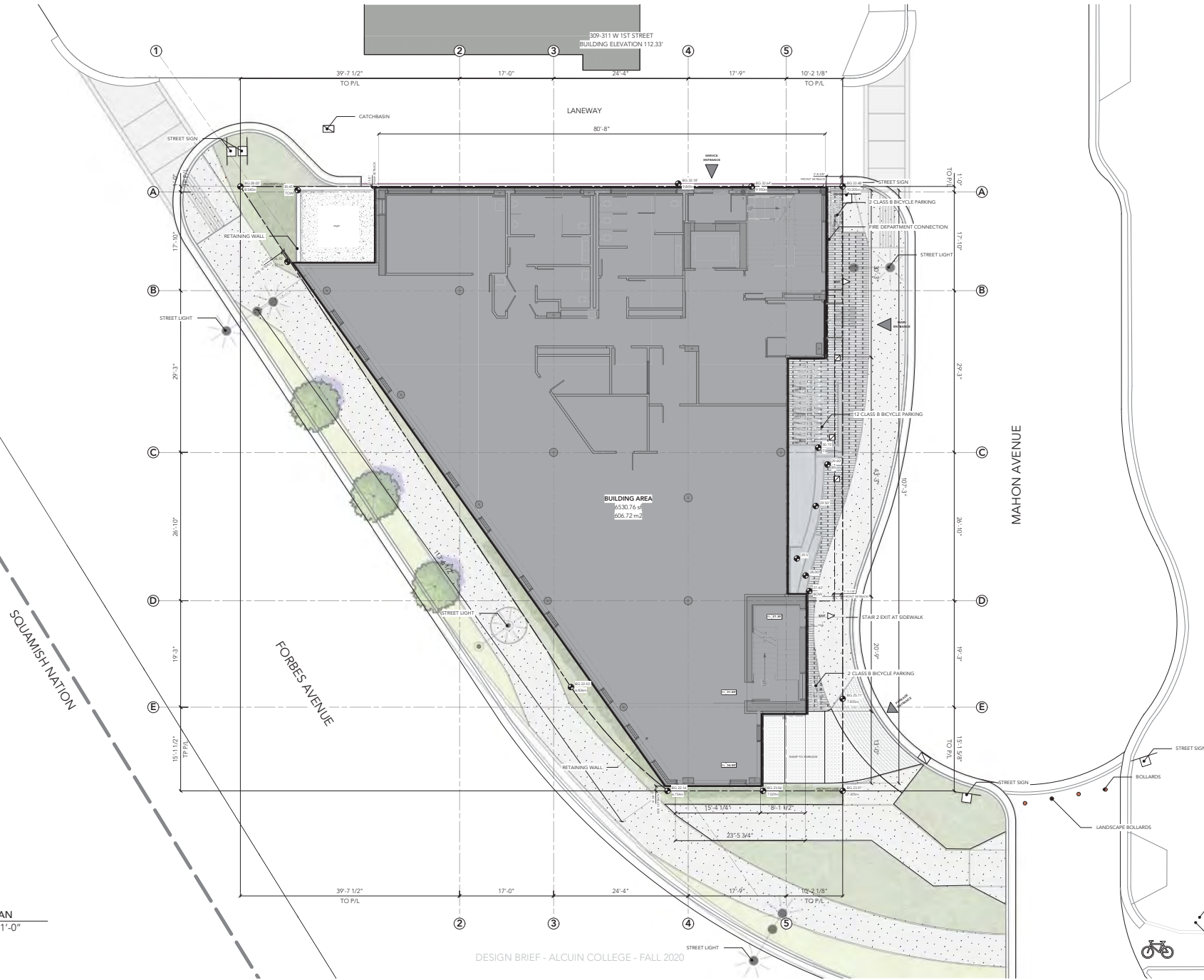
1 SOUTH ELEVATION
1/16" = 1'-0"



EXTERIOR MATERIALS

MT-01	METAL PANEL, VERTICAL	MEDIUM GREY (ALFREX "GREY SILVER")	WD-01	WOOD SOFFIT	TAUPE STAIN, 5.5" WIDE PLANKS, FINELINE JOINT
MT-02	METAL PANEL, VERTICAL	LIGHT GREY (ALPOLIC "PEX PEWTER METALLIC")			
MT-03	METAL PANEL, WALL PANEL	MEDIUM GREY (ALFREX "GREY SILVER")	GL-01	CURTAINWALL GLAZING	CLEAR ANODIZED FRAME TO MATCH LIGHT GREY
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MT-05	METAL PANEL, WALL PANEL	"ALCUIN" BLUE	GL-03	GLASS GUARDRAIL	FRAMELESS, ALUMINUM TOP CAP
MT-06	METAL PANEL, WALL PANEL	TO MATCH LIGHT GREY			
MT-07	METAL DOOR	MEDIUM GREY PAINTED METAL	SP-01	PAINTED METAL SHADING FINS	2-TONE "ALCUIN" BLUE + "APPLE FROTH GREEN"
			SP-02	METAL PANEL	TO MATCH LIGHT GREY
CO-01	CONCRETE	ARCHITECTURAL FINISH			

1 NORTH ELEVATION
1/16" = 1'-0"



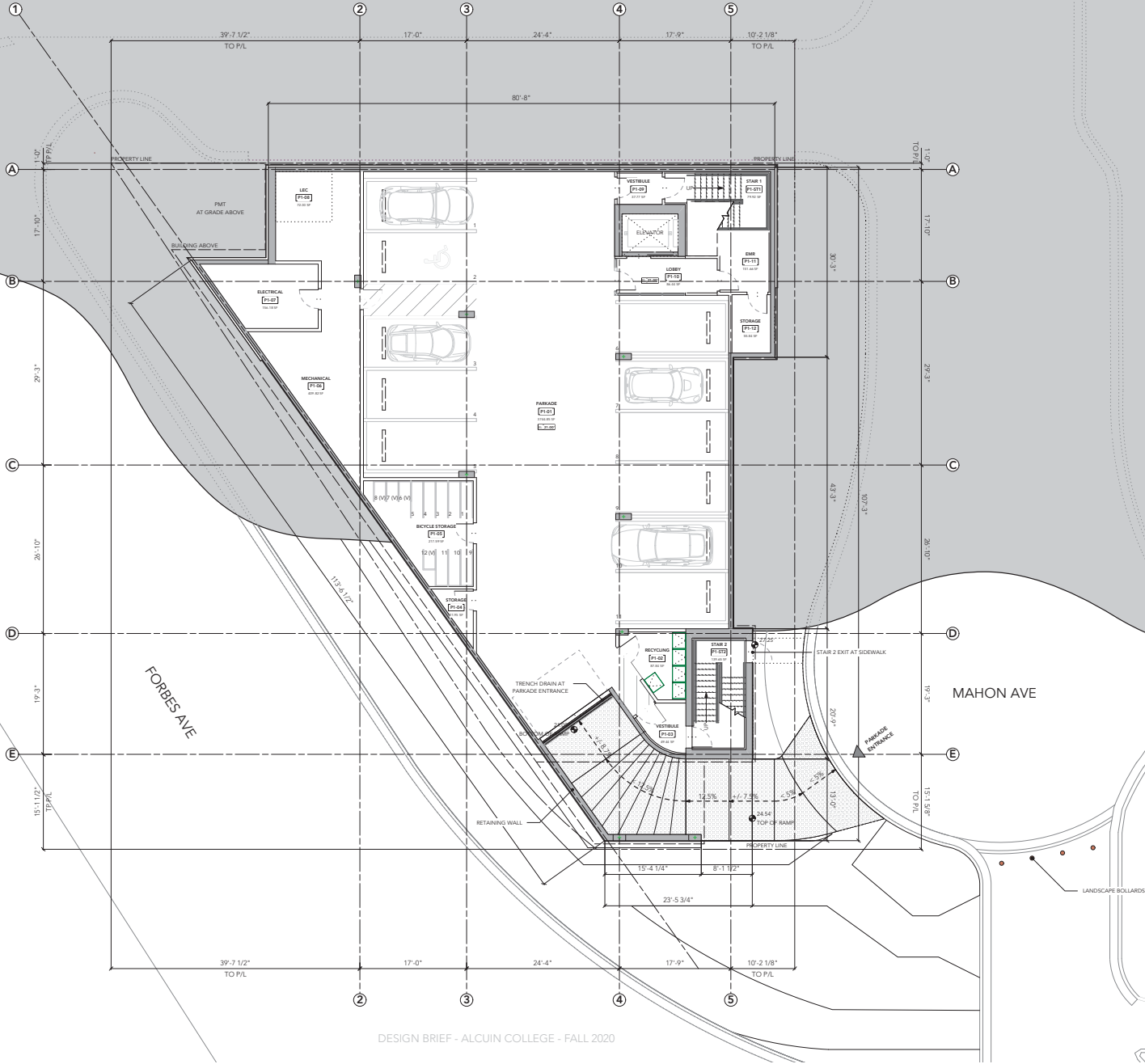
1 SITE PLAN
1/16" = 1'-0"

DESIGN BRIEF - ALQUIN COLLEGE - FALL 2020

260 ESPLAN (E-W)
BUILDING ELEVATION 101.34'

EXISTING FIRE HYDRANT

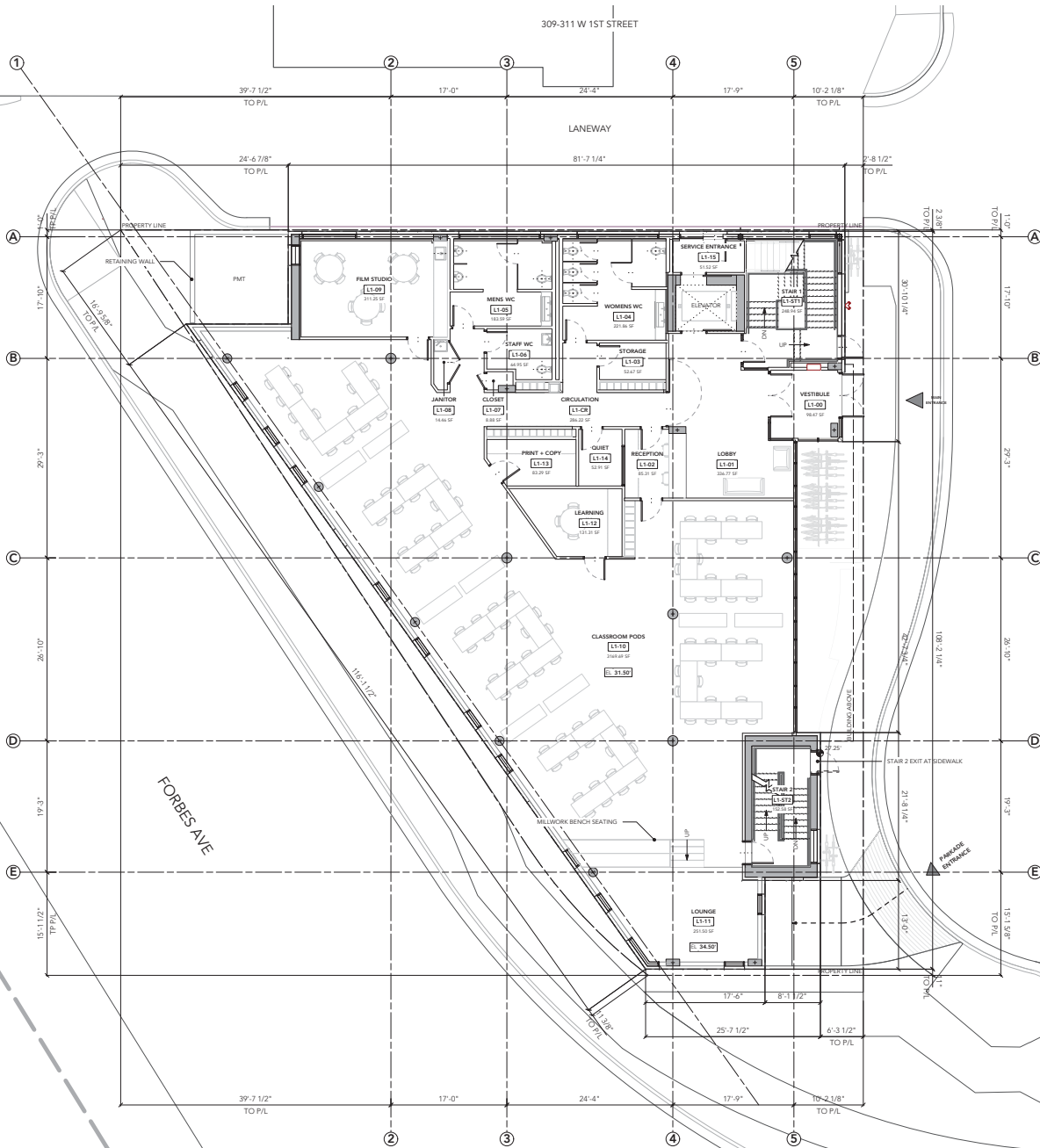
EXISTING FIRE HYDRANT



1 P1 PLAN
1/16" = 1'-0"



EXISTING FIRE HYDRANT



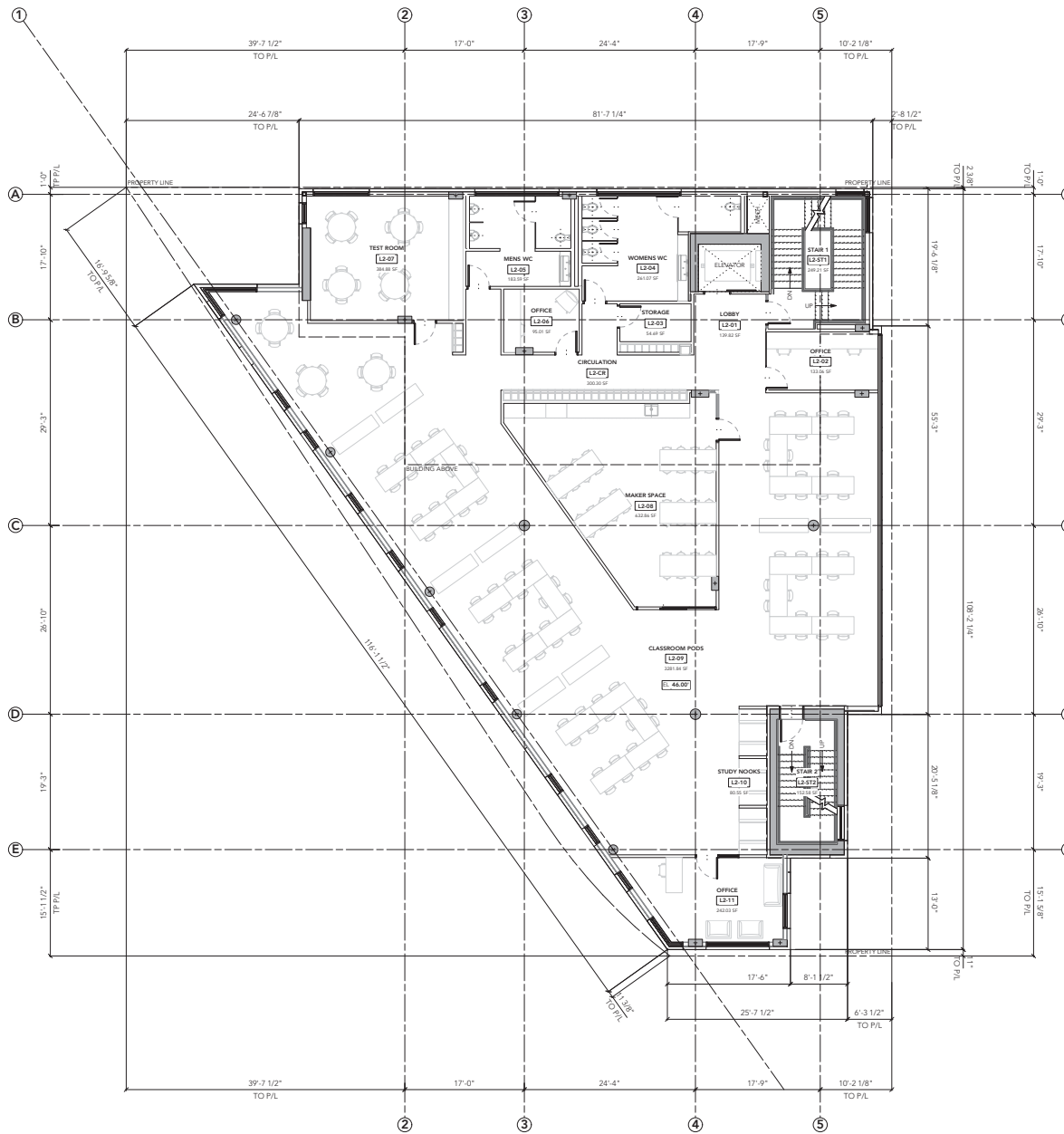
1 L1 PLAN
1/16" = 1'-0"

DESIGN BRIEF - ALCUIN COLLEGE - FALL 2020

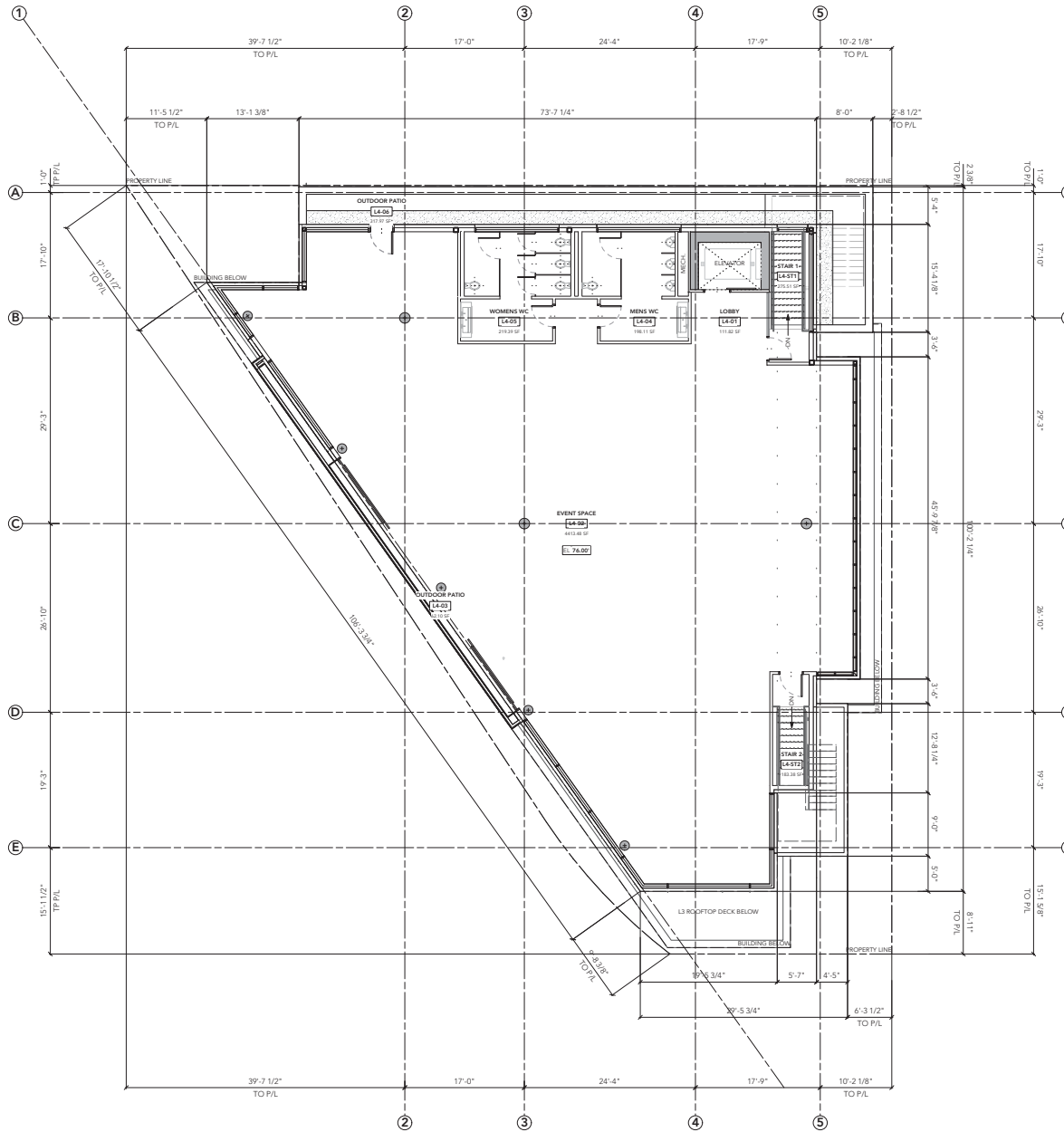


EXISTING FIRE HYDRANT

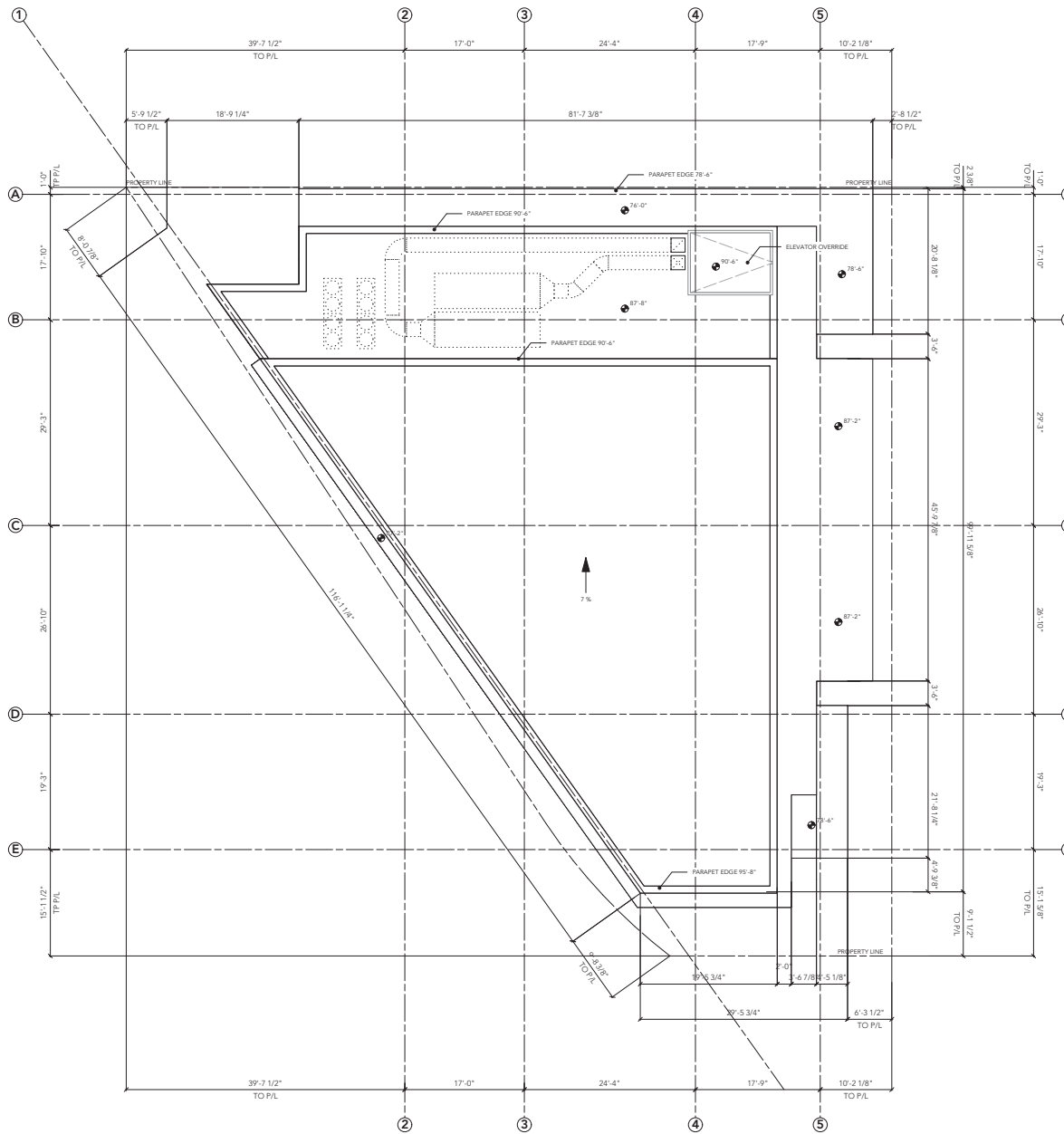
260 ESPLANADE W



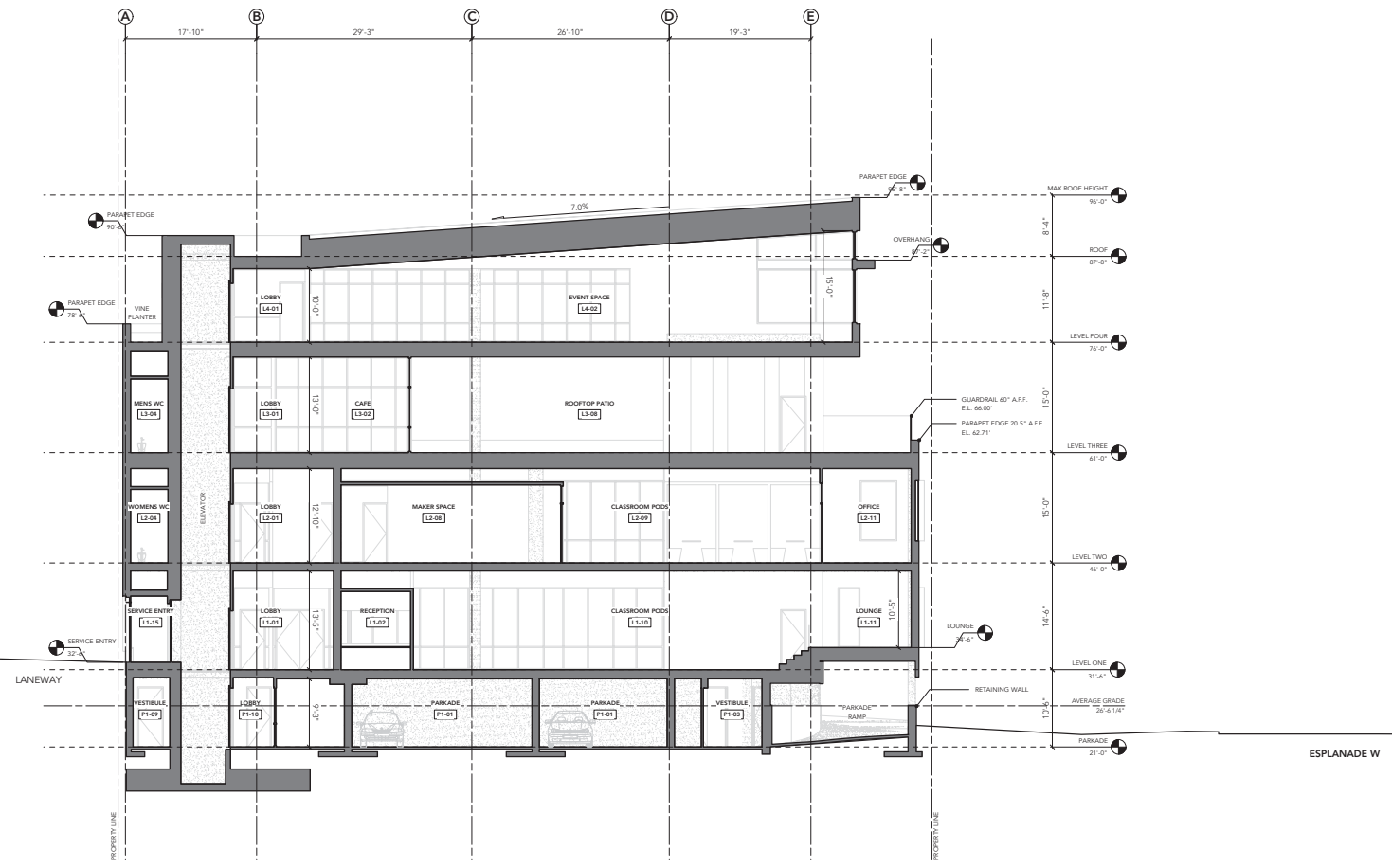
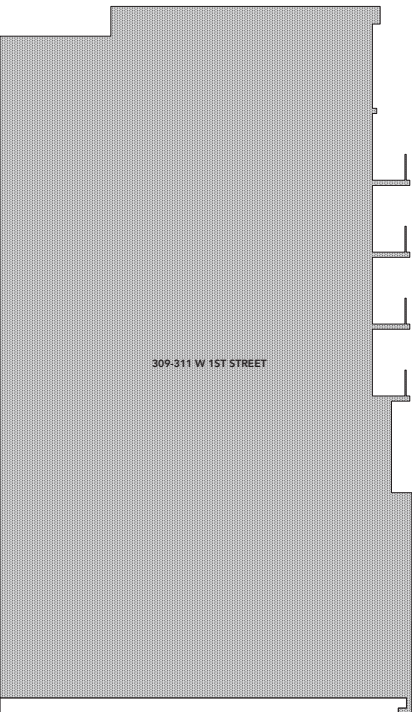
1 L2 PLAN
1/16" = 1'-0"



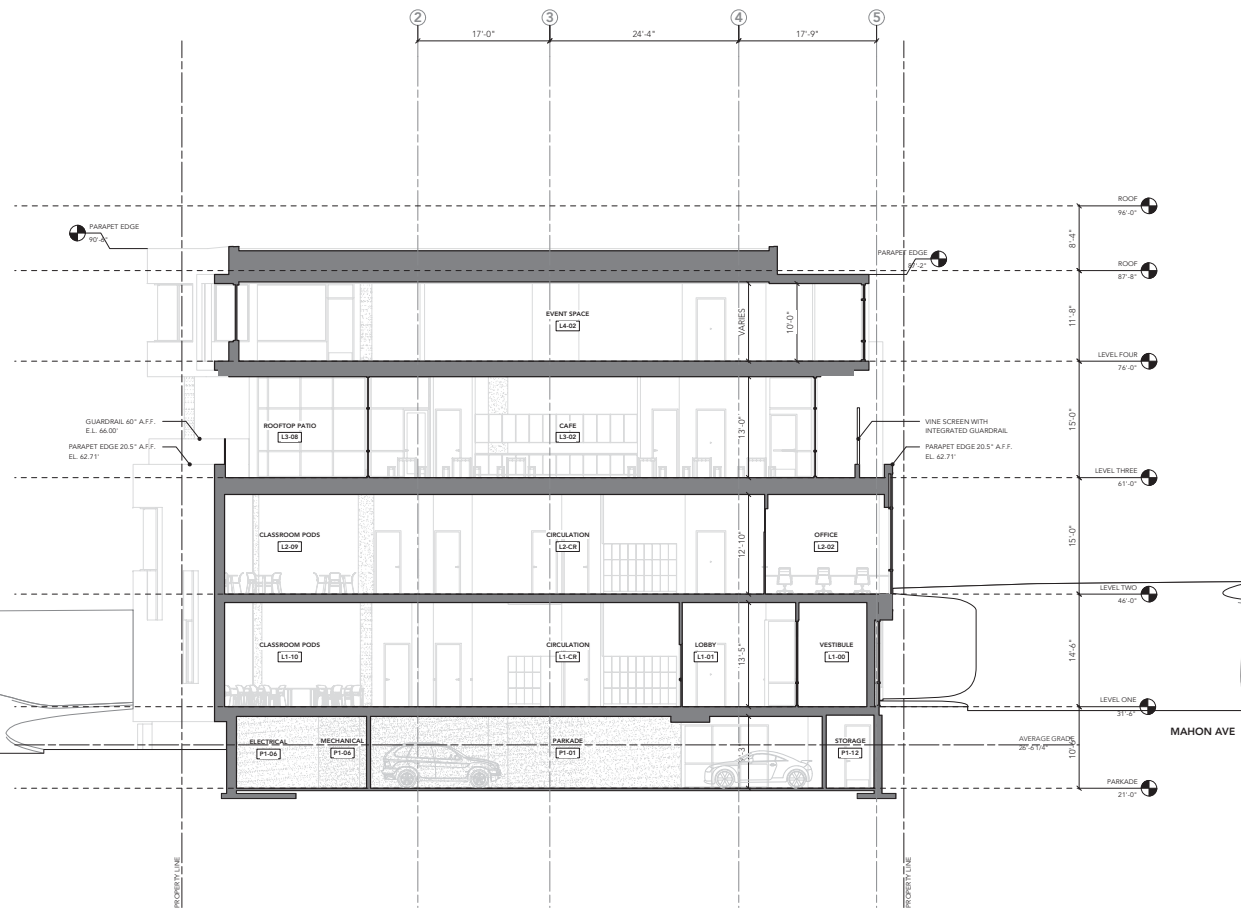
1 L4 PLAN
1/16" = 1'-0"



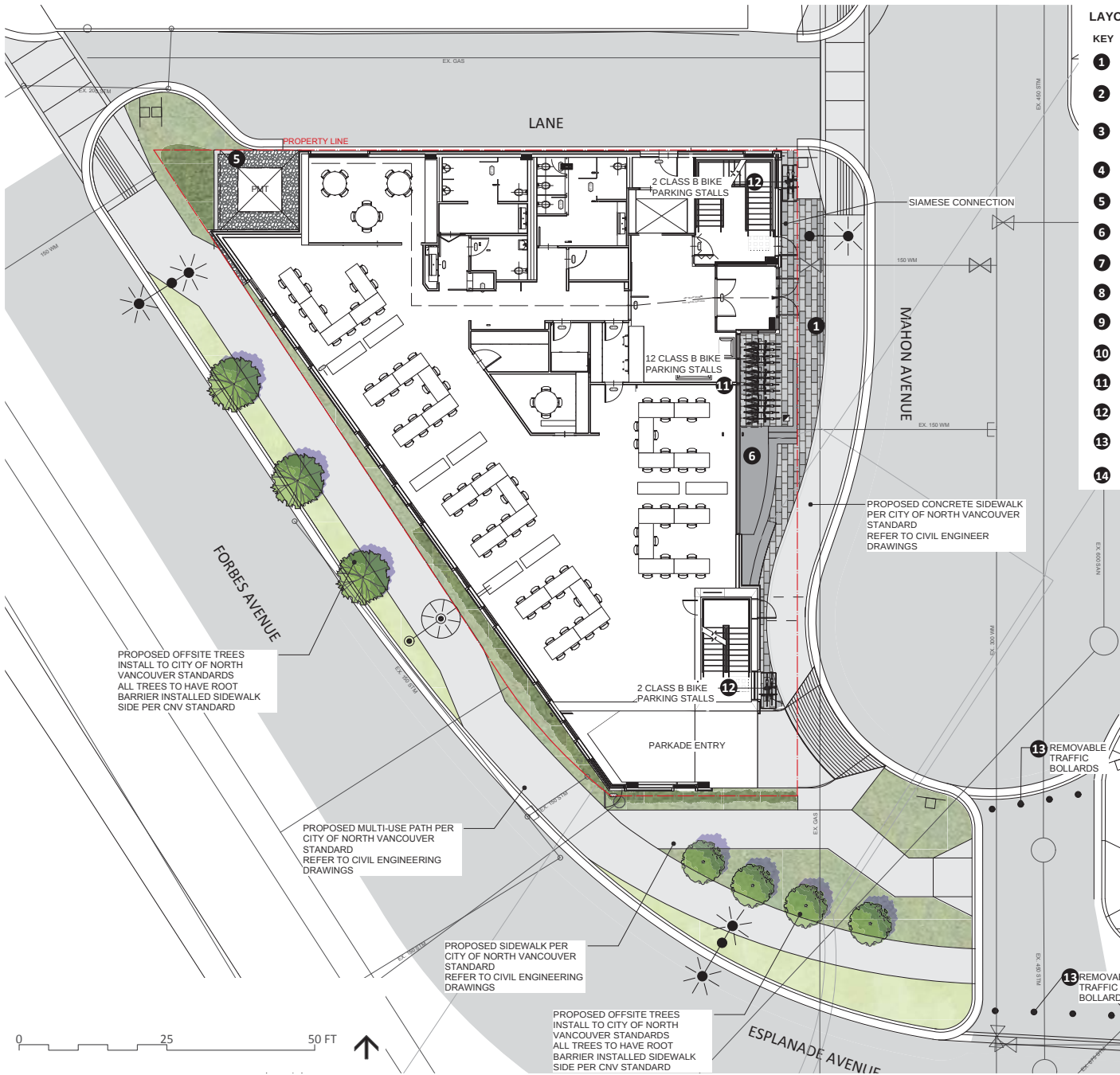
1 ROOF PLAN
1/16" = 1'-0"



1 NORTH-SOUTH SECTION
1/16" = 1'-0"

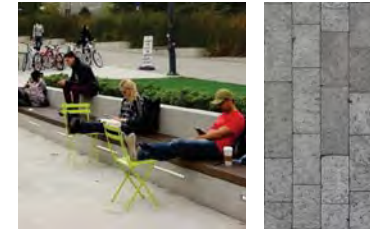


1 WEST-EAST SECTION
1/16" = 1'-0"



LAYOUT AND MATERIALS LEGEND

KEY	DESCRIPTION	SYMBOL	DETAIL
1	PEDESTRIAN UNIT PAVERS STANDARD 60mm DEPTH, CHARCOAL AND GREY		1 U5.3
2	HYDRAPRESSED SLAB PAVERS 610mm x 305mm x 45mm, CHARCOAL AND GREY ON LEVEL 3 DECK		2A U5.3
3	HYDRAPRESSED SLAB PAVERS 610mm x 305mm x 45mm, CHARCOAL AND GREY ON LEVEL 3 DECK		2B U5.3
4	CIP CONCRETE WITH SAW CUT PATTERN, SANDBLAST FINISH		3 U5.3
5	ROCK BUILDING SURROUND		5-6 U5.3
6	ENTRY CIP CONCRETE SEAT WALL AND STAIR		1-2 U5.2
7	STAGE/DECK ON LEVEL 3 DECK		4 U5.3
8	CUSTOM SEATING BENCH TYPES ON LEVEL 3 DECK		1 U5.4
9	CIP CONCRETE PLANTER ON LEVEL 3 DECK		3 U5.3
10	METAL SCREEN WITH VINE PLANTING ON LEVEL 3 DECK		3 U5.3
11	BIKE RACK DOBRA BOA B BIKE RACK STAINLESS STEEL		7 U5.1
12	BIKE RACK MAGLIN (2 CLASS B BIKES PER RACK)		8 U5.1
13	TRAFFIC BOLLARDS OFFSITE TO CNV DETAILS		
14	HOSE BIB REFER TO MECHANICAL		



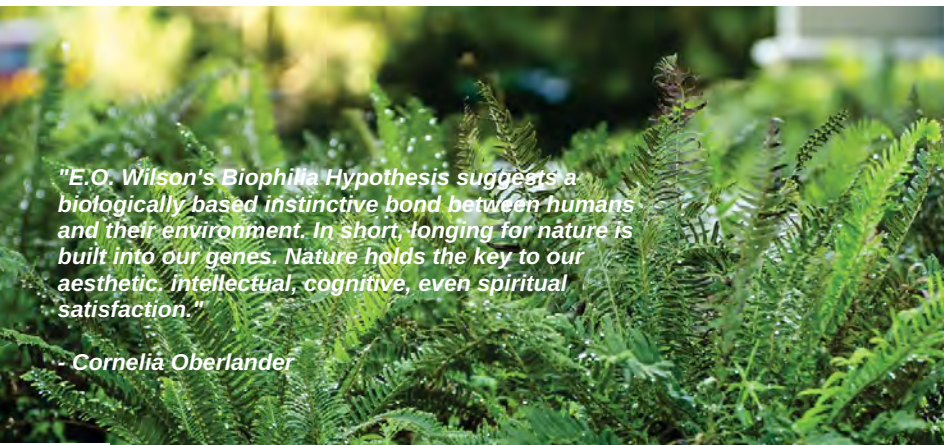
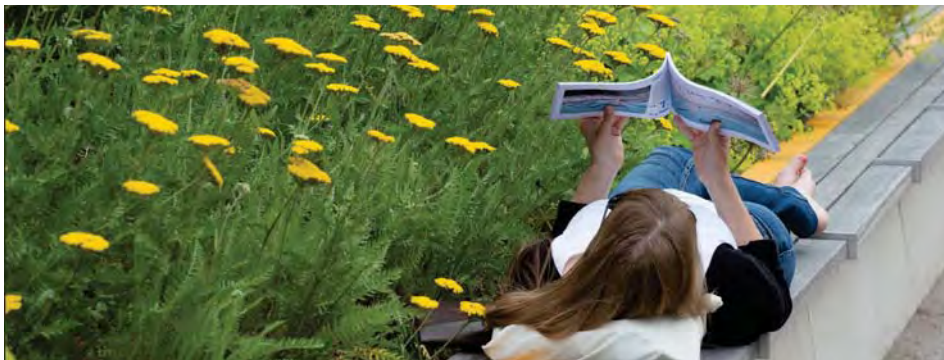
INSPIRATION: HONEYCOMB



CONNECTION TO NATURE

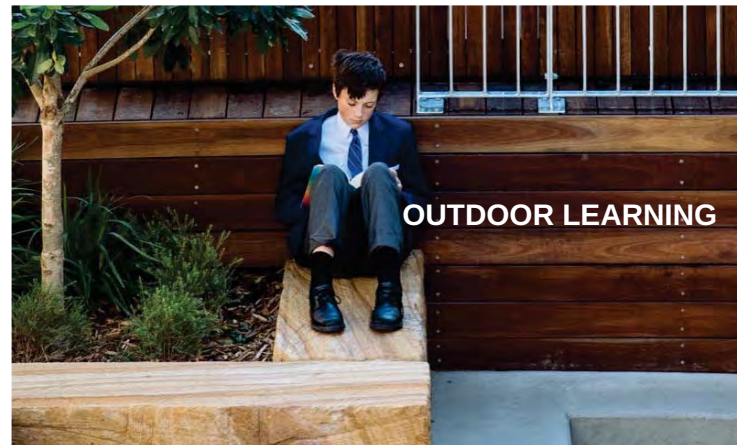


HABITAT VALUE



"E.O. Wilson's Biophilia Hypothesis suggests a biologically-based instinctive bond between humans and their environment. In short, longing for nature is built into our genes. Nature holds the key to our aesthetic, intellectual, cognitive, even spiritual satisfaction."

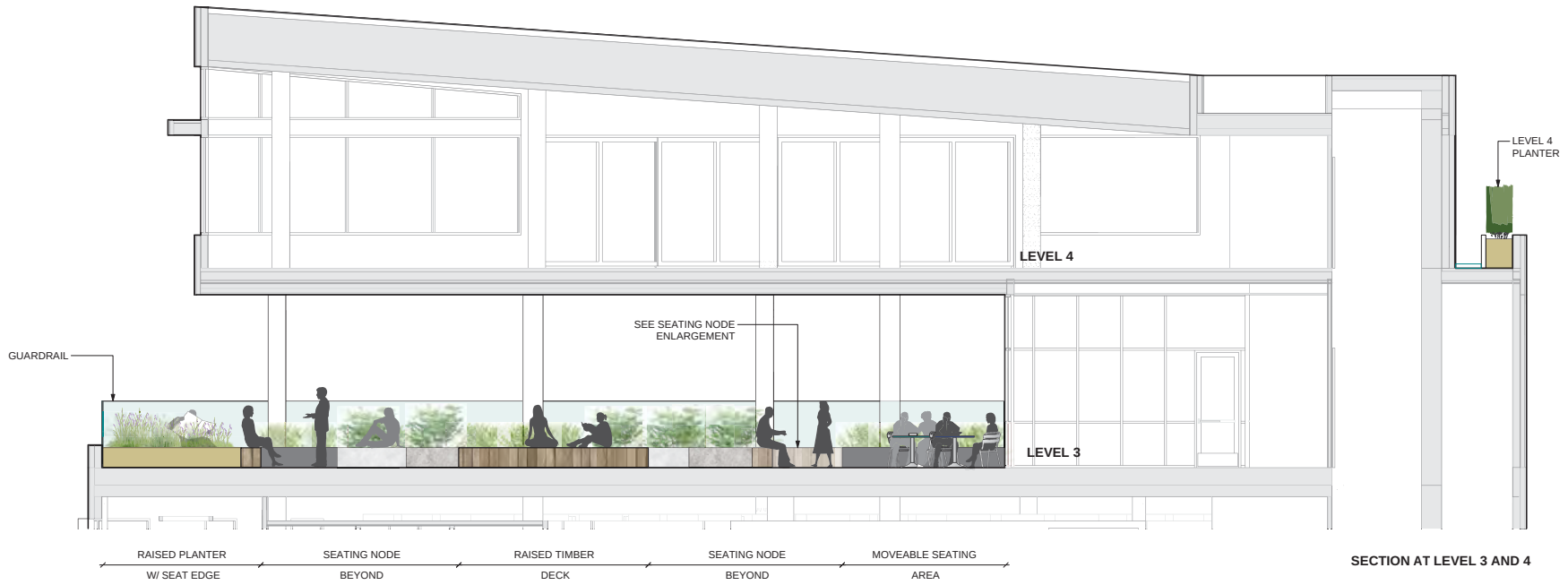
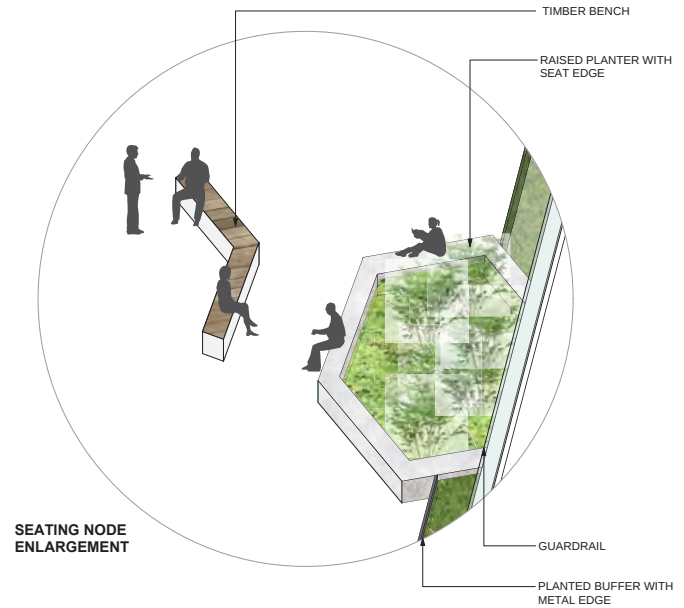
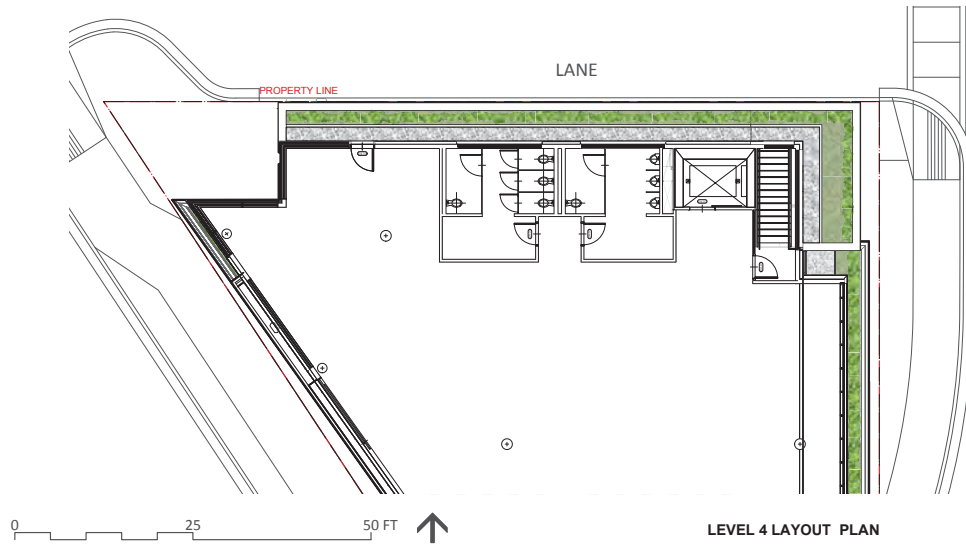
- Cornelia Oberlander

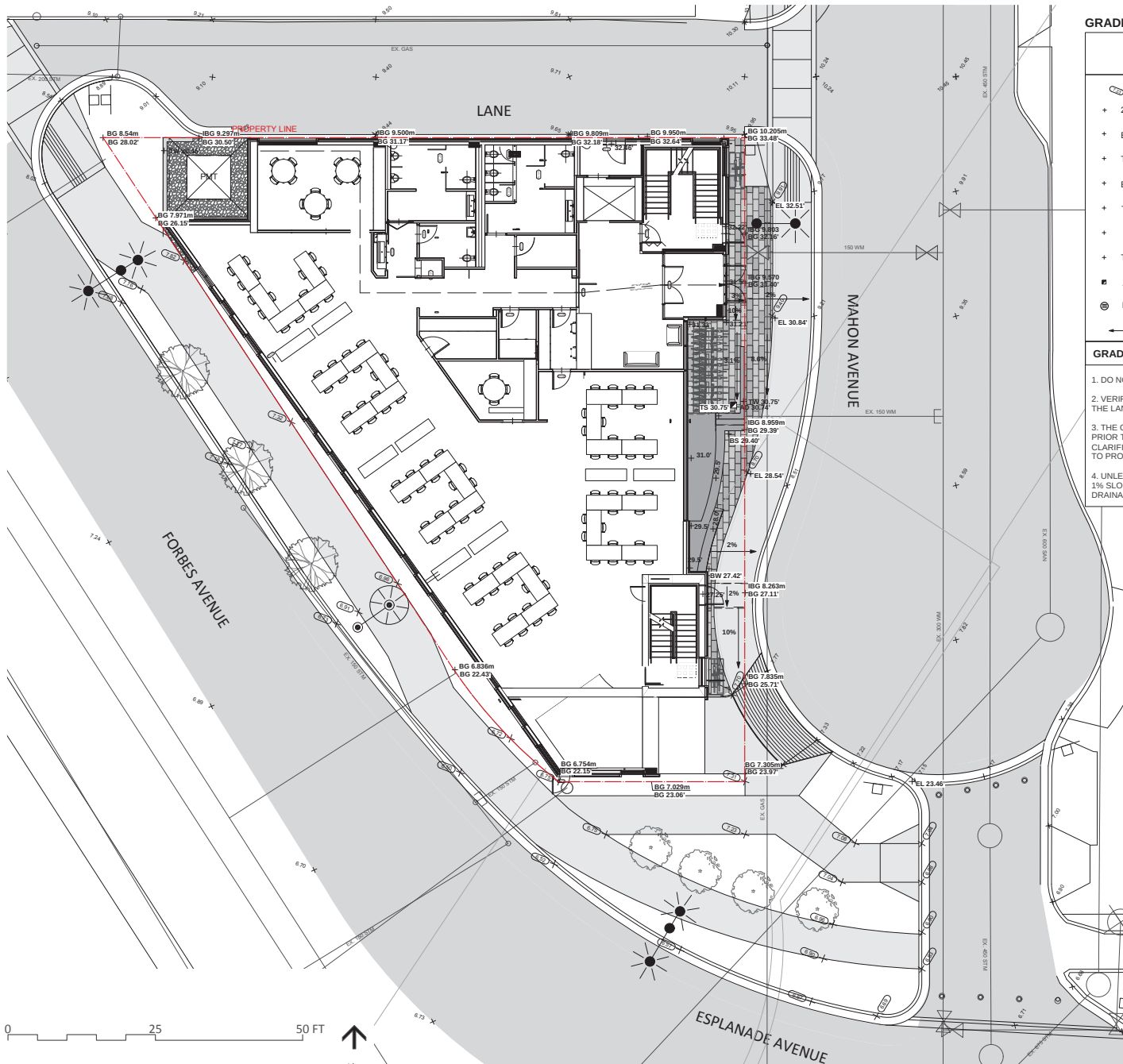


OUTDOOR LEARNING



DESIGNER: FACULTY COLLEGE PARKWAY





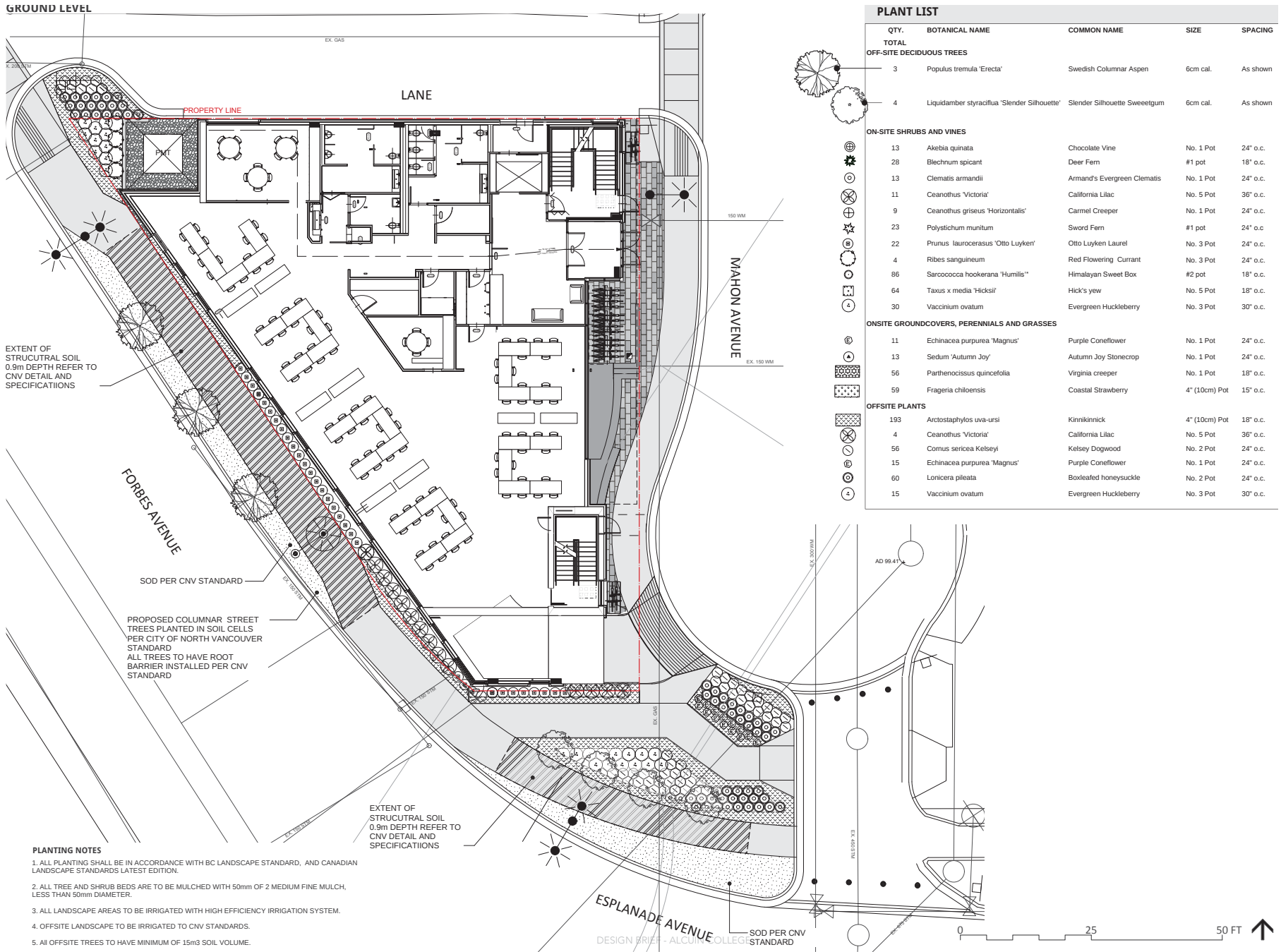
GRADING LEGEND

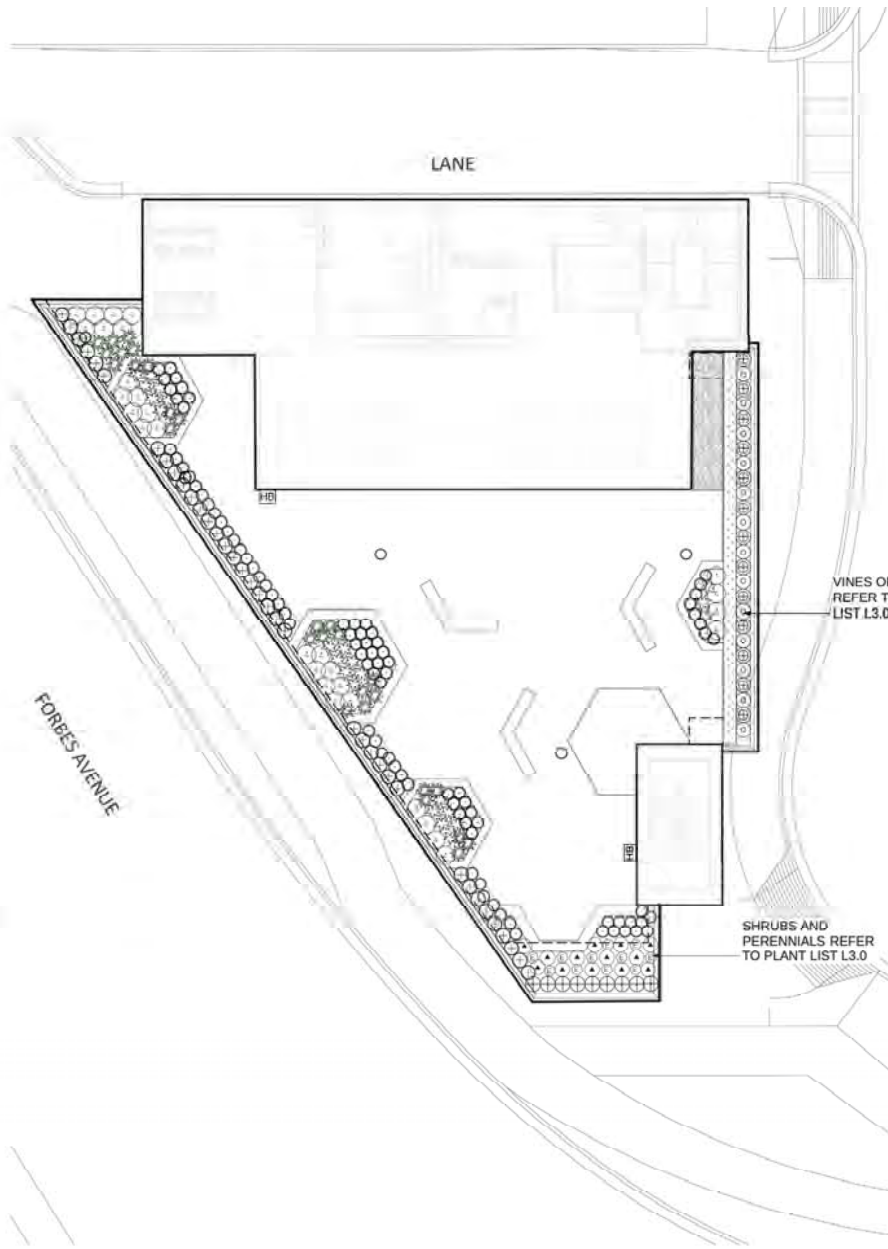
	PROPOSED BUILDING ELEVATIONS REFER TO ARCHITECTURAL
	CIVIL ELEVATIONS FOR REFERENCE ONLY
	PROPOSED ELEVATIONS
	PROPOSED BOTTOM OF CURB ELEVATIONS
	PROPOSED TOP OF CURB ELEVATIONS
	PROPOSED BOTTOM OF WALL ELEVATIONS
	PROPOSED TOP OF WALL ELEVATIONS
	PROPOSED BOTTOM OF STAIR ELEVATIONS
	PROPOSED TOP OF STAIR ELEVATIONS
	PROPOSED AREA DRAIN ELEVATIONS REFER TO MECHANICAL DWGS
	PROPOSED LAWN BASIN REFER TO MECHANICAL DWGS
	PROPOSED PERCENTAGE OF SLOPE

GRADING NOTES

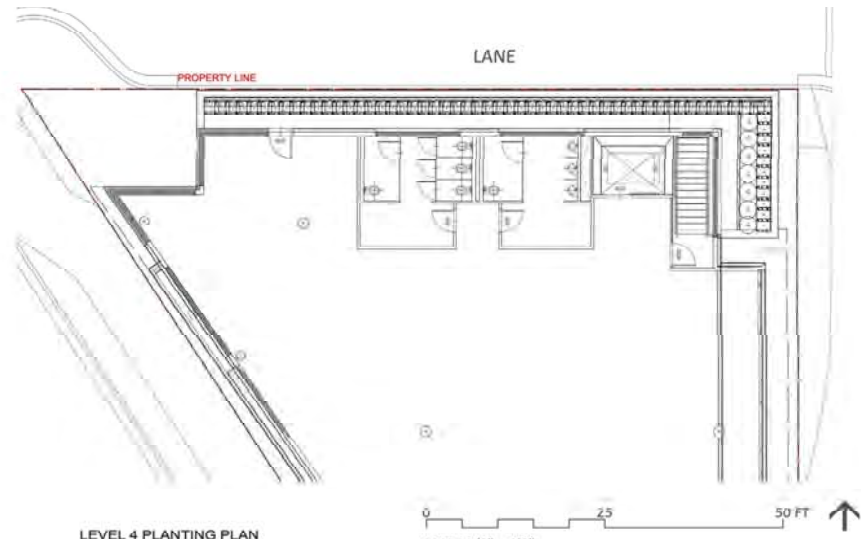
1. DO NOT SCALE DRAWINGS.
2. VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
3. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT AND CONSULTANT TEAM PRIOR TO PROCEEDING.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR IS TO PROVIDE A MINIMUM 1% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE WAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES.

NOTE:
FOR OFFSITE GRADES REFER TO CIVIL DRAWINGS





LEVEL 3 PLANTING PLAN



LEVEL 4 PLANTING PLAN

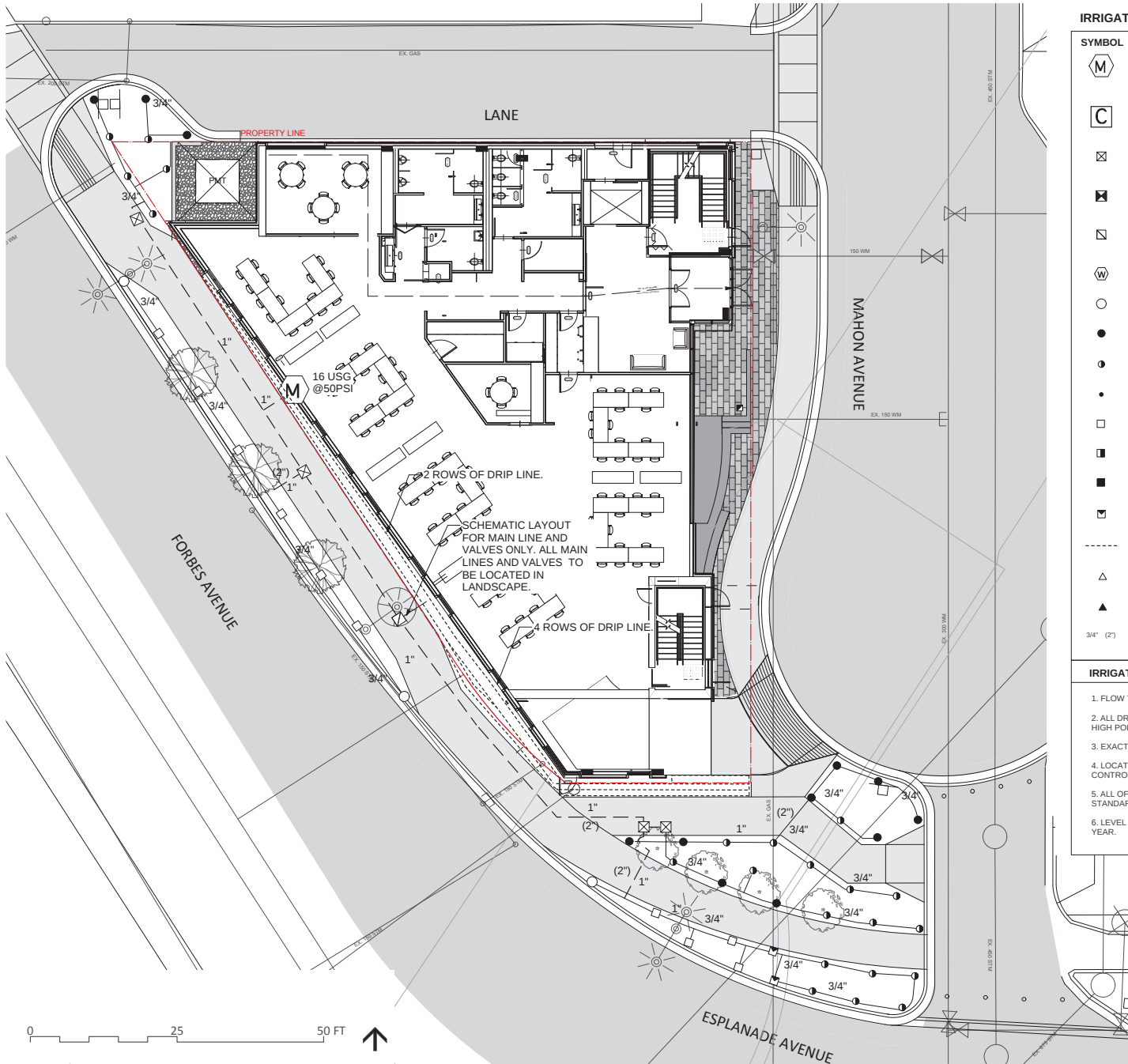
VINES ON SCREEN
REFER TO PLANT
LIST L3.0

SHRUBS AND
PERENNIALS REFER
TO PLANT LIST L3.0

REFER TO L3.0 FOR PLANT LIST

PLANTING NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN AND BC LANDSCAPE STANDARDS, LATEST EDITION.
2. ALL TREE AND SHRUB BEDS ARE TO BE MULCHED WITH 50mm OF 2" MEDIUM FINE MULCH, LESS THAN 50mm DIAMETER.
3. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM DESIGN BUILT SYSTEM.



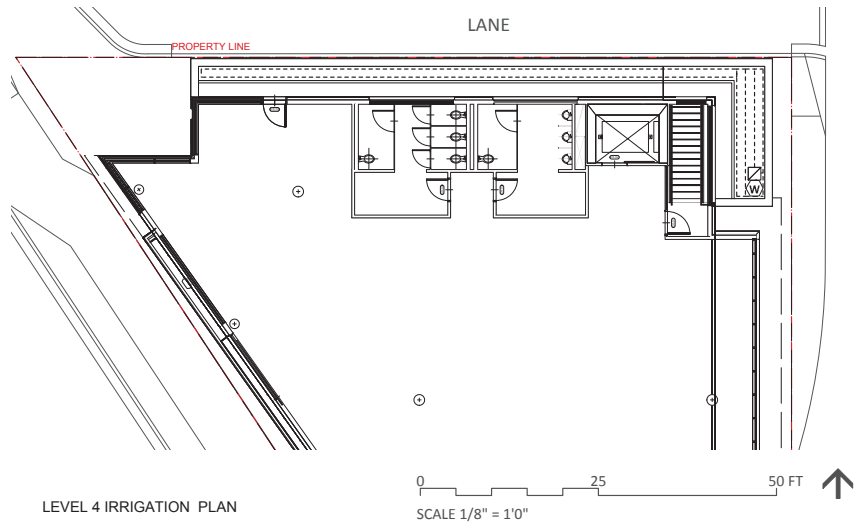
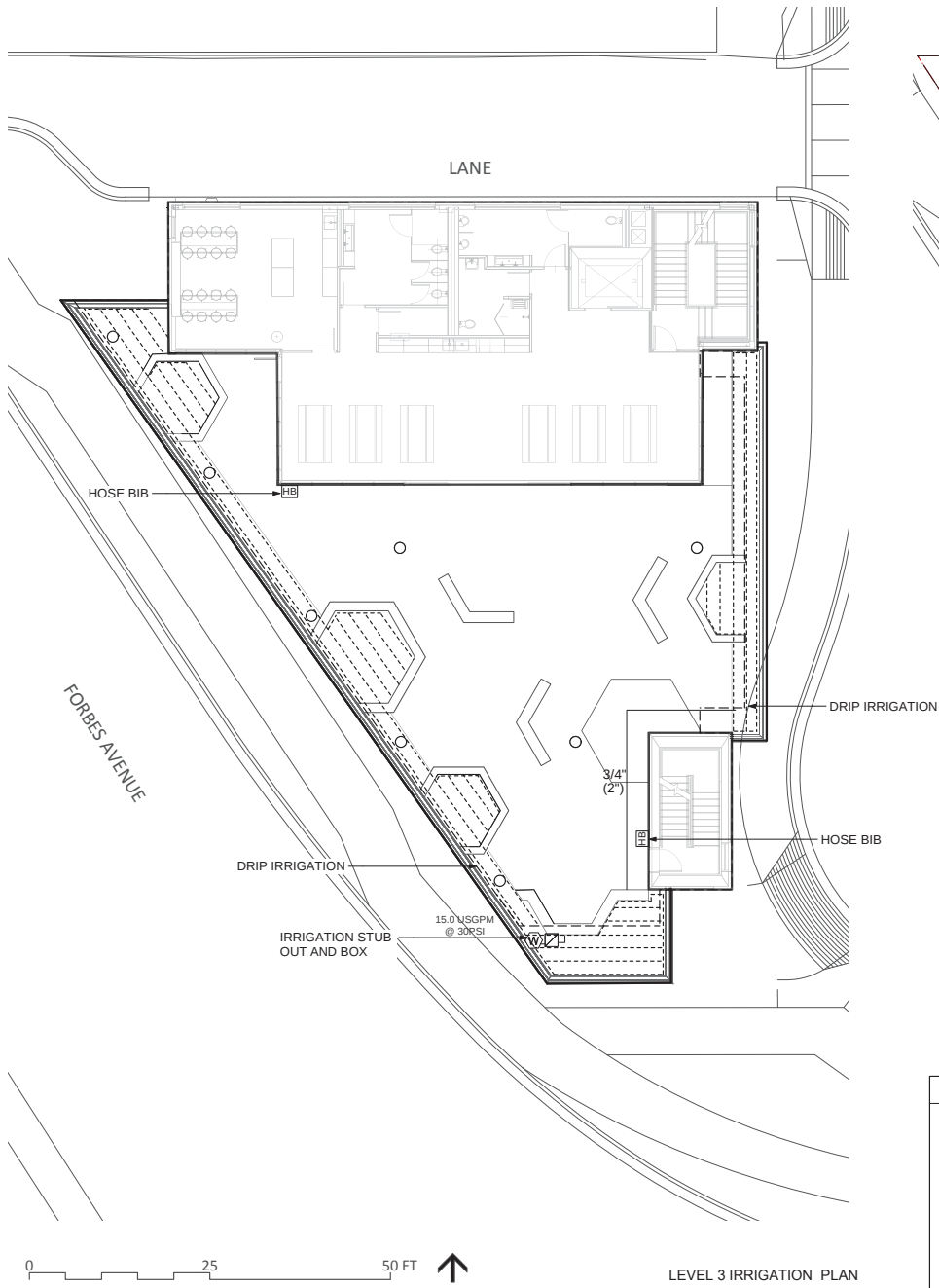
IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	MAIN CONNECTION (REFER TO MECHANICAL) 16.0 USGPM AT 50PSI, 1" DOUBLE CHECK VALVE & RAINBIRD #3 QUICK COUPLER
	TIME CLOCK RAINBIRD ESPSMTE-10 ZONES LOCATED IN MECHANICAL ROOM
	AUTO VALVE RAINBIRD 100 PGA
	AUTO VALVE RAINBIRD DV100F
	AUTO VALVE RAINBIRD XCZF-100-PRF
	WATER CONNECTION
	RAINBIRD 1806-PRS SPRINKLER c/w 12U' NOZZLE
	RAINBIRD 1806-PRS SPRINKLER c/w 10U' NOZZLE
	RAINBIRD 1806-PRS SPRINKLER c/w 8U' NOZZLE
	RAINBIRD 1806-PRS SPRINKLER c/w 5U' NOZZLE
	RAINBIRD 1806-PRS SPRINKLER c/w 15SST NOZZLE
	RAINBIRD 1806-PRS SPRINKLER c/w 15RCS OR LCS NOZZLE
	RAINBIRD 1806-PRS SPRINKLER c/w SQ-QTR NOZZLE
	RAINBIRD 1804-PRS SPRINKLER c/w 15SST NOZZLE PCS-060
	RAINBIRD XFS-09-12 DRIPLINE
	RAINBIRD SXB-180-SPYK XERI-BUBBLER (2 PER PLANTER)
	RAINBIRD SXB-180-SPYK XERI-BUBBLER (3 PER PLANTER)
	3/4" (2') LINE SIZE (SLEEVE SIZE)

IRRIGATION NOTES

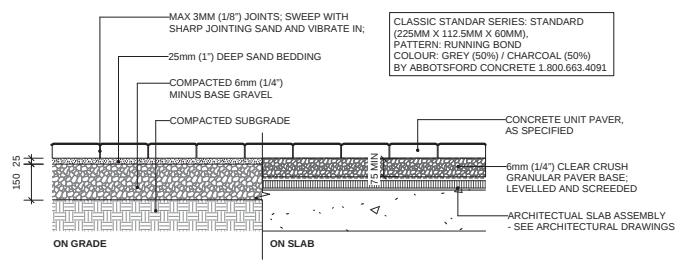
1. FLOW THRU ALL PIPING NOT TO EXCEED 5FT. / SEC
2. ALL DRIPLINE TO BE LOOPED, INSTALL AIR / VACUUM RELIEF VALVE AT HIGH POINT OF EACH ZONE.
3. EXACT LOCATION OF PIPING RUNS TO BE DETERMINED ON SITE.
4. LOCATION OF WEATHER STATION AND WIRING RUN BETWEEN CONTROLLER & WEATHER STATION TO BE DETERMINED ON SITE.
5. ALL OFFSITE IRRIGATION TO MEET MUNICIPAL SPECIFICATIONS AND STANDARDS.
6. LEVEL 3 IRRIGATION TO BE HEAT TRACED SYSTEM TO OPERATE ALL YEAR.





IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
	MAIN CONNECTION (REFER TO MECHANICAL) 16.0 USGPM AT 50PSI, 1" DOUBLE CHECK VALVE & RAINBIRD #3 QUICK COUPLER
	TIME CLOCK RAINBIRD ESPSMTE-10 ZONES LOCATED IN MECHANICAL ROOM
	AUTO VALVE RAINBIRD 100 PGA
	AUTO VALVE RAINBIRD DV100F
	AUTO VALVE RAINBIRD XCZF-100-PRF
	WATER CONNECTION
	RAINBIRD 1806-PRS SPRINKLER c/w 12U' NOZZLE
	RAINBIRD 1806-PRS SPRINKLER c/w 10U' NOZZLE
	RAINBIRD 1806-PRS SPRINKLER c/w 8U' NOZZLE
	RAINBIRD 1806-PRS SPRINKLER c/w 5U' NOZZLE
	RAINBIRD 1806-PRS SPRINKLER c/w 15SST NOZZLE
	RAINBIRD 1806-PRS SPRINKLER c/w 15RCS OR LCS NOZZLE
	RAINBIRD 1806-PRS SPRINKLER c/w SQ-QTR NOZZLE
	RAINBIRD 1804-PRS SPRINKLER c/w 15SST NOZZLE PCS-060
	RAINBIRD XFS-09-12 DRILINE
	RAINBIRD SXB-180-SPYK XERI-BUBBLER (2 PER PLANTER)
	RAINBIRD SXB-180-SPYK XERI-BUBBLER (3 PER PLANTER)
	3/4" (2") LINE SIZE (SLEEVE SIZE)

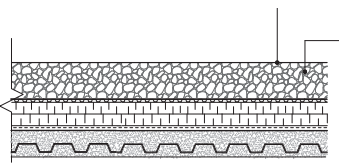
- IRRIGATION NOTES**
1. FLOW THRU ALL PIPING NOT TO EXCEED 5FT. / SEC
 2. ALL DRILINE TO BE LOOPED, INSTALL AIR / VACUUM RELIEF VALVE AT HIGH POINT OF EACH ZONE.
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 4. LOCATION OF WEATHER STATION AND WIRING RUN BETWEEN CONTROLLER & WEATHER STATION TO BE DETERMINED ON SITE.
 5. ALL OFFSITE IRRIGATION TO MEET MUNICIPAL SPECIFICATIONS AND STANDARDS.
 6. LEVEL 3 IRRIGATION TO BE HEAT TRACED SYSTEM TO OPERATE ALL YEAR.



NOTES:
 1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.
 2. USE VOIDING IF REQUIRED; REFER TO ARCHITECTURAL DRAWINGS.

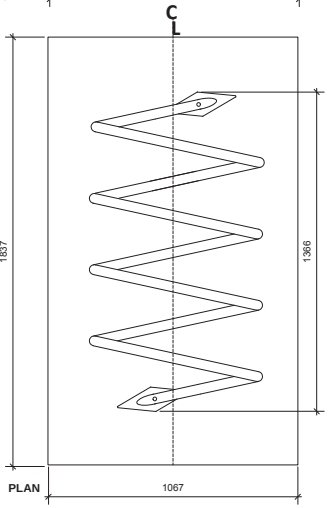
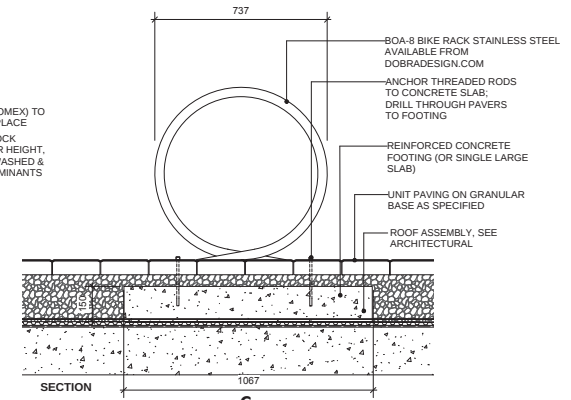
1 PEDESTRIAN PAVERS
 Scale: 1:10

CLASSIC STANDAR SERIES: STANDARD
 (225MM X 112.5MM X 60MM).
 PATTERN: RUNNING BOND.
 COLOUR: GREY (50%) / CHARCOAL (50%)
 BY ABBOTSFORD CONCRETE 1.800.663.4091



4 DECORATIVE ROCK SURFACE ON SLAB (TYPICAL)
 Scale: 1:10

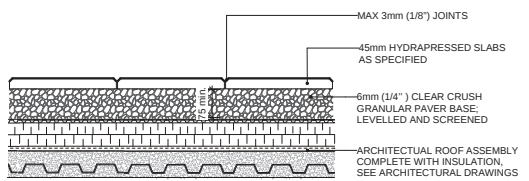
DECO-PRO BY ROMEX) TO BIND ROCKS IN PLACE
 20mm ROUND ROCK MATCH TO PAVER HEIGHT, AS SPECIFIED, WASHED & FREE OF CONTAMINANTS



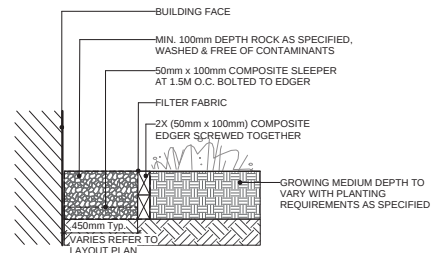
7 BIKE RACK TYPE 1
 Scale: 1:10

BIKE RACK MODEL:
 MODEL: SCBR 1600, SURFACE MOUNT
 SUPPLIER: MAGLIN (L.855.904.0330)
 FINISH: POWDERCOAT SILVER 14 FINETEX

TYPE A: HEXAGON PAVERS
 SIZE: 21.5"
 COLOURS: GREY (50%) / CHARCOAL (40%) RANDOM
 BY: STEPSTONE INC. PH 1-800-572-9029
 OR APPROVED ALTERNATE

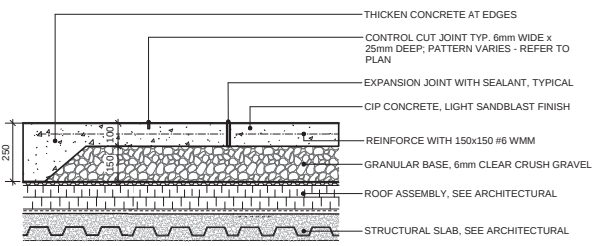


2 HYDRA-PRESSED PAVERS, ON SLAB
 Scale: 1:10



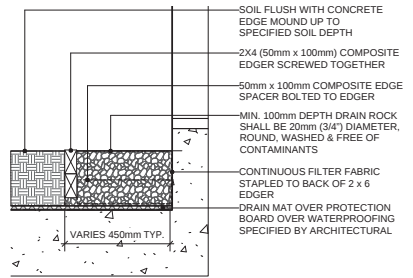
NOTE:
 1. COMPOSITE BOARDS TO BE BENDA BOARD LANDSCAPE EDGER BY WISHBONE SITE FURNISHINGS.

5 DRAINAGE STRIP ON GRADE
 Scale: 1:10



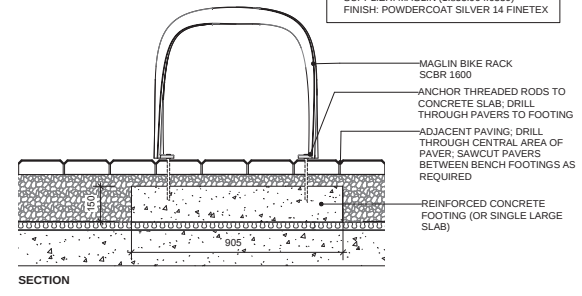
NOTES:
 1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
 2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

3 CIP CONCRETE ON SLAB (TYPICAL)
 Scale: 1:10

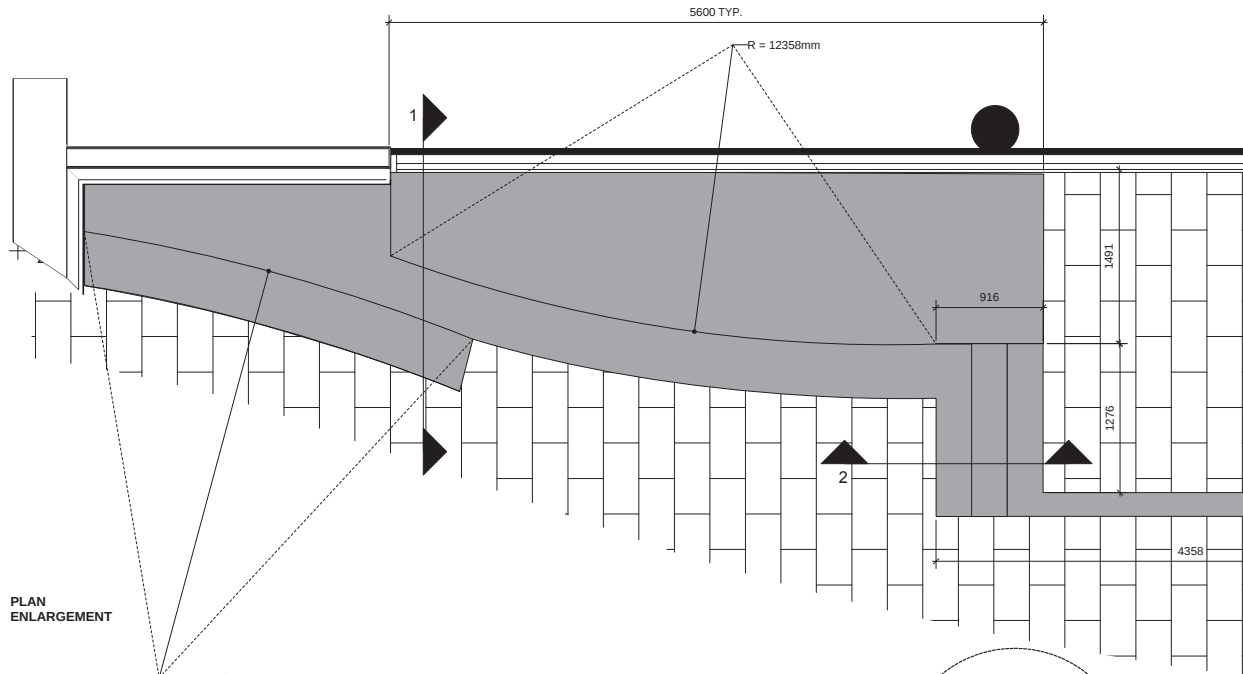


NOTE:
 1. COMPOSITE BOARDS TO BE BENDA BOARD LANDSCAPE EDGER BY WISHBONE SITE FURNISHINGS.

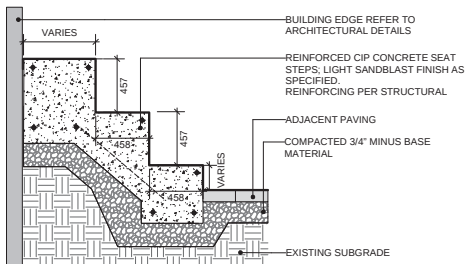
6 DRAINAGE STRIP ON SLAB
 Scale: 1:10 - SIGN BRIEF - ALQUIN COLLEGE - FALL 2020



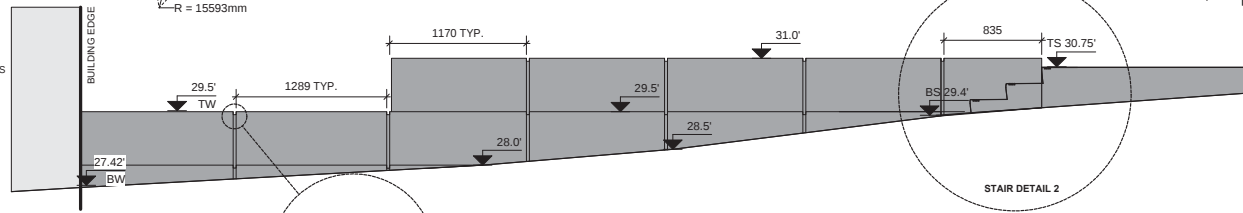
8 BIKE RACK TYPE 2
 Scale: 1:10



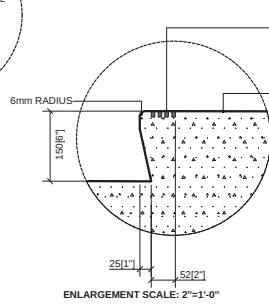
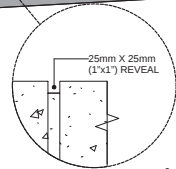
PLAN ENLARGEMENT



SECTION

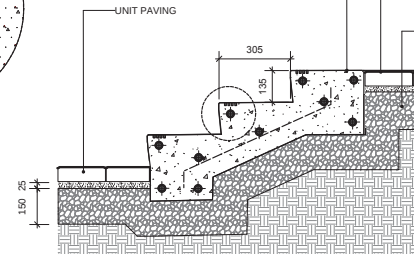


ELEVATION



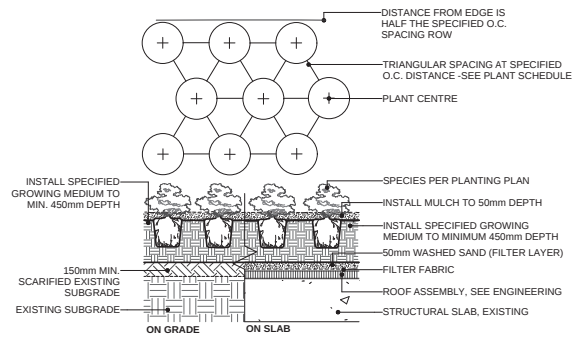
2" WIDE TOOLED NOSING 1" BACK FROM NOSING TO ENTIRE WIDTH OF STAIR TREAD. PROVIDE TO EACH STAIR TREAD

SANDBLAST CONCRETE FINISH STAIR RISER, TYPICAL.

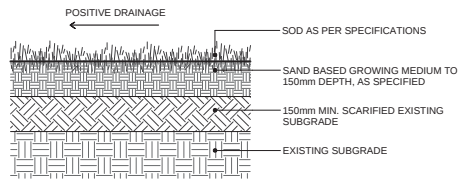


2 CIP CONCRETE STAIR Scale: 1:10

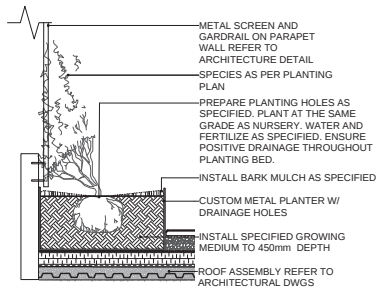
1 ENTRY CONCRETE SEAT WALL Scale: 1:20



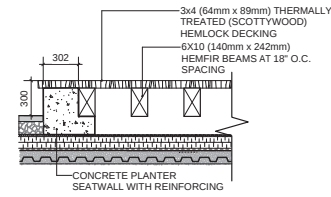
1 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25



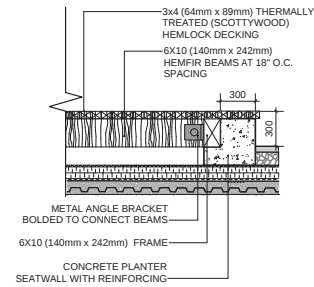
2 SOD LAWN ON GRADE (TYPICAL)
Scale: 1:10



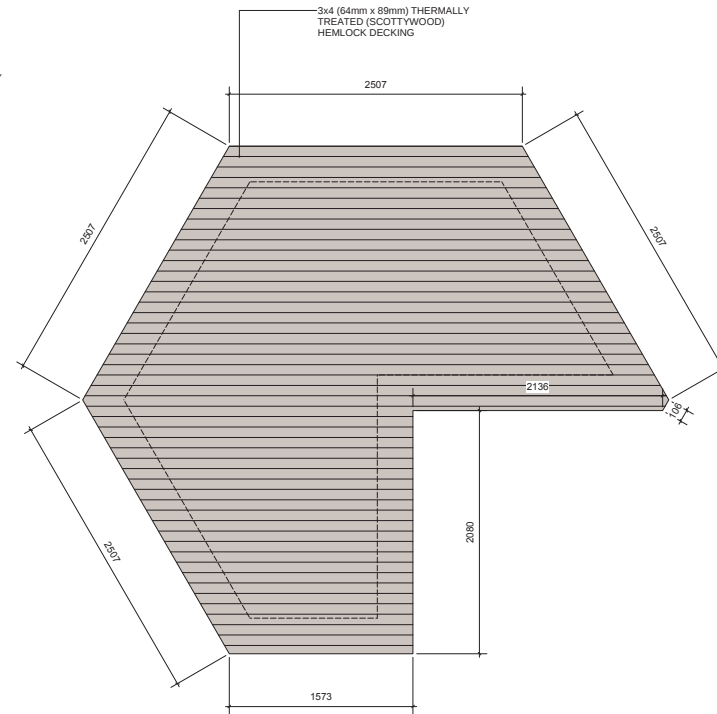
3 VINE PLANTING IN METAL PLANTER LEVEL 3 DECK
Scale: 1:20



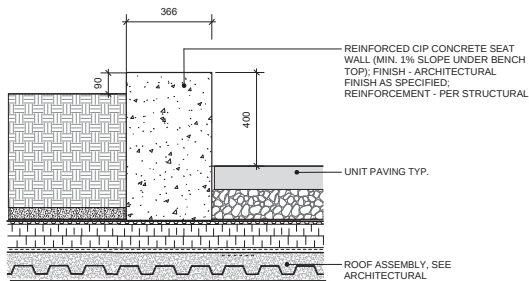
4A STAGE SECTION
Scale: 1:20



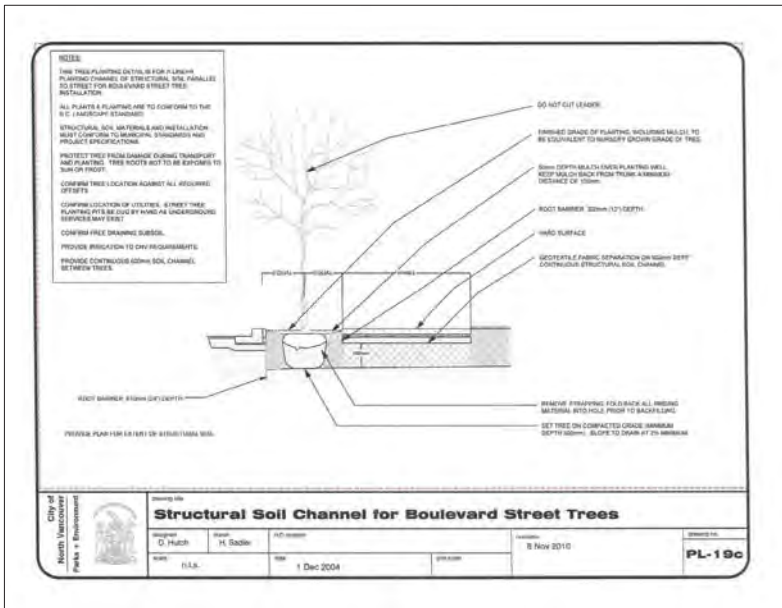
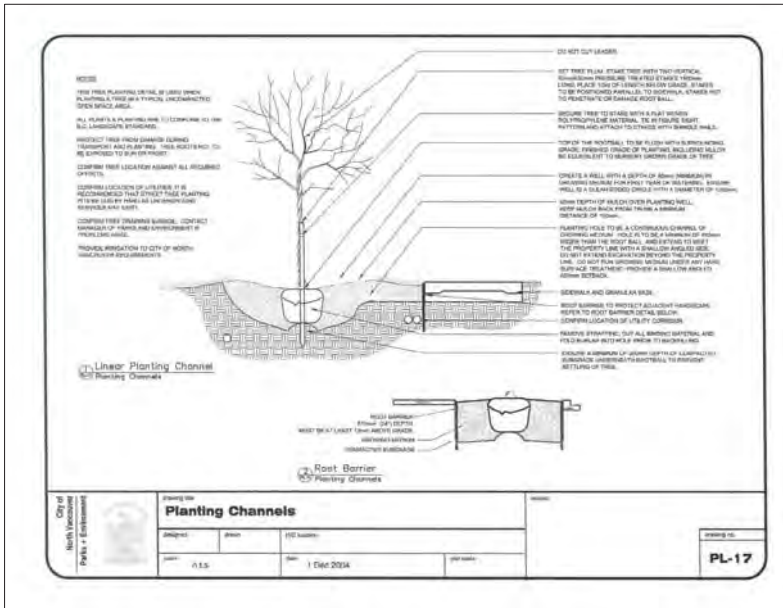
4B STAGE SECTION
Scale: 1:20



4C STAGE PLAN
Scale: 1:20



5 CONCRETE SEAT WALL LEVEL 3
Scale: 1:10



City of North Vancouver
Structural Soil Specification

1. Structural Soil Specification

1.1 General

Structural Soil is to be installed under hard surface paved areas where additional growing medium is required to provide adequate space for tree root development. Do not place Structural Soil in planting beds or planting pits.

1.2 Structural Soil Material Mix

1.2.1 Structural soil is a consistent even distribution of its components. The ratio of components may vary and require adjustment to ensure soil volume is adequate to fill all voids in the stone.

1.2.2 The following is a recommended base ratio of materials for structural soil:

- 4 cu metre of aggregate stone
- 1.5 cu metre of Growing Medium
- 2 kg Stabiliser
- water is required – the amount of water will vary according to moisture present in Growing Medium

1.2.3 The stone, growing medium and stabiliser product are to be combined into a homogeneous mixture.

1.3 Growing Medium

1.3.1 Table One

The growing medium within the structural soil mix to meet the following requirements:

Table One – Properties of Growing Medium for Structural Soil	
Texture: particle size classes by the Canadian System of Soil Classification	
Gavel: greater than 2 mm – less than 75 mm	0
Sand: greater than 0.05 mm – less than 2 mm	maximum 60%
Silt: greater than 0.002 mm – less than 0.05 mm	maximum 35%
Clay less than 0.002 mm	maximum 15%
Clay & Silt Combined	maximum 40%
Acidity (pH)	6.0-7.0
Salinity: saturated extract conductivity shall not exceed	3.0 millimhos/cm at 25 degrees Celsius
Organic Content: percent of dry weight (%)	8-12%

City of North Vancouver
Structural Soil Specification

City of North Vancouver
Structural Soil Specification

1.4 Aggregate

1.4.1 Clean stone of high angularity is required.

1.4.2 Stone dimension aspect ratio should approach 1:1:1; with a maximum of 2:1:1 length:width:depth.

1.4.3 Single size stone, 60mm to 75mm clear sieve designation, blasted quarry rock.

1.4.4 Aggregate to be free of foreign elements or material.

1.4.5 Aggregate quality: material shall be sound hard, durable, free from soft, thin, elongated or laminated particles, organic material, clay lumps, or other substances that would act in a deleterious manner for use intended.

1.5 Soil Stabilizer

1.5.1 A non-toxic organic binder, for example *The Natural Solution* as available from Sport Turf Inc. Tel: (604) 850-7857.

1.6 Filter Fabric

1.6.1 After adequate compaction of the structural soil is confirmed, non-woven filter fabric is to be installed as a separation layer directly above the compacted structural soil mixture.

1.6.2 Filter fabric to conform to the following ASTM designations:

Grab Tensile Strength	ASTM-D-4632	400N
Tensile Elongation	ASTM-D-4632	50%
Mullen Burst	ASTM-D-3786	1270 kPa
Flow Rate	ASTM-D-4491	6300ml/min/sq.m

1.7 Sub Drains

1.7.1 Sub drains connected to the municipal drainage system are to be provided prior to installation of the structural soil mixture as indicated on servicing landscape plans.

1.8 Irrigation

1.8.1 Install an automatic irrigation system in co-ordination with installation of the structural soils as indicated on servicing or landscape plans.

1.9 Sub Grade

1.9.1 Structural soil areas to be excavated to Master Municipal Specifications Section 0223, Trenching, Excavation and Compaction, allowing for design depth and width of structural soil mix.

1.9.2 The sub grade is to be graded to provide for trench depths as required. Sub grade of areas designated as structural soil are to be prepared to ninety-five percent (95%) Modified Proctor Density and shall be free of stones, debris, root branches, toxic materials, building materials and other deleterious materials.

1.9.3 Sub grade is to slope to subsurface drain lines where provided.

City of North Vancouver
Structural Soil Specification

City of North Vancouver
Structural Soil Specification

1.10 Mixing

1.10.1 Mixing is to be performed on a clean, flat, hard, level surface using appropriate soil mixing equipment.

1.10.2 Over handling can result in separation of the growing medium from the stone.

1.10.3 Mix ingredients to the proportions indicated in the table, section 1.2.

1.11 Placement

1.11.1 Structural soil should be moist, but not saturated when placed.

1.11.2 Structural soil is to be compacted as required to achieve the equivalent of 95% Modified Proctor Density.

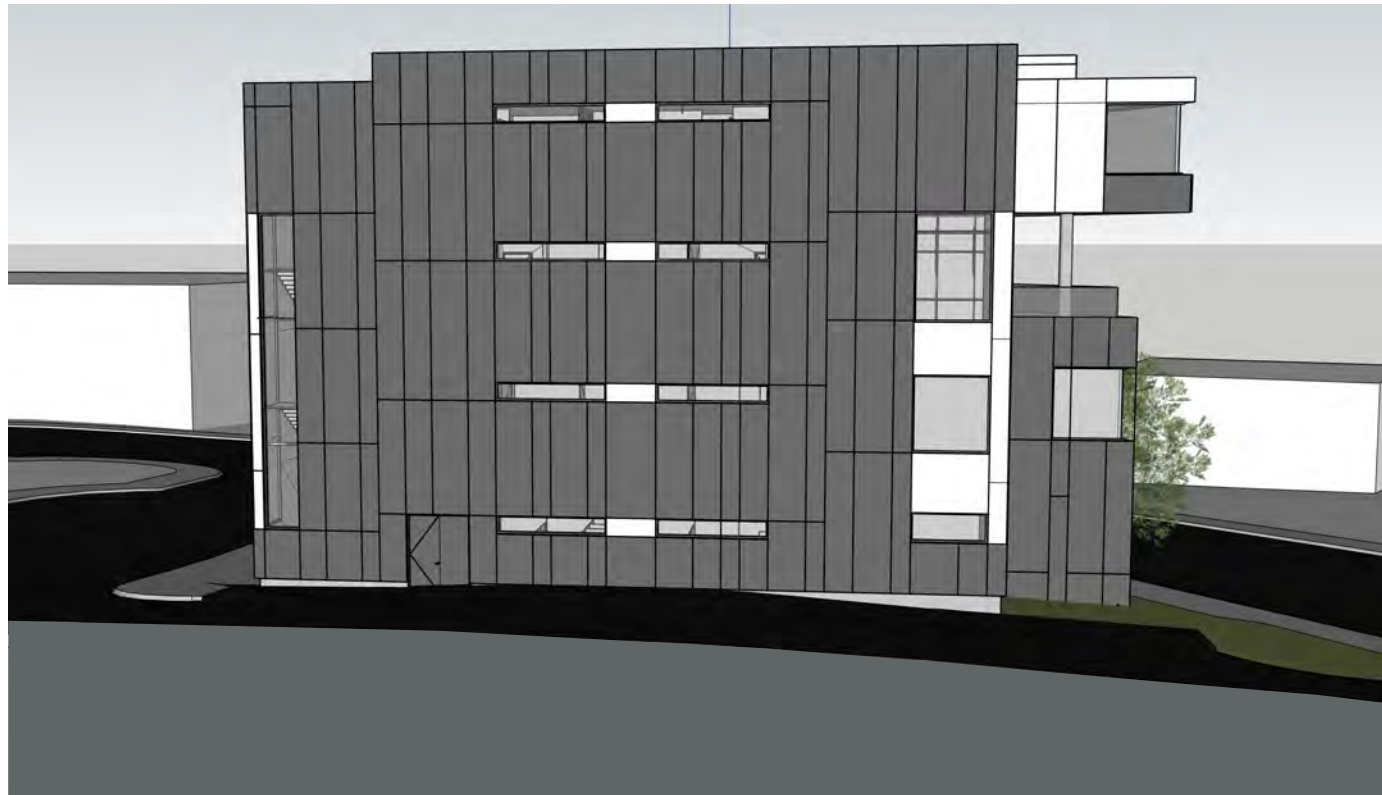
1.11.3 After approval of structural soil mixture compaction, install filter fabric. A 600mm overlap of all fabric seams and beyond edge of structural soil to be provided.

1.12 Finish Treatment

1.12.1 Granular base and paving surface to be placed on filter fabric (on structural soil). Compaction of the structural soil base is to be consistent with surrounding granular base materials.

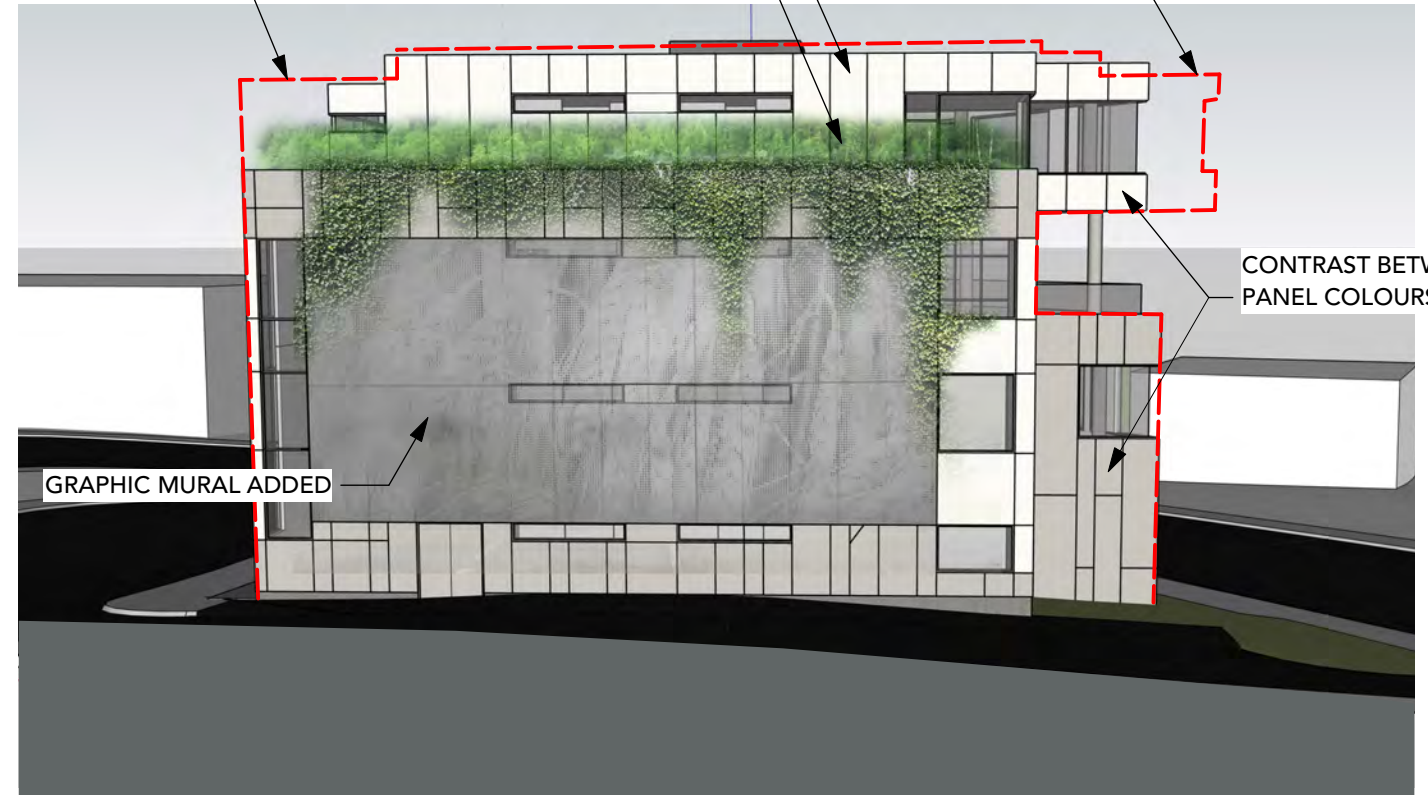
1.12.2 Install finish treatment to the requirements of the contract. Refer to construction documents for relevant sections.

City of North Vancouver
Structural Soil Specification



NORTH ELEVATION - PRESENTED AT ADP MEETING SEPT .16 - 2020

MASSING AT STAIR CORE REDUCED

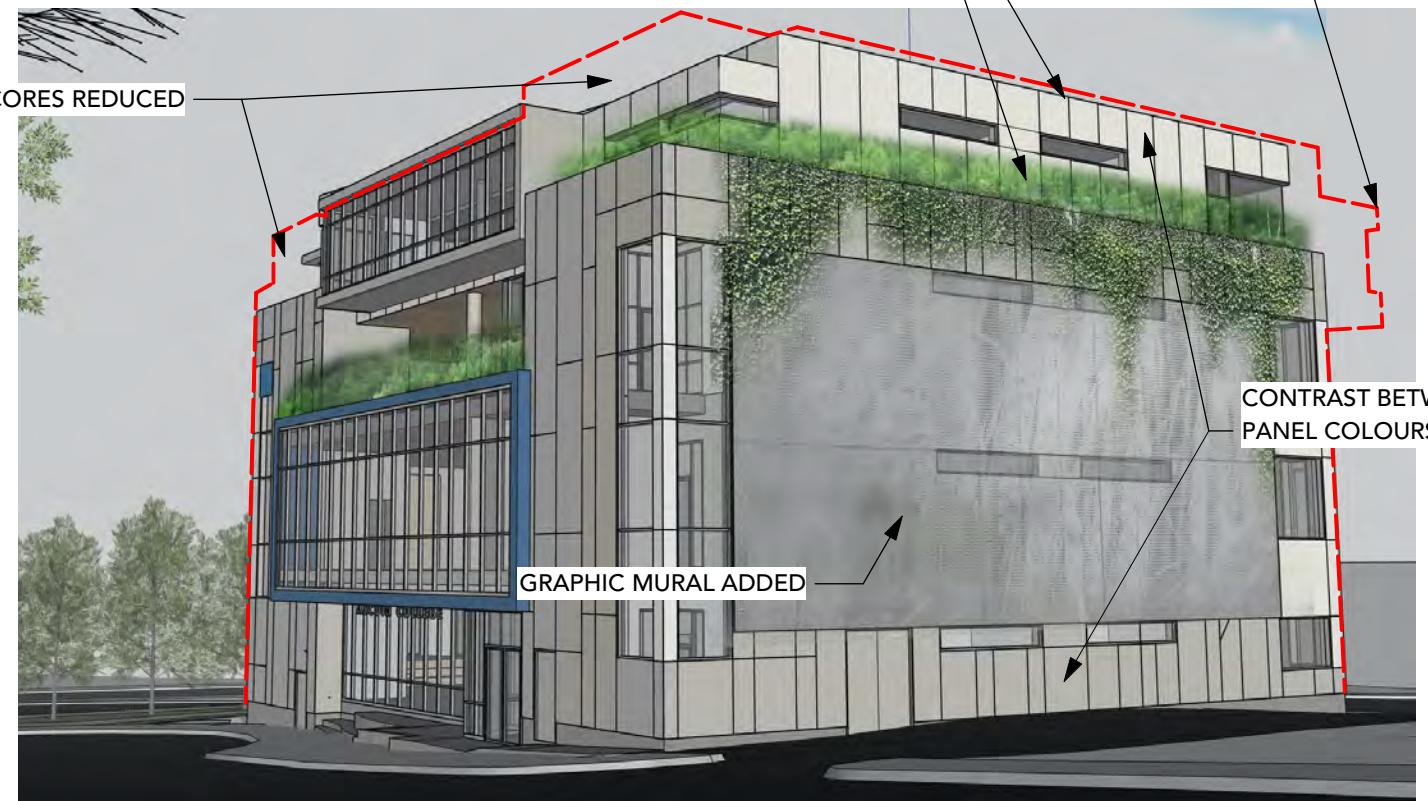


NORTH ELEVATION - REVISIONS INCLUDED IN CURRENT PRESENTATION OCT. 21 - 2020



NORTH-EAST ELEVATION - PRESENTED AT ADP MEETING SEPT .16 - 2020

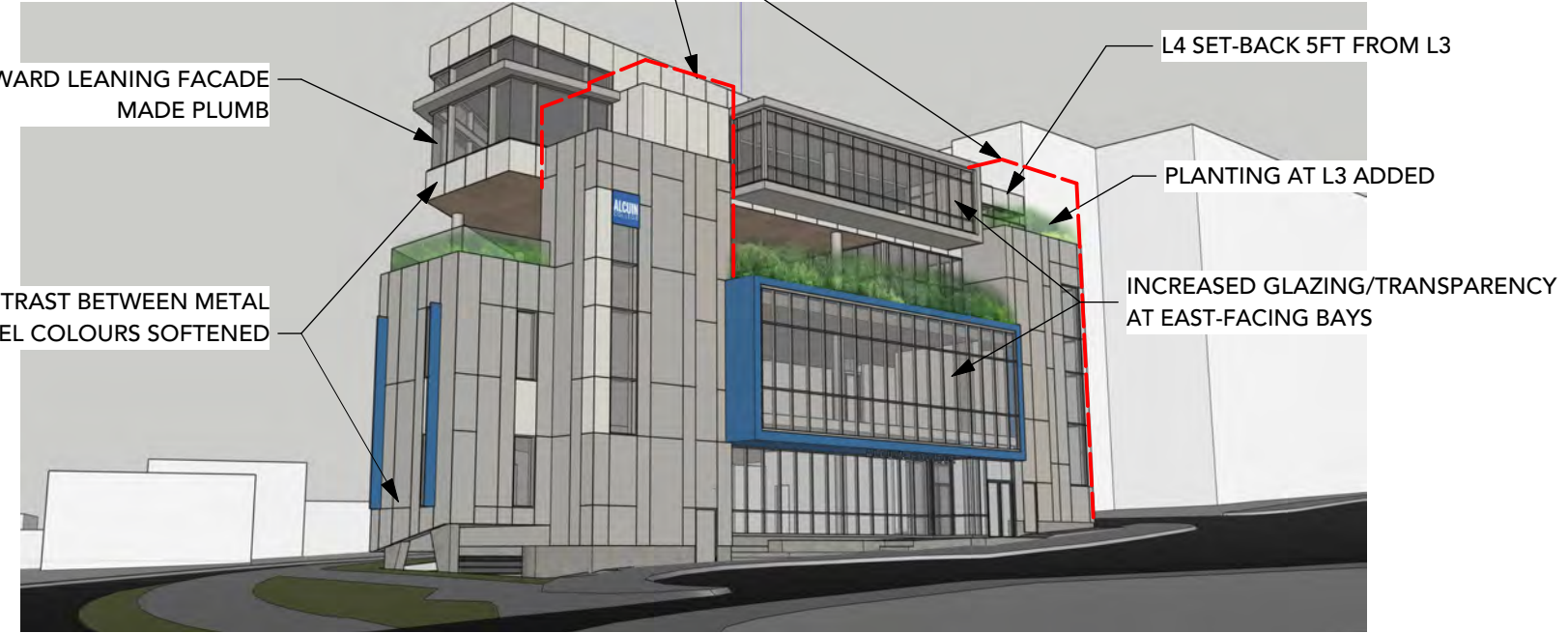
MASSING AT STAIR CORES REDUCED



NORTH-EAST ELEVATION - REVISIONS INCLUDED IN CURRENT PRESENTATION OCT. 21 - 2020



SOUTH ELEVATION - PRESENTED AT ADP MEETING SEPT .16 - 2020



SOUTH ELEVATION - REVISIONS INCLUDED IN CURRENT PRESENTATION OCT. 21 - 2020



WEST ELEVATION - PRESENTED AT ADP MEETING SEPT .16 - 2020



WEST ELEVATION - REVISIONS INCLUDED IN CURRENT PRESENTATION OCT. 21 - 2020



L4 PLAN - PRESENTED AT ADP MEETING SEPT .16 - 2020

PROJECTION AT
NORTH - WEST CORNER REDUCED

PLANTING AT L4 ADDED

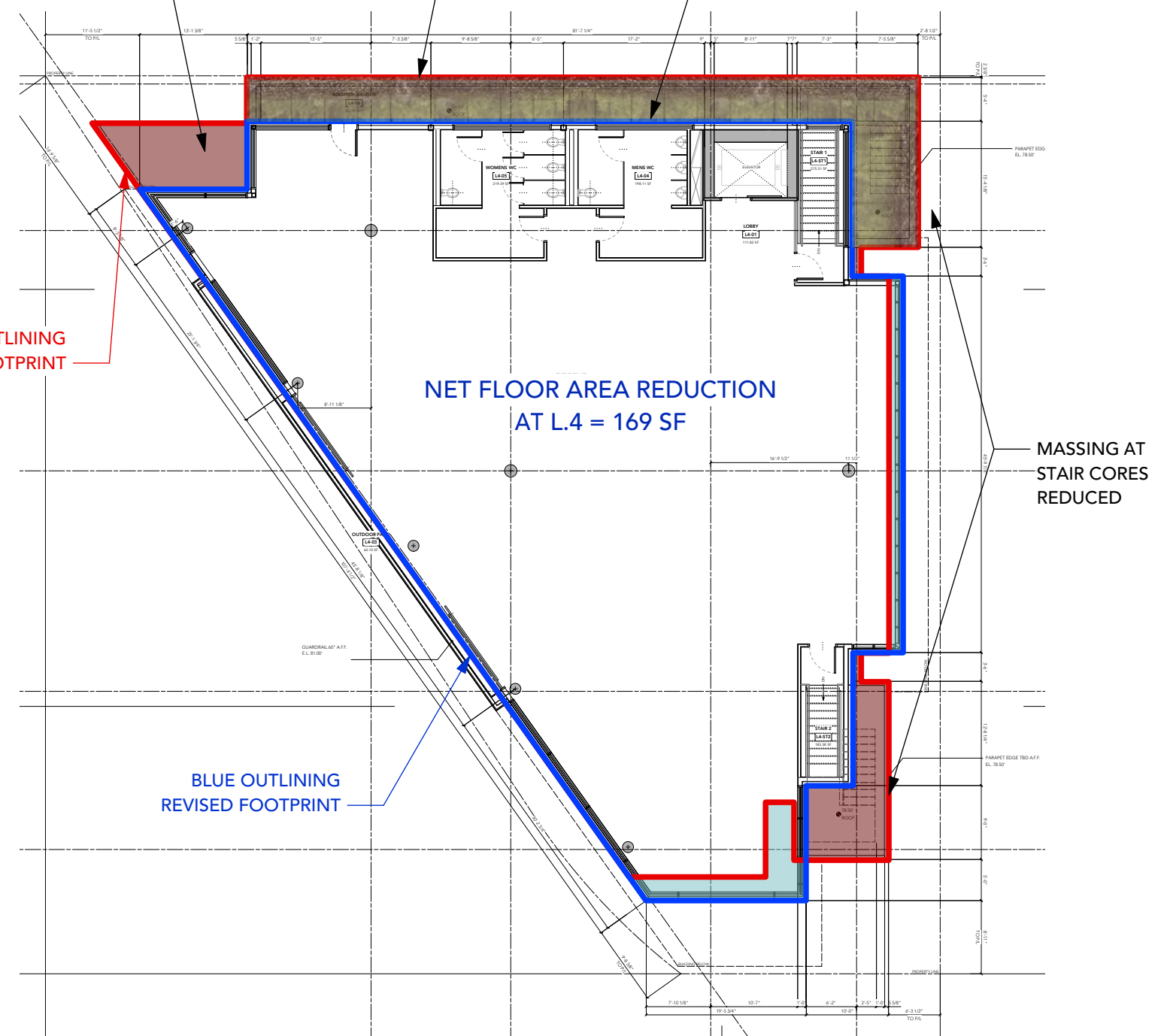
L4 SET-BACK 5FT FROM L3 - 5.3FT

RED OUTLINING
PREVIOUS FOOTPRINT

NET FLOOR AREA REDUCTION
AT L.4 = 169 SF

BLUE OUTLINING
REVISED FOOTPRINT

MASSING AT
STAIR CORES
REDUCED



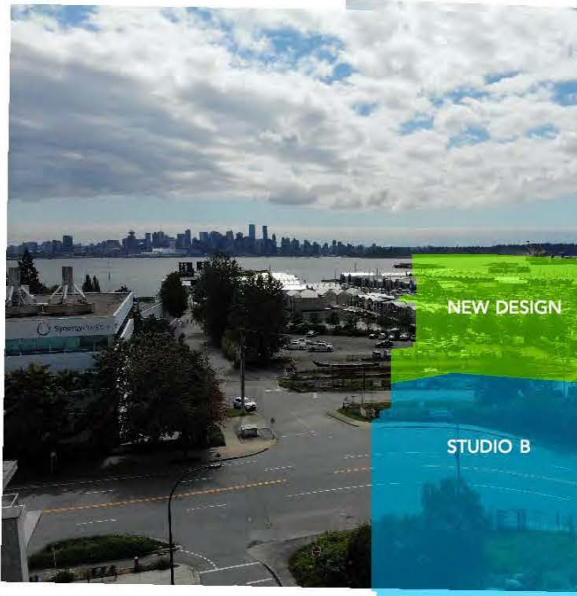
L4 PLAN - REVISIONS INCLUDED IN CURRENT PRESENTATION OCT. 21 - 2020

3 and 4 Storey Privacy Comparison

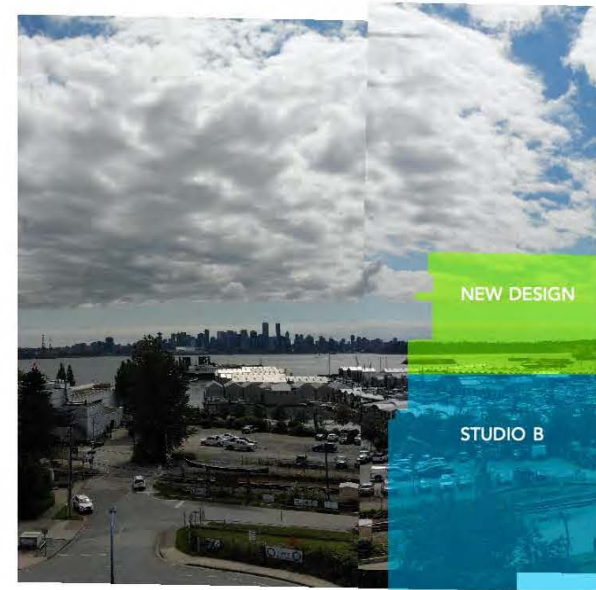


QUAY WEST VIEW STUDY

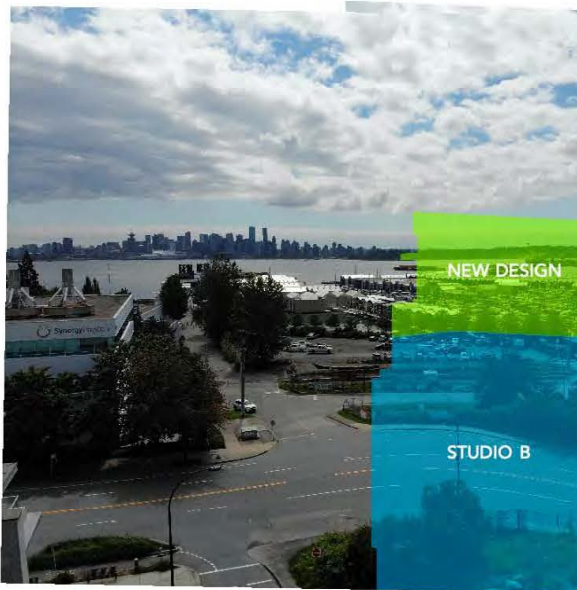
PENTHOUSE



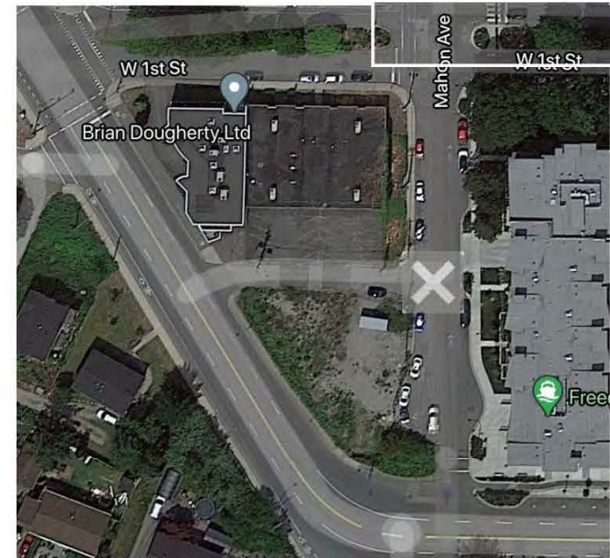
5TH FLOOR



6TH FLOOR



DRONE CAMERA LOCATION





St Alcuin College

December 11, 2020

Rationale: Use of the Fourth-Floor Community Hub

Use by Alcuin College

Access to a gymnasium-like space is of great benefit to the students of Alcuin College. As we do not have a school yard on site aside from the very exposed deck, this room allows our students to engage in activities where a large, enclosed area is needed, such as yoga, fencing or robotics. We encourage and guide our students to excel in their passions on an individual basis, including in physical activity and arts. Thus, this space will allow our young North Vancouverites to work toward achieving their maximum potential, whether in competitive dance, debate, or the creative arts. Additionally, in this time of Covid, we have learned that, for health and safety reasons, children need to be able to have physical space around them, especially when being active. The fourth floor will provide continued learning opportunities for students while distanced, that would otherwise be abandoned during this pandemic or any similar future occurrences. Furthermore, privacy is enhanced for both students and nearby residents. The enclosed space means that neighbours do not have to see or hear us, as would be the case with our current approval for an open-air deck with direct sightlines and no sound-dampening. We are proposing to contain the uses more appropriately, which will occur as part of our dynamic curriculum and intended uses outside of class hours, with the best interests in mind for our students, neighbours, and community members.

The types of school activities that will be facilitated daily and periodically include:

- art exhibitions
- convocation
- dance
- fencing
- guest speakers
- Remembrance Day assembly
- Orange Shirt Day assembly
- robotics
- socratic seminars
- student presentations
- winter concert
- yoga

We are incredibly grateful that this initiative promotes the feasibility for the remainder of the school finally to be built. We purchased the land in 2015 and received our rezoning in 2017 but have not been able to build due to the prohibitive cost of construction. As a non-profit organization, this has proven to be particularly challenging. Recently, involvement of our parent participants as development partners has changed everything. Reaching OCP-designated density comes hand-in-hand with the feasibility of this creatively developed initiative. This collaborative effort is a testament to the strength of the sense of community within our school, the very same ethos that also extends outwards into our city. The success of this application will allow us more opportunities to invite the community into our new home. Lower Lonsdale has been identified as a neighbourhood where a school is needed. With the fourth storey approved, we look forward to serving the community in our new location in 2022.



St Alcuin College

Use by the Community

We are excited for this room to serve a dual purpose, and to have the opportunity to make this space available for the community's benefit. It is common for schools to be used after hours by community groups, and one of Alcuin's core values is community involvement. The fourth floor allows us to welcome members of the community that we would not otherwise be able to accommodate within our classroom areas. It also allows us to contain appropriately community use that may otherwise occur on the exposed roof deck, which will undoubtedly create some ongoing challenges for privacy. This was especially evident as being of high importance to our neighbours during the recent Developer's Information Session. As we have continued discussions with our community members during consultation, consensus is growing that containing our diverse uses indoors rather than on the deck is very much preferred.

Note that members of the Alcuin community are expected to hold themselves to a high standard of conduct. Not only do we educate our students in academics, but also in social and behavioural responsibility. Our strong reputation is very dear to us. We would expect community groups using the amenity space to uphold these high standards. Applicants wishing to use the space will be vetted and required to sign a contract.

This community hub is a wonderful opportunity to help other deserving, local non-profit organizations by offering the space for use, free of charge. We look forward to hosting an array of inclusive community-focused events. These include:

- **Community activities** that promote inclusiveness and participation by many sectors of our North Shore population. So far, some of the requests that we have deemed appropriate use of the space have been for continuing education, immersive toddler education, language classes, fitness targeted for various age groups, seniors' activities, a backgammon tournament, and art exhibitions, among others. We aim to provide an affordable amenity rental to the community for events that are a dignified and positive contribution to The City.
- As we are a small organization, it is important for us to support **local small businesses**. Several companies have engaged with us and expressed interest to hold seminars, use the area as flex space to enhance their operations beyond their current limitations, hold focus groups, develop outreach programs, and engage with the community in various other ways. In fact, a local restaurateur has requested to operate a program similar to Grow Strong, to teach children how to prepare nutritious food in fun and exciting ways.
- **Local non-profit and community groups** who need a place to engage with their constituents will benefit from this hub. We have offered the space to Big Brothers, Big Sisters, Scouts, North Shore Community Resources, the Squamish Nation, and the Canadian Iranian Foundation. These opportunities are to be provided free of charge and in perpetuity. We look forward to future possibilities to engage with other very deserving groups. Furthermore, the network relationships that we are forging with specific non-profit organizations allow us to introduce the children they serve to other local support groups. We expect this to be the first of many opportunities to target specific community members with offerings that will enhance their circumstances.

Respectfully,

Stella Ablett

Stella Ablett
Head of School

Ryan Deakin
Montaigne Group

St Alcuin College for the Liberal Arts * 200 - 1046 St. Georges Avenue * North Vancouver, BC * V7L 3H6



MEMO

DATE: September 1, 2020
PROJECT NO: 04-20-0243
PROJECT: **Alcuin College Update**
SUBJECT: **Transportation Update**

TO: Ryan Deakin
Havaal Real Estate Group

PREPARED BY: Luke Kenny, B.Sc.
REVIEWED BY: Daniel Fung, M.Sc., P.Eng.

1. INTRODUCTION

Havaal Real Estate Group (herein referred to as the 'applicant') is proposing to add a fourth storey, which will comprise 592 sqm GFA of assembly use, as an update to an approved scheme that will relocate Alcuin College to a new site at 300 West Esplanade within the City of North Vancouver. The applicant has retained Bunt & Associates Engineering Ltd. (Bunt) to provide transportation planning and engineering consulting services in support of the proposed update to the original scheme.

The fourth storey proposed use will be comprised of assembly floor space and will be made available for use by community groups (big brothers/sisters, elderly groups, Squamish nation, etc.) and for occasional business meetings.

Strata Bylaw will ensure that use of the assembly area will not coincide with school operating hours, and therefore the planned school parking facilities will be available for use by visitors to the assembly area. Priority access to the on-site parking will still be retained for school staff in the limited instances that they remain on-site beyond 5 p.m., as well as for visitors with accessible parking requirements. As discussed later on, a further 11 off-site parking spaces have also been secured for users of the proposed assembly area. In total, the new fourth storey will have access to 22 parking spaces, which compares to a Zoning Bylaw requirement for 5 parking spaces.

Noting the above, the City of North Vancouver (City) has asked for an update to the transportation study. Based on discussion between Bunt and the City, it is understood that the City requires an update memorandum that would serve as a cover holding to the original Transportation Assessment Study (dated April 27, 2016). The general Terms of Reference were agreed with the City via email on August 20, 2020 (see **Appendix A**) and included the following:

- A review of the parking needs anticipated for the additional use;
- A review of available street parking on the street frontages within the same parking area outlined within the last report submission;
- Calculation of the trip generation estimates associated with the proposed use; and
- A review of anticipated loading practices.

In addition to this, cycle parking requirements have also been reviewed. This memorandum assumes that no changes to the approved scheme with regards to the access requirements or the design of the building, aside from the addition of the fourth storey.

2. VEHICLE PARKING

2.1 Bylaw Requirements

This section details the vehicle parking requirements previously approved for the school facilities, followed by a review of the Zoning Bylaw to establish the parking requirements for the assembly use accommodated within the additional fourth storey that is proposed.

2.1.1 Approved Scheme

All factors relating to the original scheme, including the planned parking supply, remain equal to the prior approval. The following is included for context only.

For the approved scheme, the City's Zoning Bylaw required a minimum of 22 vehicle parking stalls to support the development of school facilities across three storeys. This requirement was reduced to a total of 11 vehicle parking stalls, as set out in Division V (CD-684 (7), 300 West Esplanade) of the City's Zoning Bylaw. This reduction was supported through the following data and measures:

- Mode split data, which showed a 44% auto mode split, indicates that the 24 staff and faculty members planned to support the school facilities would require only 11 parking stalls;
- Allowable vehicle parking reductions as a result of providing additional secured bicycle parking (this reduction was previously permitted as per Section 908 (10) of the Zoning Bylaw, but has since been removed);
- Implementation of further Transportation Demand Management measures; and
- Implementation of Alcuin College policy that does not provide parking for students.

2.1.2 Updated Scheme

The City's Zoning Bylaw was reviewed in order to determine the minimum parking requirements for the proposed assembly use. **Table 2.1** summarizes the applicable Parking Bylaw requirements and the minimum number of parking stalls required.

Table 2.1: Parking Bylaw Requirements

LAND USE	PARKING BYLAW REF.	FLOOR AREA	PARKING REQUIREMENT RATIO	REQUIRED STALLS
Assembly	Figure 9-3(D)	592 sqm GFA	1 space per 115 sqm	5

A minimum of 5 additional parking stalls are required for the proposed assembly use in accordance with the Zoning Bylaw.

2.2 Vehicle Parking Supply

Discussed previously, a total of 11 on-site vehicle parking stalls will be provided to satisfy the parking requirements of the approved school facilities. Implementation of Strata Bylaw will ensure that use of the assembly area will not coincide with school operating hours, and therefore the planned school parking facilities will be available for use by visitors to the assembly area. Priority access to the on-site parking will still be retained for school staff in the limited instances that they remain on-site beyond 5 p.m., as well as for visitors with accessible parking requirements.

In addition to this, a further 11 off-site parking stalls will be leased at an off-site parking facility operated by Impark at 132 West Esplanade (Lot 1275). These parking spaces will be designated as reserved 24/7 for Alcuin College's exclusive use.

As each individual space becomes available, Alcuin College will lease these spaces with all 11 spaces projected to be procured by October 1, 2021. If more spaces beyond these initial 11 are required, Impark will be able to further lease spaces as they become available. These details are confirmed in a letter from Impark to the applicant, dated August 18, 2020, which is contained at **Appendix B**.

Therefore, a total of 22 vehicle parking stalls will be available for use with the new assembly area, representing a surplus of 17 stalls compared with the minimum bylaw requirement of 5 additional parking spaces.

2.3 Proposed Pick-up/Drop-off Service

The applicant has secured a designated transportation van that will operate pick-up/drop-off (PUDO) services for activities associated with the assembly use. A copy of the receipt confirming payment of a deposit for this vehicle is included at **Appendix C**.

The PUDO service is intended to operate by collecting members of the various community groups from their individual residences before dropping them off at the assembly space, with the return journey once again dropping members off at their individual residences.

The provision of a PUDO vehicle will further work towards reducing the anticipated parking demand and trip generation associated with individuals who would otherwise travel to and from the site via private vehicles.

When not in use, the applicant will park the PUDO vehicle off-site within a parking stall at the Impark facilities, leased in addition to the stalls purposefully rented for the assembly use.

2.4 On-Street Parking

Although sufficient on-site and off-site parking has been secured to accommodate the forecast parking demand for the new assembly area, an update to on-street parking demand surveys undertaken as part of the previous submission has been completed.

As part of the approved scheme, Bunt conducted an on-street parking demand spot count (dated October 15, 2015) to identify the amount of existing available parking within a 1-2 block radius of the site. This exercise was previously completed to establish if there would be sufficient on-street parking capacity to accommodate the anticipated PUDO demand of the school.

The previous analysis indicated that there would be a demand for 10 parking spaces and 38 parking spaces during the AM and PM peak hours respectively to accommodate school PUDO demand. The on-street parking surveys showed that this demand could be accommodated with 53 on-street stalls available during the AM peak and 47 stalls available during the PM peak hour.

This memorandum provides an update to these surveys, focussing on the PM peak hour (3 p.m. to 4 p.m.) and evening period (7 p.m. to 8 p.m.). These periods account for peak school and assembly parking demand respectively. The surveys, which were completed by the City on July 30, 2020, included a slightly wider study area, which extended approximately 400m from the site, i.e. still within walking distance. Using this new data, it was possible to draw comparisons between parking demand in 2015 and 2020. Usefully, this also provides an indication of whether or not there have been any notable changes as result of the COVID-19 pandemic.

The updated counts, which included a total of 214 on-street parking stalls, reported that 163 stalls (76%) and 160 stalls (75%) were occupied during the afternoon and evening peak hours respectively. The spot counts therefore demonstrated that 51 spaces and 54 spaces remained available during the respective survey periods. The July 2020 spot count results for the afternoon and evening peak hours can be viewed in **Exhibit 2.1** and **Exhibit 2.2** respectively.

This is a similar result to the 2015 surveys where 53 stalls were unoccupied during the PM peak hour (no evening peak surveys were undertaken). While the afternoon peak hour spot counts verify that the conclusions of the previous transportation report (i.e. anticipated school PUDO demand can be accommodated locally on-street), they also demonstrate that there would be considerable available capacity on-street to accommodate any unlikely overspill associated with the assembly use.

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g	NV	UQB
h	Q	NMMB
i	R	NOMB
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Exhibit 2.1 Existing Weekday PM (3 p.m.) Parking Demand

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e	U	RMB
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h	Q	NMMB
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Key





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Exhibit 2.2 Existing Weekday PM (7 p.m.) Parking Demand

3. CYCLE PARKING

Well managed, secure, accessible, and covered bicycle parking will be provided as part of the development. **Table 3.1** summarizes the short-term and secure bicycle parking requirements for the development, both for the proposed assembly use and the approved school facilities.

Note that ‘secure’ spaces are long-term parking that protect against and from inclement weather, whereas short-term spaces are for “visitor” parking.

Table 3.1: Bicycle Parking Supply Requirements and Provision

LAND USE	FLOOR AREA	BYLAW REFERENCE	BYLAW RATIO		BYLAW REQUIREMENT		PROVIDED	
			Short-Term	Secure	Short-Term	Secure	Short-Term	Secure
School	15,791 sqft (1,467 sqm)	Fig. 10A-02 (D) - Civic Uses	6 spaces per 1,000 sqm GFA	1 space per 250 sqm GFA	9	6	9	11
Assembly	6,372 sqft (592 sqm)	Fig. 10A-02 (D) - Assembly Uses	6 spaces per 500 sqm GFA	1 space per 250 sqm GFA	7	2	7	2
TOTAL					16	8	16	13

Short-term bicycle parking requirements will be met, while a surplus of 5 secure bicycle parking spaces will be provided.

4. TRIP GENERATION

A trip generation analysis for the proposed form of development was conducted to determine the increase in vehicle trips resulting from the fourth storey assembly use. In order to derive suitable vehicle trips rates, the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Ed.) was interrogated.

Although ‘assembly use’ is not included as one of the surveyed land uses in the online database, it is understood that the facilities will be predominantly offered to community groups. Therefore, surveyed ‘Recreational Community Center’ sites (Land Use Code: 495) have been considered the most appropriate estimator for vehicle trips associated with the proposed assembly use. The only available location parameter was ‘General Urban/Suburban’.

Trip rates were extracted for the PM peak hour only, given that the community uses would be available during evening periods only, and are meant to be reflective of an evening period from 5 p.m. onwards. Importantly, there would no overlap in PM peak vehicle trips with the school uses which are expected to occur from 3 p.m. to 5 p.m.

Table 4.1 presents the vehicle trip rates as well as the corresponding future site-generated vehicle trips of the assembly use based on the proposed floor space of 6,372 sqft (592 sqm).

Table 4.1: Vehicle Trip Rates and Trip Generation (Assembly Use Only)

	MORNING PEAK			AFTERNOON PEAK			EVENING PEAK		
	IN	OUT	2-WAY	IN	OUT	2-WAY	IN	OUT	2-WAY
Vehicle Trip Rate	-	-	-	-	-	-	1.09	1.22	2.31
Vehicle Trips	-	-	-	-	-	-	7	8	15

It can be seen that the proposed assembly use is likely to generate a total of 15 two-way vehicle trips during the evening peak hour. With the provision of PUDO service, it is expected that the potential vehicular trip generation of the site would be reduced even further.

For completeness, the anticipated vehicle trip generation of the school facilities has been extracted from the original Transportation Assessment Study and is presented in **Table 4.2** below along with the total site trip generation as well.

Table 4.2: Total Site Vehicle Trip Generation

LAND USE	MORNING PEAK			AFTERNOON PEAK			EVENING PEAK		
	IN	OUT	2-WAY	IN	OUT	2-WAY	IN	OUT	2-WAY
School – Staff	10	0	10	0	10	10	-	-	-
School – Students	62	62	124	63	63	126			
Assembly	-	-	-	-	-	-	7	8	15
TOTAL	72	62	134	63	73	136	7	8	15

5. LOADING

The City requested that the transportation update provide information on how the site would accommodate loading requirements associated with the assembly use.

The applicant has confirmed that loading is likely to be infrequent given that most furnishings associated with the assembly use will be permanent. However, any loading activity that does occur will be directed to use the east-west laneway to the north of the development, which is designated as a commercial lane. A service door from the development will be accessible directly from the alley.

The City has informed the applicant that loading activity at this location will be permitted, as long as the remaining useable lane width is at least 3m when a vehicle is stopped to load or unload. This is in accordance with Section 501 of the Zoning Bylaw:

“Except as otherwise provided in the Bylaw or when necessary to avoid conflict with traffic or to comply with the law or the direction of a Peace Officer or traffic control device, no person shall stop, stand or park a vehicle:

[...] (8) on a lane, except commercial vehicles while actually engaged in loading or unloading and then only when parked in such a manner as to leave on one side of the vehicle more than 3 metres of the usable travelled portion of such lane unobstructed for the free movement of vehicular traffic”

Following a review of the CityMap (an online tool provided by the City), the distance between property lines to the north and south of the laneway is approximately 6.35m. The largest vehicle expected to service the site would be a single unit truck, which typically requires a width of 3m when unloading. As a result, it is expected that the remaining available width in the lane would be in the order of 3m, as requested by the City.

6. SUMMARY & CONCLUSIONS

The following provides a summary of the findings presented in this memo:

- The fourth storey proposed use will be comprised of assembly floor space and will be made available for use by community groups and for occasional business meetings;
- Strata Bylaw will ensure that use of the assembly area will not coincide with school operating hours, and therefore the 11 on-site parking spaces planned for the school will be available for use by visitors to the assembly area during the evening period;
- A further 11 off-site parking spaces have also been secured at a local Impark facility;
- In total, the new fourth storey will have access to 22 parking spaces; a surplus of 17 stalls compared with the minimum bylaw requirement of 5 parking spaces for the assembly area;
- The provision of a PUDO vehicle will further work towards reducing the anticipated parking demand and trip generation associated with individuals who would otherwise travel to and from the site via private vehicles;
- On-street parking demand surveys completed by the City in July 2020 reported that 163 stalls (76%) and 160 stalls (75%) were occupied during the afternoon and evening peak hours respectively. In total, 51 spaces and 54 spaces remained available during the respective survey periods. In the unlikely event that the assembly area parking demand exceeds supply, there is available parking capacity within walking distance of the site. These results also confirm that the parking assessment completed for the original scheme remains valid and school PUDO could be accommodated;
- The proposed assembly use is likely to generate a total of 15 two-way vehicle trips during the evening peak hour; and
- Loading activity is likely to be infrequent given that most furnishings associated with the assembly use will be permanent. When it occurs, loading will take place within the commercial lane to the north of the site. A minimum of 3m width will remain available when a vehicle is stopped to load or unload.

APPENDIX A

Terms of Reference

Luke Kenny

From: Daniel Watson <dwatson@cnv.org>
Sent: August-20-20 5:05 PM
To: Luke Kenny
Cc: Havaal; Daniel Fung; Daniel Duval; Brad Lamoureux
Subject: RE: Transportation Addendum / ITC

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

I have added a comment in around the overlapping uses. One other thing that I didn't think of earlier; you'll need to touch on is how the site will accommodate any loading associated with the assembly use. I don't think the site has an on-site loading zone. It would be good to have an estimate of the frequency and size of trucks that would be used and where the loading would take place. I understand given the nature of the space this isn't easy to predict, but a location for loading should be identified.

Thanks,

Daniel Watson, MSc (Eng) | Transportation Planner
Planning & Development

From: Luke Kenny <lkenny@bunteng.com>
Sent: August-20-20 3:07 PM
To: Daniel Watson <dwatson@cnv.org>
Cc: Havaal <deakin@havaal.ca>; Daniel Fung <dfung@bunteng.com>; Daniel Duval <dan@duvalconsulting.ca>; Brad Lamoureux <brad@lamoureuxarchitect.ca>
Subject: RE: Transportation Addendum / ITC

Hi Daniel,

Thank you for taking our call this afternoon. As promised, I've set out our approach going forwards:

- Instead of a full traffic study, we will prepare a brief update memorandum, which will serve as a cover holding the original 2016 report as an addendum;
- The parking supply of 11 vehicle parking stalls, agreed as part of the 2016 submission, will remain unchanged and will form the baseline for the updated assessment;
- The parking requirement will be calculated for the new additional fourth storey, which will contain approximately 5,800 sqft of assembly uses – reference will be made to CD 684 Zone of the consolidated Zoning Bylaw;
- The memorandum will outline the assumption that use of the proposed assembly floor space at the fourth storey will not overlap with the school facilities proposed across the lower levels of the development; - **this is my understanding but the applicant needs to confirm this, and ensure it's clear in the application.**
- Details of the additional 11 off-site parking stalls (22 total, including the baseline) rented at a nearby Impark facility will be provided. Subject to review of the parking requirements through the zoning bylaw, it is assumed that the required parking supply will be met.

- Nonetheless, the memorandum will also include reporting of the most recent July 2020 on-street parking surveys to understand how much on-street parking is available locally – this will be represented graphically using GIS;
- Given the mutually exclusive operation of the school and assembly facilities, text will be provided to explain how this could allow surplus parking demand associated with the assembly floor space to be accommodated within the baseline 11 parking stalls outside of school operating hours; and
- Although no parking reductions are anticipated for this additional use, we would review potential TDM measures to support any additional parking reductions sought.

Please feel free to let me know if you have any additional comments on the methodology presented above.

Thanks,

Luke

Luke Kenny, BSc | Transportation Analyst

[Bunt & Associates Engineering Ltd.](#)

Suite 1550 - 1050 West Pender Street, Vancouver, BC V6E 3S7
 p 604 685 6427 ext 230 | www.bunteng.com

In response to the COVID-19 outbreak and as per company policy, I will be working from home until further notice. During this time, I will be fully reachable via email during normal work hours.

From: Havaal <deakin@havaal.ca>
Sent: August-19-20 11:09 AM
To: Daniel Watson <dwatson@cnv.org>
Cc: Daniel Fung <dfung@bunteng.com>; Daniel Duval <dan@duvalconsulting.ca>; Luke Kenny <lkenny@bunteng.com>; Brad Lamoureux <brad@lamoureuxarchitect.ca>
Subject: Re: Transportation Addendum / ITC

Daniel, Thank you so much!

Sincerely,

Ryan Deakin
 President
 Havaal Real Estate Group
 (778) 668-0000

On Aug 19, 2020, at 11:01 AM, Daniel Watson <dwatson@cnv.org> wrote:

Hi,

We did a quick parking occupancy survey. I've compared it to other counts we have had historically.

Street	Block	Side	Number of spaces	Lower Lonsdale Onstreet parking strategy	300 W Esplanade development

				Mar-17		PM
				12:00	19:00	
West 1st	200 Block (Chesterfield to Semisch)	North Side	17	>85%	>85%	
West 1st	200 Block (Chesterfield to Semisch)	South Side	15	51 - 85%	51 - 85%	
West 1st	200 Block (Semisch to Mahon)	North Side	12	>85%	>85%	
West 1st	200 Block (Semisch to Mahon)	South Side	13	>85%	>85%	
West 1st	300 Block	North Side	4	0 - 50%	51 - 85%	
West 1st	300 Block	South Side	7	51 - 85%	>85%	
West 2nd	200 Block	North Side	19	>85%	51 - 85%	
West 2nd	200 Block	South Side	44	51 - 85%	51 - 85%	
West 2nd	300 Block	North Side	9	0 - 50%	>85%	
West 2nd	300 Block	South Side	18	0 - 50%	51 - 85%	
Chesterfield Ave	100 Block	East side	4	0 - 50%	51 - 85%	
Chesterfield Ave	200 Block	East side	3	>85%	>85%	
Mahon Ave	100 Block	East side	5	>85%	0 - 50%	
Mahon Ave	100 Block	West side	4	51 - 85%	0 - 50%	
Mahon Ave	200 Block	East side	8	>85%	0 - 50%	
Mahon Ave	200 Block	West side	8	>85%	0 - 50%	
Mahon Ave	300 Block	East side	7	0 - 50%	>85%	
Mahon Ave	300 Block	West side	9	>85%	51 - 85%	
Semisch Ave	100 Block	West side	8	>85%	>85%	

You can use this data in your letter. It will probably be useful to map the data out since I think comparisons will be made between the data sets, and that's probably the best way to show people that there are available spaces per and post covid (noting that during the day most are only 2hr spaces, but after 6pm they are unrestricted – the parking regulations have not been changed and are being enforced). Since the applicant is renting spaces the 11 spaces, it should be a relatively a straight forwards addendum.

I've got a load of meeting between now and 2pm tomorrow. If you have any questions can you call me after 2 tomorrow please.

Thanks,

<image001.jpg>

Daniel Watson, MSc (Eng) | Transportation Planner
Planning & Development

From: Daniel Fung <dfung@bunteng.com>

Sent: August-18-20 4:19 PM

To: Havaal <deakin@havaal.ca>
Cc: Daniel Watson <dwatson@cnv.org>; Daniel Duval <dan@duvalconsulting.ca>; Luke Kenny <lkenny@bunteng.com>
Subject: RE: Transportation Addendum / ITC

Hi Havaal,

We have not yet been in touch with the City but will send our previous discussion over. I understand that Daniel Watson (cc'd) from the City was going to complete parking counts in the area. In this case, I will check in with him on where that is at the moment.

Of side note, I think this will really be a letter response (rather than a report update) but will confirm with Daniel W.

Hi Daniel (W),
I will try and give you a call tomorrow to confirm.

Regards,
Daniel

From: Havaal <deakin@havaal.ca>
Sent: Tuesday, August 18, 2020 4:00 PM
To: Daniel Fung <dfung@bunteng.com>
Cc: Daniel Watson <Dwatson@cnv.org>; Daniel Duval <dan@duvalconsulting.ca>
Subject: Transportation Addendum / ITC

Hello Mr. Fung,

I'd like to check about we receiving the addendum to the transportation study. Planning is requiring we to present to the ITC on September 9, and we must have materials submitted for circulation by Aug 31st. Last we spoke, you were confirming the requirement of simple addendum with Daniel Watson prior to commencement. We're you two able to connect?

We have now secured 11 extra stalls at Impark on West Esplanade. According to our code consultant, that is the full requirement for Alcuin's 22 stalls for zoning requirement, exceeding the variance previously given for 11 on site stalls. Also, far exceeding the off-hours 4th storey requirement of 6 stalls. We also secured a Sprinter to park on site and service in need individuals in the City. I'd be happy to provide further detail to support.

Sincerely,

Ryan Deakin
President
Havaal Real Estate Group
(778) 668-0000

[Total Control Panel](#)

[Login](#)

To: dfung@bunteng.com

Message Score: 1

High (60): Pass

APPENDIX B

Letter from Impark



August 18, 2020

To whom it may concern,

This letter is to confirm that Alcuin College is currently on the wait list for eleven (11) parking spaces at 132 West Esplanade, North Vancouver, Impark Lot 1275. These parking spaces will be designated as reserved 24/7 for Alcuin College's exclusive use.

As each individual space becomes available, Alcuin College will lease these spaces with all eleven (11) being projected to be procured by October 1st, 2021. If more space is needed beyond the initial eleven (11), Impark Lot 1275 will further lease space as it becomes available.

Lease rates for these spaces will be at the then current market rates and are subject to applicable taxes.

Regards,

Aaron Prochnau CCPFM

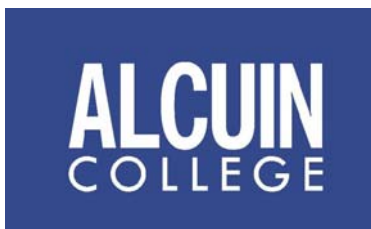
Account Manager



[300 – 601 West Cordova St. Vancouver, B.C. V6B 1G1 Canada](#)

[C 604.763.8347 | O 778.371.0380](#)

aaron.prochnau@reefparking.com | [REEF PARKING](#)



St Alcuin College
Developer Information Session: 300 w esplanade, North Vancouver
November 2020
6 p.m. – 8:00 p.m.

Hosts:

Brad Lamoureaux
Stella Ablett
Ryan Deakin
Dan Duval

Moderator:

Taj Chohan

Professional Colleagues on Behalf of St Alcuin College:

Lamoureaux Architecture Inc.
Bundt & Associates Inc.
Connect Landscape Architecture Inc.

City of North Vancouver:

David Johnson, Planner

The Meeting:

This Developer Information Session (DIS) was held in a format in line with the City of North Vancouver guidelines for virtual information sessions and met all required notification requirements.

The peak attendance for the meeting was 183 participants.

The ambiance of the evening was warm and engaged, even when expressing questions or comments the demeanor was respectful. Many attendees were nearby residents, and local community members. Community members represented residents, local business owners and school parents. Hosts and colleagues appeared to listen closely to questions and concerns before responding.



Meeting Format:

1. Moderator Introduction
2. Rules of engagement included:
 - a. respectful communication at all times
 - b. all participants were muted until their turn to speak
 - c. all questions or comments were given a 3 minutes time constraint in order to ensure all parties were given the opportunity to speak
 - d. questions and comments would only be opened up after the applicant was provided a chance to present the details of the project
3. Applicant / Project Introduction (Dan Duval)
4. Alcuin video presentation (<https://youtu.be/151SemNZUrs>)
5. Proposal Specifics (Brad Lamoureux)
 - a. general descriptions
 - b. description of permitted uses
 - c. view studies
 - d. privacy studies
 - e. landscape architecture overview
 - f. comparative analysis
6. 1st Poll taken (129 votes/ 90% of attendees participated, approximately 6:30pm)
 - a. 87% YES
 - b. 9% NO
 - c. 5% Impartial
7. Question & Answer period
 - a. See below
8. 2nd Poll taken (118 votes/ 92% of attendees, approximately 7:45pm)
 - a. 92% YES
 - b. 7% NO
 - c. 2% Impartial



Summary:

How was it held?

The Developer Information Session was held on November 12th at 6:00pm. This was based on the framework provided by the City of North Vancouver Planning department for virtual information sessions. The session was hosted using Zoom as the digital platform of choice.

How many participated/attended (do not include the attendees names, addresses or contact information in your summary)?

There was a peak attendance of 183 participants from the community.

Summary of key topics discussed and comments

Positive Comments/ Support

- Improvement of neighbourhood
- Community benefit for:
 - The students and staff of Alcuin College
 - Local business owners
 - Non-profit community groups
 - Local residents
- Beautification of empty lot / existing streetscape
- Addition of community amenity space is welcomed
- Thoughtful building design incorporates
 - Appealing aesthetic
 - Increase privacy for children and neighbours
 - Sound dampening for children and neighbours
 - Energy efficiency
- Poll Results
 - 92% of the audience voted in support of the project



Comments/ questions that required clarification

Views

We have conducted two view studies. One was taken from the south property line of 311 E 1st facing south to provide representation from future balconies. The other was taken from the street on Mahon Avenue intersecting the alley in order to provide a representation from the Quay West building (please see attached drone flight location). Upon visiting the ADP for the first time, concerns were raised by the panel about preserving view corridors to the best of our ability, most notably for 311 E 1st Street. Although we had already given consideration to neighbours' views, our architect and landscape architect went back to the drawing board. We then re-attended the ADP with a much more thoughtfully designed building that further improved view corridors, as well as made the view upon the proposed building itself much more visually pleasing. This was achieved by reducing the massing of the building by narrowing the structure through implementation of more intelligently designed stair columns that contain 4th storey massing completely interior, by reducing floor area and cutting angles at building corners, by introducing a northern facade 4th storey balcony for the sole purpose of planting trees and suspended vegetation with a width just feasible enough to maintain them and not for human use, by creating the concept of a north facade abstract artistic cladding with a live green wall feature to greatly enhance the alley, and by adding a great deal of visually appealing and functionally sound dampening/privacy enhancing green screening around the 3rd storey perimeter. Both view studies, attached, were then given a comparative analysis to demonstrate the improvement of view corridors. Furthermore, new renderings were created to provide a visual representation of the improvements. The views of 311 E 1st from the 4th storey and below stand to benefit from drastic improvement. The previous application would have the many residents from south facing storeys 1-4 looking directly across the alley at a bare institutional wall. The reimagined design creates an interesting streetscape with a ceremoniously envisioned alley brought to life by the artistic cladding and live vegetation. All mentioned units will also still maintain SE or SW view corridors as they would have otherwise. In fact, ADP requested revisions improve these lower storey view corridors comparative to the previously approved 3 storey school design. Storey 5 of 311 E 1st will also maintain SE and SW view corridors, yet now view ample live vegetation due South. Both SE and SW view corridors for the 5th storey have been improved by the mentioned revisions following ADP direction. Storeys 6 and Penthouse of 311 E 1st will continue to experience full 200 degree views from SE to NW, experiencing panoramic downtown Vancouver views from above the proposed school. The Quay West building's views remain relatively unaffected. The proximity of the building and the angled design of the building's balconies to capture southern views provide maintenance of all southern views of the harbour and Downtown Vancouver. Storeys 5 and below will be unaffected between the approved application and the proposed application. The 6th storey will



experience approximately 30 degrees of westerly views interrupted by the proposal, yet still maintain vast southern harbour and Downtown Vancouver views. The penthouse will maintain full panoramic views over top of the proposal. All storeys will maintain a mountain view corridor through the alley. It is important to note that the drone fly location from Mahon Avenue displays views that will be greatly improved when actually standing on balconies to the west, and extremely superior views at units oriented further south in the building. As perspective moves West and South, SW views of Stanley Park and the Lions Gate Bridge expand. During the DIS, we offered to have our architectural photographer attend specific balconies to prove real life view maintenance. We are confident that by doing so, we will accurately depict that the of 30 degrees of westerly view interruption is limited to only two units, and will show that it only interrupts the views of those units from the south end of Lions Gate Bridge westerly, yet still maintaining views from Downtown to Stanley Park and the mountains. We have not yet been granted a formal opportunity to attend to prove the far superior view maintenance to our appropriate streetside drone flight location.

Traffic

It was a primary objective of ours to improve traffic by several mechanisms. The use of the proposed space will not increase traffic in the daytime as it will be used by the children attending the school. Sequential use is proposed outside of school hours and never overlapping. This has been explicitly dictated by strata rules. We worked closely with Bunt and Associates, the traffic consultants who assisted with the original approval. The school use bylaw typically requires 19 stalls, however a variance for a reduction to 11 on site stalls was awarded during the 3 storey approval. Bylaw dictates a necessity for 5 available stalls for the assembly use outside of school hours. Although parking for the proposed additional use is sufficiently covered by currently approved on site stalls in accordance with bylaw given that the use is sequential, we still found room for great improvement that will be benefitted by both uses all hours. We procured 11 additional off site stalls at 132 W Esplanade. We were given a choice between the use of stalls at the Impark lot, and those of a slightly closer Wespark lot. We determined it prudent to use the Impark lot at a slightly greater distance as not to promote crossing of the trucking route on Forbes and Esplanade. A rationale for doing so has been provided to the ITC. We also purchased a passenger van in order to provide car pooling service to community members most in need. Furthermore, we added more electrified bike stalls. We are within immediate vicinity of the largest transit hub on the North Shore and anticipate extensive use of the network by teachers, students, and patrons. A very large percentage of the current student and faculty population already take public transit, as it is highly encouraged by Alcuin. Lastly, the majority of



preliminary assembly use inquiries have come from nearby residents and businesses, many of whom have indicated that convenience for walking to the site is an attractive feature of the proposed community offering. Bunt and Associates provided a report revision, taking these factors as well as updated traffic logistics into consideration. They determined that the proposal will not add any additional traffic burden to the area. The report was presented to the ITC, and was subsequently supported. School pickup/drop off traffic remains unchanged, as was already approved by the City of North Vancouver. School staff are required to take a traffic management course to ensure fluency in appropriate conduct. The continuance of these aspects were presented successfully to the ITC. With the proposed sequential use, the maximum capacity of the building remains unchanged from the original approved design.

Privacy / noise

A comparative privacy study was conducted between the approved 3 storey design and the proposed 4 storey design. The design of the 4th storey proposal was created with improvement of privacy and the mutual promotion of respectful enjoyment of property by surrounding residents and school patrons alike. Currently, the proposal contains a school yard on the 3rd storey open air deck with direct sightlines and sound penetration to surrounding residents. We opted to propose canterlievering the 4th storey over the majority of the approved open air deck, coupled with green screening and improved sound dampening efforts in order to protect all party's privacy. The careful selection of natural sound deadening materials were implemented to achieve greater performance of lessened acoustical transfer. Natural materials that are visually pleasing to the surrounding residents were chosen, that also enhance privacy. Consequently, the same materials were considered as a dual purpose to enhance the mental well being of the children, as was indicated as a matter of importance by the ADP. The comparative view study, attached, provides a visual representation of over 100 students using the currently approved roof deck. The same population of people remains in the rendering of the 4 storey design with enhanced privacy, though they cannot be seen due to the implementation of new materials. Alcuin students use their rec area rain or shine, and the 3rd storey roof deck will be used as a school yard daily by default if not improved upon. By adding the 4th storey and having created stratification for the exclusive use of Alcuin students during school hours, it allows for the same daily programming to be contained indoors the majority of the time. The roof deck will still be used, but not nearly as often as daily. When used, it will be more appropriately contained as described. When the indoor area is used alternatively, and usually, activity will be completely contained, thereby enhancing privacy and lessening noise in all circumstances.

Parking



Parking has been doubled as described in the section regarding traffic. We now have a total of 22 available stalls, comparative to the previously approved 11 stalls. Hence, Alcuin now has 22 stalls rather than 11 stalls (+100%), and sequential community use now has use of 22 stalls rather than the bylaw requirement of 5 stalls (+440%). Bunt and Associates has overseen our efforts to reduce parking burdens through implementation of additional available stalls, increased electrified bike stalls, and the addition of a car pool vehicle. Recent spot counts were updated to conclude that our proposal increases parking availability and lessens burden on surrounding residents and businesses. Questions have been raised by nearby residents about parking, pick up, and drop off within the cul-de-sac at 64 Mahon Avenue. As dictated in the traffic management plan, no such activity is permitted. A pick up/drop off zone has already been allocated by the City and remains unchanged. We propose to pay for residents only parking signage below E 1st Street within the cul-de-sac, if the City of North Vancouver deems appropriate.

Hours of operation

Hours and use are to remain unchanged from the 2017 approval. Alcuin always contemplated use of the roof deck as a common space after 3pm, on weekends, and during summer. The intent is to more appropriately contain the intended use and provide further benefit to the students and community. The hours of operation will remain within CNV bylaw parameters. Furthermore, use of the space will be governed by Alcuin's charter, which is more stringent than bylaw requirement.

Disorderly conduct / safety

Disorderly conduct will not be tolerated at all. Furthermore, measures will be taken to prevent such activity. Alcuin's charter of conduct will enforce respectful use of the space at all times, whether during class or during community use. It is of utmost importance to Alcuin that reputation standards are upheld, and that promotion of respect and inclusiveness remains paramount. A representative member will be in attendance at all hours of use. An adjacent resident indicated that there have been repeated incidents on the block requiring police intervention. We plan to assist the well being and safety of the neighbourhood. We will be an additional set of eyes, with security protocol, added to the block. We also have a relationship with local RCMP for school liaison, and have been in contact with them about using the 4th storey space to further promote safety education and community inclusiveness. Through positive interaction, law enforcement presence will increase, in addition to our own added efforts to promote safety. The vacancy of the site, as well as that of the adjacent northern sites, is likely detrimental to undesirable conduct. The more positive community use of the space that occurs, the less opportunity there will be for crime to occur undetected.



Loitering

The school is intended to accommodate middle and high school students. The current design does not give the students a variety of contained space to enjoy outside of their classrooms. The students will be dissuaded from crossing the trucking route unless for purposeful activities and commute. Being teenagers, it is expected that they will undoubtedly look for covered privacy near to, yet outside of the school classes, during their intermittent free time. We expect to contend with them taking refuge from the elements on Mahon Avenue under the cover of the front entrance and at the entrance of the parkade ramp. By adding the 4th storey unprogrammed space, we are providing a much more suitable variety of space for the students to socialize within on site. The outdoor covered deck becomes an inviting and private urban oasis. The proposed indoor space will become another inviting area to converse that is contained on site. Our ability to prevent student loitering adjacent to residences vastly improves, as does the safety of the students by not being tempted to cross the trucking route or to situate themselves near in and out parking traffic. Loitering during community use will be discouraged ongoing by our always on site representative staff members.

Safety on Forbes/Esplanade corner

This concern has been raised many times. It is a busy and therefore inherently dangerous corner. Our improved building design/functionality, increased parking and carpool availability, and maintenance of our traffic management plan aim to promote safety with this specifically in mind. If the City of North Vancouver would like us to take part in any additional efforts to promote safety of this corner we are pleased to contribute.

Increased building expenses / covered roof deck

An adjacent resident from Quay West was curious if the elaborate design of the 4th storey, cantilevered over the 3rd storey patio is more expensive than alternatively placing the 4th storey at the 3rd storey level and providing a roof deck on the 4th storey. The answer is yes, absolutely it is much more costly to design the proposal the way that we did. Cost was not our primary consideration when livability of nearby residents and functionality for school patrons is a contending issue. For the multitude of reasons previously described that focus on both privacy and safety, we opted for a more costly design to prioritize the enjoyment and safety of our community.

Will the amenity space be sold



The amenity space will not be sold. It is being made a reality through contribution by parent participation. Stratification will occur for joint ownership and operation by the Alcuin/Parent partnership. The only provision for sale contractually permitted is for Alcuin to increase share ownership of the strata lot over time, in part or in whole. It is contemplated that Alcuin will solely own the entire building, and in the meantime they maintain a controlling share.

Why not use current available community spaces

There are several nearby rental amenities in the Lower Lonsdale area. Alcuin has rented these locations in the past for particular events such as graduation. However, co-founder

Stella Ablett described the perpetually increasing difficulty of availability and costs associated with gaining access to these spaces. Alcuin College is a non-profit foundation. In addition, tuition is reduced in instances according to a family's economic circumstance. The financial burden for using spaces frequently, especially with rates already risen and expected to rise with inflation, is prohibitive. Most importantly, using external rental facilities limits the variety of ongoing uses. The 4th storey proposal is intended for everyday use and enrichment of student's lives. Being able to offer it as a lesser cost, or no cost, option for community amenity use that meets a different demographic than those currently offered is a result of the synergy between Alcuin having ongoing ownership use of the space combined with our core values of community.

Wedding / type of use

Many questions have been directed regarding the use of space for weddings and alcohol consumption. The proposed 4th storey has not been designed to appropriately host weddings in the way that nearby event rental spaces have been. The proposal does not contain a kitchen, a bar, or a designated reception space. It is designed to accommodate a wider range of community uses that lend more to seminars, workshops, and outreach programming. In fact, it is designed to replicate the use of education during school hours, after hours, without excessive change or set up. Most importantly, inappropriate alcohol consumption does not align with Alcuin's charter or beliefs. An example was made that we will not rule a celebration of love out simply based on the word wedding, however, it will be looked at critically on a case by case basis, as all community requests will be. Absolutely all community uses will have to align with Alcuin's charter of use and strong community values. Events requesting alcohol consumption in any context will be required to make their own independent inquiry to the CNV after preliminary vetting by Alcuin, with approval or denial to be determined municipally. Nearby residents should anticipate uses that have been already asked and approved by us as candidates, such as: child/adult/seniors fitness, immersive toddler story time, continuing education, language development, arts instruction, small business satellite flex space for seminars, non-profit



sharing, etc. None of these community events, no matter what the topic, will be permitted to become unruly, and will be selected on a basis of that not being a possibility to begin with.

Why wasn't this part of the original application

The building was originally designed to accommodate up to 6 storeys similar to the surrounding buildings, and a 4th storey was initially designed. The foundation and systems of the building were initially designed for highest and best use, and remain over engineered even for 4 storeys. Being a non-profit, compromises were required by Alcuin College throughout initial budgeting and implementation. One of the compromises was at both student's and nearby resident's expense, to only provide an open air school yard and public space. It was not ideal but the only option within means at the time. Then, great intentions from many minds came together. The school has a core value of community involvement. The parent population is very actively involved in the school and the community, both by activity led by the school and also by independent endeavour and mindset in many instances. Since 2017, several parents have combined efforts to creatively achieve feasibility of the space. Nearly every school has a gymnasium for enrichment of student's education, the school's necessity for functions, and they almost always open their doors periodically for community engagement. Our parents enthusiastically yet methodically developed a plan that appropriately meets all needs, plus provides an even greater opportunity for community benefit. Parents then committed the necessary resources to supplement as angel investors, thereby providing Alcuin College a feasible path to inclusion of such a crucial space, while simultaneously doing a great service for the City in which we reside and participate. It is not an afterthought, but it is a well thought out plan that took an incredible amount of collaboration, the creativity of providing a community benefit to assist, and a fair amount of time to perfect.

Summary of how issues have been considered and solutions incorporated into the programming or design of the development proposal.

Most of the concerns expressed throughout the information sharing process to date had been contemplated by the aforementioned foresight, consultancy, and through the helpful guidance of municipal advisory panels and staff. Community engagement prior to the DIS also guided us to commit to a high standard for enhancement of materials, privacy, safety, operation considerations, etc. During the DIS some very insightful observations were brought to our attention. We have continued to work with community members to discover how we can further address ideas. On December 10th we are also commencing the first of many virtual 'Tea & Chat' community meetings hosted by Alcuin College to provide an ongoing platform for surrounding community members to engage and collaborate with us, aside from we being



available ongoing on a daily basis for discussion. We're an open book but we'd like to also encourage formal instances of opportunity to promote engagement. We love to hear from the community. The idea of the Tea & Chat platform to not only serve as a platform for community engagement during construction, but also to continue during operation so that we can continue to engage the public, and to provide continual assurance that we are responsible and accountable.

Environmental

- We are considering solar panels to enhance. We will certainly now prepare for them by installing necessary infrastructure during the build, in response to a community member's comments during the DIS.
- Investigating alternate carbon reduction initiatives (CARBON CURE)

Clarification of information regarding Laco petition

Clarification has been provided to several community members independently upon request, to local government and staff, and to those attending the DIS. The petition has since been removed by change.org for violation of their terms of use concerning misinformation. We feel that we have appropriately responded to dispel inaccuracies and confusion, and wish to focus on the positivity of the project for the school and the community rather than to continue to entertain mistruth and malicious activity by the repetition of addressing the specific content. The majority of discontent with this application arose from this malicious petition. Once accurate information was shared, the majority of those have since expressed retraction, indifference, or have taken the opportunity to collaborate with separate ideas. We have personally responded to every single person that has contacted us to request information or details.



Virtual DIS - Signs / Notices

Signs on Site

Signs were placed on Forbes ave and Mahon Ave in accordance with guidelines provided by the CNV planning department. Time stamped photos were taken.

North Shore News

North Shore News advertisements were done in accordance with the guidelines provided by the CNV planning department.

Notice of DIS

Handouts were provided to local residents as indicated on the map provided by the CNV planning department. Additionally a copy of the handout was provided to Strata of nearby residential buildings as access to units was prohibited due to the COVID-19 pandemic. Strata acknowledged in email that the handout was distributed successfully to all residents by the appropriate deadline. Time stamped photos were taken of hand deliveries.

Comment Sheet

Comment sheets were collected from residents over the 2 week period following the virtual DIS. Comment cards have been included with this package in accordance with the guidelines provided by the CNV planning department. In total 84 comment sheets were sent to us directly. All 84 received are in support and 0 are in opposition. Comments for suggested improvement have been documented and are being explored.

Attachments

- Comment Sheets
- View Study 311 E 1st Street
- View Study Quay West
- Privacy Study
- Signage Verification
- NS News Verification
- 40m DIS Notification Verification

Continued inquiry can be made at alcuin@montaignegroup.ca. We will promptly arrange interaction by phone, email, virtually, or distanced in person.

Good Neighbor Letter:



**NOTICE TO OWNERS/RESIDENTS
63 Mahon Ave
CITY OF NORTH VANCOUVER - CONSTRUCTION NOTICE**

Dear Residents, Business Operators and Organization representatives,

We want to wish you the best of health and safety during Phase 3 of BC's Restart Plan. Between October 19th, 2020 and December 18th, 2020,

Montaigne Group Ltd will be excavating the vacant lot located at 63 Mahon Ave, in the City of North Vancouver. Construction is expected to take place between the hours of 7:00 am and 8:00 pm, Monday to Friday and between the hours of 9:00 am and 7:00 pm on Saturdays.

In this timeframe, we will have various excavation and shotcrete equipment on site. During this portion of construction, there will be traffic diversions on Forbes and Mahon Ave, as well as a partial street closure to non-residents of lower Mahon Ave. Residents on the East side of Mahon will continue to have full access to their parkade and building.

The actual work site will be kept as compact and tidy as reasonably possible. The workers will cooperate with the businesses to try and minimize the impact the work will have on day-to-day business operations. They will also be following stringent health and safety protocols.




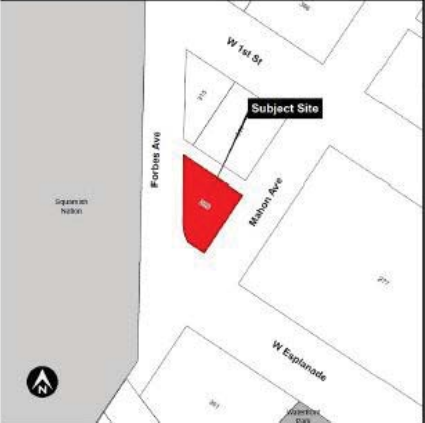
If you have any questions or concerns, please contact our Project Manager, Daniel Duval at dan@montaignegroup.ca or by phone at 778-951-9528.

Please also refer to the City's web site at <http://www.cnv.org/construction> for construction updates.

Regards,

Daniel Duval,
Montaigne Group Ltd.

DIS Handout:

<p>Front</p>		<p>Virtual Developer's Information Session Public Comment Opportunity 63 Mahon Ave.</p> <p>How to Participate: Virtual DIS pre-registration</p> <p>Email: alcuin@montaignegroup.ca or Dial In: +1 778 907 2071</p> <p>Meeting ID: 997 4338 9170 Passcode: 266421</p> <p>Date & Time: November 12th, 2020 6:00 PM – 8:00 PM</p> <div style="display: flex; justify-content: space-around;">   </div>			
<p>Back</p>		<p>Brad Lamoureux Architect has submitted a development application to the City of North Vancouver for 63 Mahon Avenue to permit the development of Alcuin College's new school campus. The proposed development includes a 4-story school campus with adjoining gymnasium, and community amenity space</p> <p>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.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="813 926 1068 1108"> <p>Applicant Contact Brad Lamoureux Lamoureux Architect Inc. 3392 Marine Dr, West Vancouver, BC V7V 1M9 brad@lamoureuxarchitect.ca Telephone: 604-925-5170</p> </td> <td data-bbox="1068 926 1356 1108"> <p>City of North Vancouver Contact David Johnson Planning & Development 141 West 14th Street North Vancouver, BC V7M 1H9 Planning@cnv.org Telephone: 604-990-4219</p> </td> </tr> </table>		<p>Applicant Contact Brad Lamoureux Lamoureux Architect Inc. 3392 Marine Dr, West Vancouver, BC V7V 1M9 brad@lamoureuxarchitect.ca Telephone: 604-925-5170</p>	<p>City of North Vancouver Contact David Johnson Planning & Development 141 West 14th Street North Vancouver, BC V7M 1H9 Planning@cnv.org Telephone: 604-990-4219</p>
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DIS Signage:
Forbes



Mahon:



North Shore News: Nov 4th, 2020

North Shore News - Google Chrome
edition.pagesuite-professional.co.uk/html5/reader/production/default.aspx?pubname=&edid=3f396932-a8ee-4424-afa3-a7b9266c572

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Woman gets to know dad better after sketches discovery

ALL COMMUNITY | **COMMUNITY** | **NEWS**

For the first time, a woman has been able to see her father's face. It's a moment of joy for the 60-year-old woman, who has spent the last 15 years searching for her father's identity. She has now discovered that her father is still alive and well, and she has been able to see him for the first time in 15 years.



The woman, who has been searching for her father since she was 45, has now discovered that her father is still alive and well. She has been able to see him for the first time in 15 years, and she has been able to see him for the first time in 15 years.

Hockey academy put on ice

SPORTS | **LEADER**

The North Shore Hockey Academy has been put on ice. The academy, which was founded in 2015, has been put on hold due to the COVID-19 pandemic. The academy has been put on hold due to the COVID-19 pandemic.

TIME TRAVELLER

PHOTO | **LEADER**

A photograph of a man in a white shirt and a woman in a black shirt. They are standing in front of a building. The man is looking at the camera, and the woman is looking at the man.

Fall Fly London Event

Nov 11-21
20% OFF
NEW FALL FLY LONDON AND SOFTIGNS

Extra 15% off Clearance Flys and Softigons

New Store Hours: Sun - Sat 10am - 5pm

COVID Precautions in Effect

McLennan's

INTERNATIONAL FINE DINE MENU
20% OFF

Salad • Pasta • Roast Chicken • Grilled Salmon • Beef • Pork • Lamb • Vegetables

Gertsog & Company

COMMERCIAL LEGAL SERVICES

1178 707 2017 Canada
Meeting St. 9th Floor W.10
Vancouver, BC V6C 2G1

Developer Information Session

Virtual DIT pre-registration
Deadline: November 12th, 2020

How to participate: Visit www.shylo.com

Helping North Shore seniors stay safely in their own homes for 40 years

Shylo

Shylo is a leading provider of home care services for seniors. We have been helping seniors stay safely in their own homes for 40 years.

Nov 11th 2020

North Shore News - Google Chrome
edition.pagesuite-professional.co.uk/html5/reader/production/default.aspx?pubname=&edid=7395cbda-0c53-4d06-9425-37b172963f01

PageSuite 42-43 / 60

Facebook Photo Contest Winner

DOGS OF HALLOW'S EVE

BOW WOW!
THOSE WERE SOME CUTE COSTUMES!

There is everyone who took the time to enter their photos on our DOGS OF THE NORTH SHORE Facebook page. And thank to everyone who took the time to vote for their favourite. The winner is...

COUSIN YOUNG
WIVES & WIFE & WIFE

MORE GREAT PHOTOS

Entrepreneurs lauded for creativity

COMMUNITY | **LEADER**

Two entrepreneurs have been lauded for their creativity. They have developed a new product that is both innovative and practical. Their product has been well-received by the community.

Campaign launched to support youth worker

COMMUNITY | **LEADER**

A campaign has been launched to support a youth worker. The campaign aims to raise awareness of the challenges faced by youth workers and to provide them with the support they need.

Kiwans North Shore Housing Society

COMMUNITY | **LEADER**

The Kiwans North Shore Housing Society is a leading provider of housing services for seniors. We have been helping seniors find safe and comfortable housing for many years.

BUY LOCAL OR BYE-BYE LOCAL

COMMUNITY | **LEADER**

A campaign has been launched to encourage people to buy local. The campaign aims to support local businesses and to ensure that the local economy remains strong.

Developer Information Session

Virtual DIT pre-registration
Deadline: November 12th, 2020

How to participate: Visit www.shylo.com

BRITISH BUTCHER

Quality Meats & British Treats!

Fresh, Custom-cut Meats
In House Meat Pies & Sausages
All Imported Cured Meats & Sausages

702 Quinceway Avenue, North Vancouver
604-960-0444
ENTERPRENEURSHIP@BRITISHBUTCHER.COM

Alcuin Renderings



Mahon Ave View Study

PENTHOUSE



6TH FLOOR



5TH FLOOR

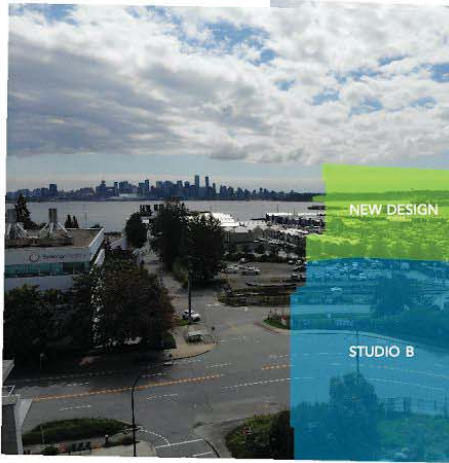


Mahon Ave View Study

PENTHOUSE



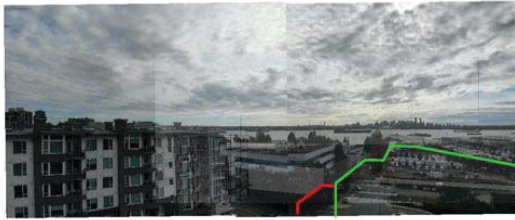
6TH FLOOR



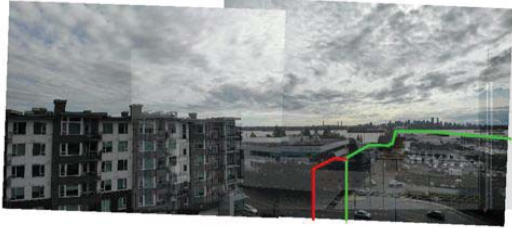
5TH FLOOR



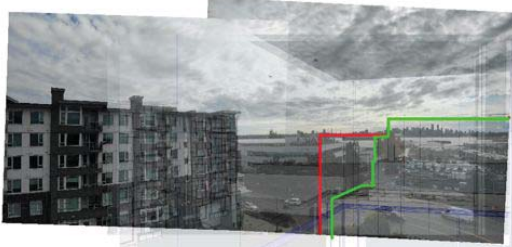
311 E 1st View Study



PENTHOUSE



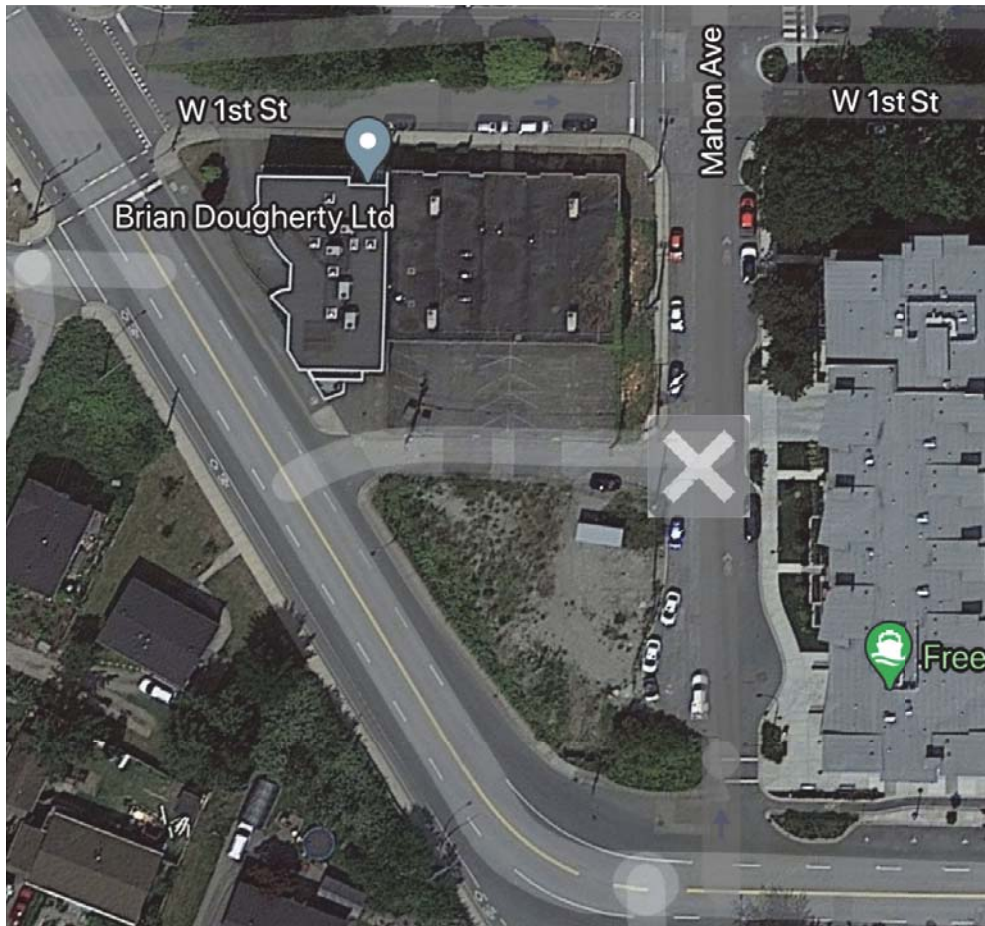
6TH FLOOR



5TH FLOOR



Location of Drone Shots for Mahon Ave View Studies



Privacy Study



People populated without privacy as per approved



People populated with privacy as per proposal



Public Hearing presentation for 63 Mahon Avenue Bylaw No. 8819

Presented March 1, 2021
Development Planning



Introduction

For Council's consideration, a proposed rezoning application to amend the current CD-684 Zone to add an additional floor on top of a previously approved private school.



Background

The previous application was approved by Council on February 6, 2017.

- Two full storeys and one partial storey;
- At the time it did not include an indoor multi-use space.
- The applicant now wishes to achieve this by adding an additional floor to the building.

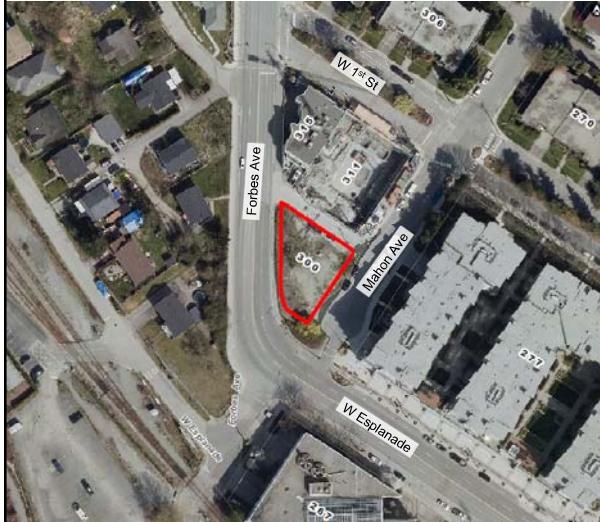


Background

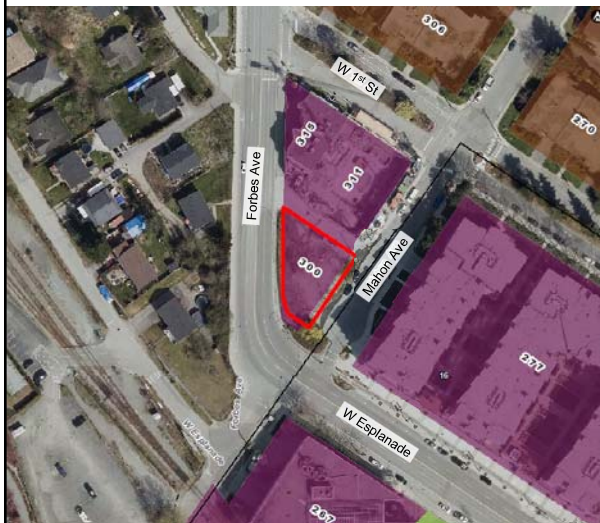
- Building Permit application based on previous Council approval has been applied but permit is not issued.
- Some initial site work has started.
- Should the additional floor be approved, the applicant will revise BP application to include the top floor.



Location



Land Use and Zoning



OCP Designation

- Mixed-Use Level 4A (MU4A)
- 2.60 FSR base
- Up to 6 Storeys can be considered

Zoning

- CD- 684 (per Council 2017 approval)
- 1.90 FSR max.
- Height can be up to 50 feet per LL-3 base Zone.
- 2017 approved building height is 43.7 feet.

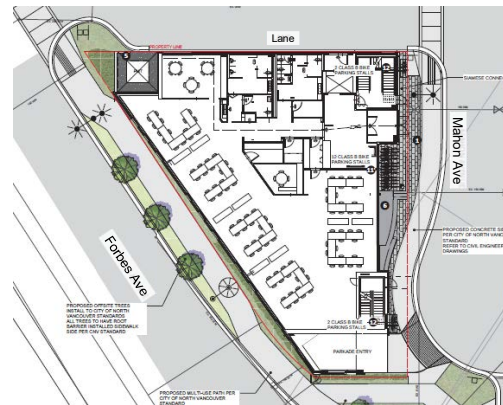
Context



Proposal

Most of the building would not change, including:

- same underground parking level and the first two floors;
- same off-site frontage improvements



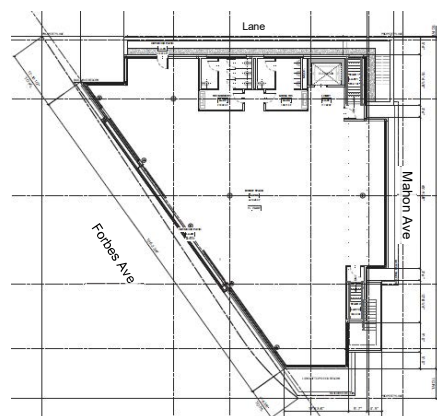
Proposal

- Slight modifications to the outdoor space on the third level through landscaping finishing, which would now be covered by the proposed fourth floor.
- The interior space on the third level would remain the same.



Proposal

- The proposed fourth floor is intended to be used as a multi-use space for the school during school hours.
- After school hours the space can still be used by the school, but is also available to the wider community.



Proposal

The school intends to use this space for school gatherings such as:

- Graduation
- Science Fairs
- Active space
- Assemblies



Proposal

The proposed uses for the public is focused on the community to encourage:

- Continuing Education
- Seniors activities
- Art Exhibitions
- Meeting space for local Non-Profit groups and local businesses



Proposal

The applicant has reached out to local groups and offered this space for them to use during after-school hours, free of charge:

- Big Brothers and Big Sisters
- Scouts
- North Shore Community Resources
- Squamish Nation
- Canadian Iranian Foundation



Community Benefits

- No requirement for the applicant to offer a community benefit in this application.
- Should the application move forward, the applicant is willing to secure the commitments being offered in an agreement to formalize the details, including:
 - Terms; and
 - Criteria to ensure fairness and community access
- This commitment would be formalized and secured through a Community Use Agreement, which the City is a party to.

Transportation and Parking

- Site is adjacent to a main truck and bus route through the City.
- Adjacent to the AAA bike network where an extension of the separated bike lane was secured as part of the previous approval.
- Access to Mahon from Esplanade will be closed off to provide a safer pedestrian and cycling path.
- On-site parking for 11 vehicles is in the underground parking lot. It also has space for secured bike parking, mechanical and LEC connection rooms.

Transportation and Parking

- The Zoning Bylaw requires a minimum of 5 more parking stalls for the top floor.
- An additional 11 parking stalls is proposed to help with parking with the additional floor space.
- Off-site location at 132 West Esplanade is secured through a long-term lease (440m away from the site).



Transportation and Parking

- The applicant has also secured a vehicle to help transport those between the school and this parking lot.
- A requirement to secure the off-site parking can be incorporated in the Development Covenant that will be registered on title.



Transportation and Parking

A revised Transportation Study was submitted to look at specifically reviewing the changes made to the previous approval.

- The maximum school enrolment of 200 students has not changed.
- The additional floor space would be used by the school during school hours and not available for outside use.
- Pick-up and drop-off plan would not change.
- Deliveries to the site would not affect the normal use of the school, and staff is satisfied that a variance to a loading bay be granted.

Transportation and Parking

- The Zoning Bylaw supports off-site parking to be counted as part of the parking total for locations within 121.9 metres (400 feet) of the subject site.
- The proposed location is outside this distance and does not meet the requirement. A variance to the Zoning Bylaw for the 5 additional parking stalls for the added floor space is required.
 - Supported due to the location of the site being close to several Public Transit routes and the Lonsdale Seabus Terminal and bus loop.
 - A shuttle bus will be able to transport people to/from the school to other areas of the City.

Zoning

The proposal requires an amendment to the current CD-684 Zone by:

- Increasing the allowable building height from 50 feet to 64.9 feet.
- Increasing the allowable density from 1.90 FSR to the OCP base of 2.60 FSR.
- Lot coverage above the second storey.

No amendment to the permitted uses is required – the intended use of the proposed top floor meets the assembly use that is already listed in the Zone.

Advisory Committees

Integrated Transportation Committee

- Presented the application and the Transportation Study on September 9, 2020.
- The proposal was supported.
- Suggested a role of an “traffic and parking coordinator” to manage parking demand on site including communication with potential community users of limited street parking in the area, and that users find other means of getting to the site other than private vehicles.

Advisory Committees

Advisory Design Panel

- Presented the application twice to the Panel.
 - September 16, 2020 the Panel asked the applicant to return.
 - Reduce the size of the building at the north end to improve the sightlines from the building to the north;
 - October 21, 2020 where the Panel gave unanimous support to the application.
- Improvements to the proposal from the first review:
 - Improvements to screening views to and from the east side of the outdoor section of the third floor by adding landscaping to screen the views and soffit material to dampen noise;
 - Top corners of the proposed floor were shrunk to improve views from the northern property; and
 - Vines on the north side of the building were added to soften the look from the northern property.

Community Consultation

- The applicant held their Virtual DIS on November 12, 2020 following a notification process in accordance with City recommendations.
- An estimated 183 people attended with most of those attending in favor of the proposal, citing the following reasons:
 - Provides the school with a flexible space for student activities and events;
 - Finding space to conduct these activities has been difficult in the past; and
 - There is high demand for this space from community and cultural groups for low cost meeting and gathering space.

Community Consultation

- Staff separately received a number of letters in opposition to the proposal, identifying:
 - The type of users of the proposed additional floor outside of school hours would bring unwanted noise to the neighbourhood;
 - Proposed scale of the building would be too big for the site; and
 - Anticipated traffic would further disrupt an already busy area.

Community Consultation

- A private company (Laco Holdings) has submitted its own community engagement and transportation study report on the proposal;
- The report outlined concerns that echo similar comments heard from those who opposed the proposal.
- Staff have communicated to Laco Holdings and their consultants regarding our concerns on the process undertaken by Laco Holdings and issues that were included in the report, including:

Community Consultation

- Lack of clarity on who is conducting the survey and lack of full detail regarding the proposal on their survey;
- Did not outline where additional information on the proposal could be found – i.e. the City's Let's Talk webpage or City project planner;
- Did not outline what the information being asked of the respondent would be used for; and
- A significant error in the materials suggesting the proposal's height is similar to a 9 storey building.

Staff Response

Public feedback on the application has assisted staff in its evaluation of this application:

- Overall, OCP/use is supportable – staff are only assessing the incremental impact of the additional floor.
- Staff is satisfied with the applicant's effort in mitigating any massing and related private view impacts.
- There is a high demand of such a space and can be put to good use – Community Use Agreement to secure access is recommended.
- Off-site parking commitment can be secured through the Development Covenant.

Staff Response

- The applicant is also interested in collaborating with residents in the area and put into practice an “operation agreement” to address any concerns regarding noise, parking on a continuing basis whenever the school or the space is in operation – this is up to the applicant.

Conclusion

- The proposed top floor addition is intended to provide a multi-use space for students, staff, local community and cultural groups as well as space for local business meetings.
- Local not-for-profit groups have been offered free rent for the use of the space.

Conclusion

- Concerns from the neighbourhood about the operation of the school and the space, such as parking, noise and cleanliness, can be addressed through an applicant-driven initiative to work with the neighborhood;
- Off-site improvements are unchanged from the previous approval and have already been secured.



Thank you.

city
of north
vancouver

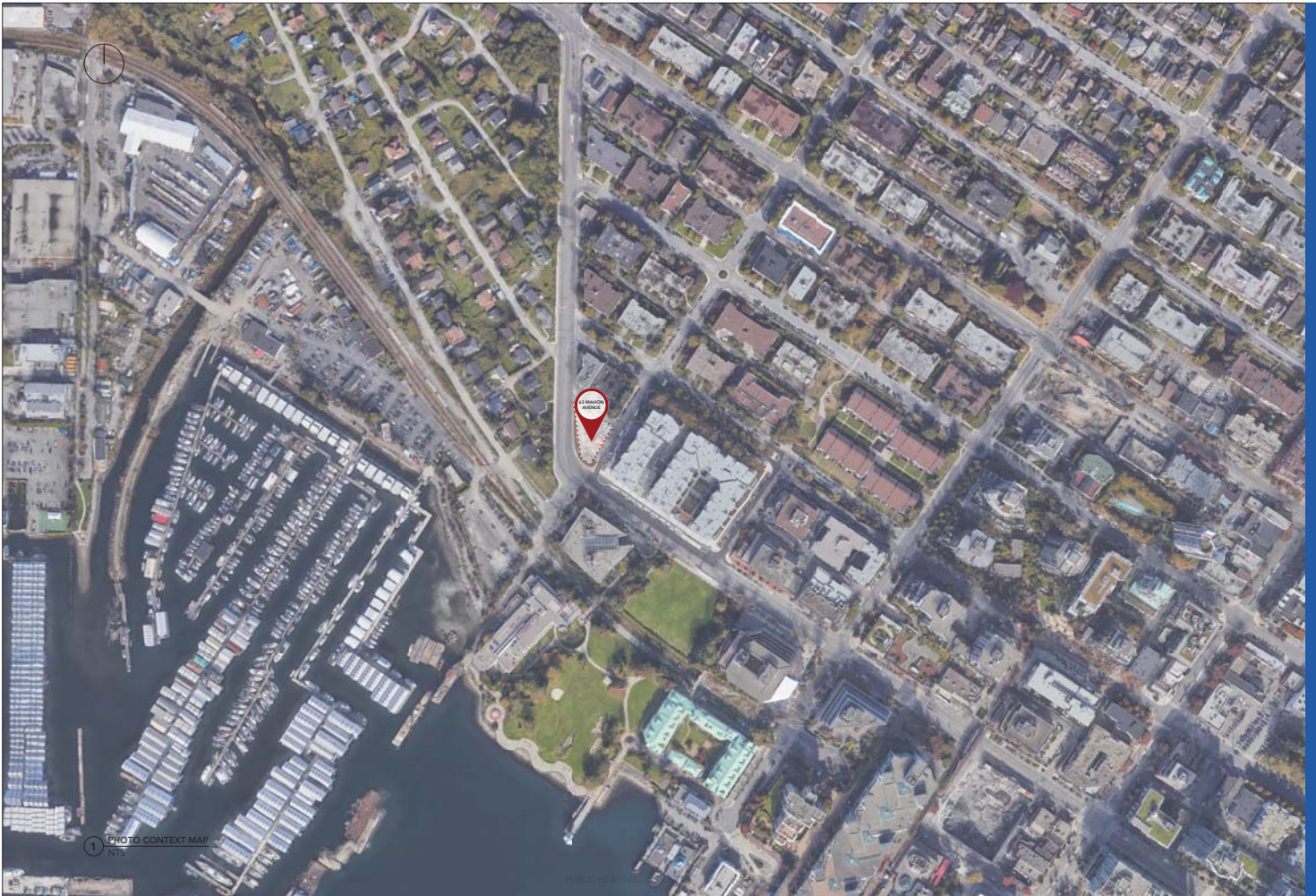


LA

ALCUIN COLLEGE
63 MAHON AVENUE

PUBLIC HEARING
CITY OF NORTH VANCOUVER

MARCH 2021



OVERVIEW
SITE LOCATION

PHOTO CONTEXT MAP
NTS



PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021



1 PREVIOUS DESIGN (2017)
2.5 STOREY BUILDING

*IMAGE COURTESY OF STUDIO B ARCHITECTS

PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021



1 PROPOSED DESIGN (2020)
4 STOREY BUILDING

PUBLIC HEARING - ALCUIIN COLLEGE - MARCH 2021



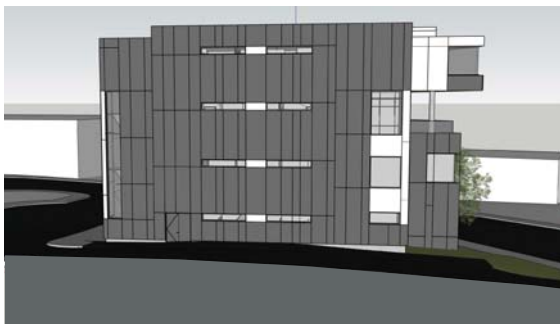
1 PROPOSED DESIGN (2020)
4 STOREY BUILDING

PUBLIC HEARING - ALCUIIN COLLEGE - MARCH 2021

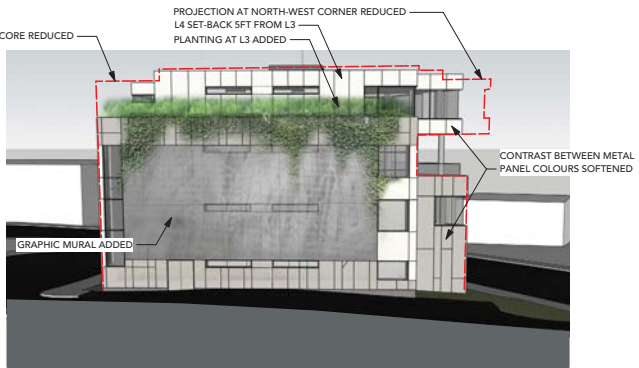


1 PROPOSED DESIGN (2020)
4 STOREY BUILDING

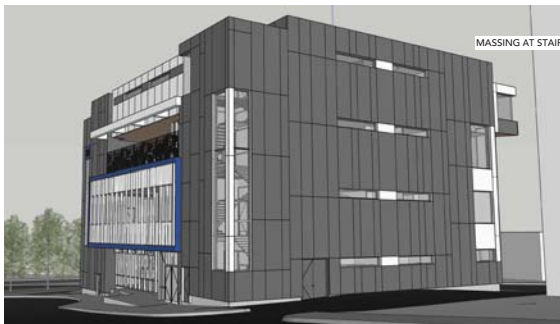
PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021



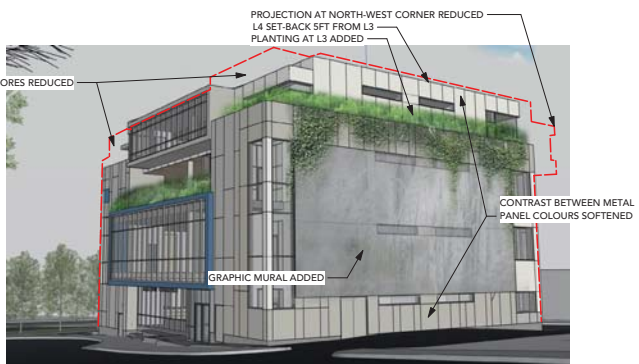
NORTH ELEVATION - PRESENTED AT ADP MEETING SEPT . 16 - 2020



NORTH ELEVATION - REVISIONS INCLUDED IN CURRENT PRESENTATION OCT. 21 - 2020



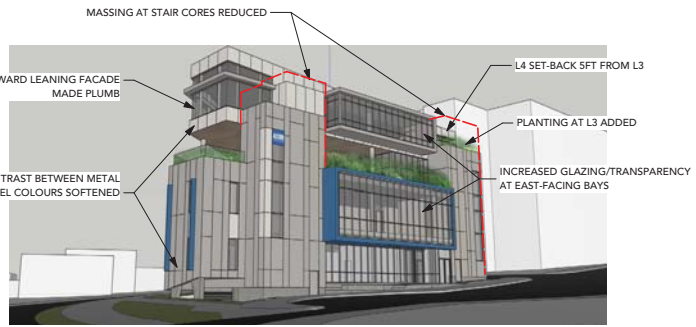
NORTH-EAST ELEVATION - PRESENTED AT ADP MEETING SEPT . 16 - 2020



NORTH-EAST ELEVATION - REVISIONS INCLUDED IN CURRENT PRESENTATION OCT. 21 - 2020



SOUTH ELEVATION - PRESENTED AT ADP MEETING SEPT .16 - 2020



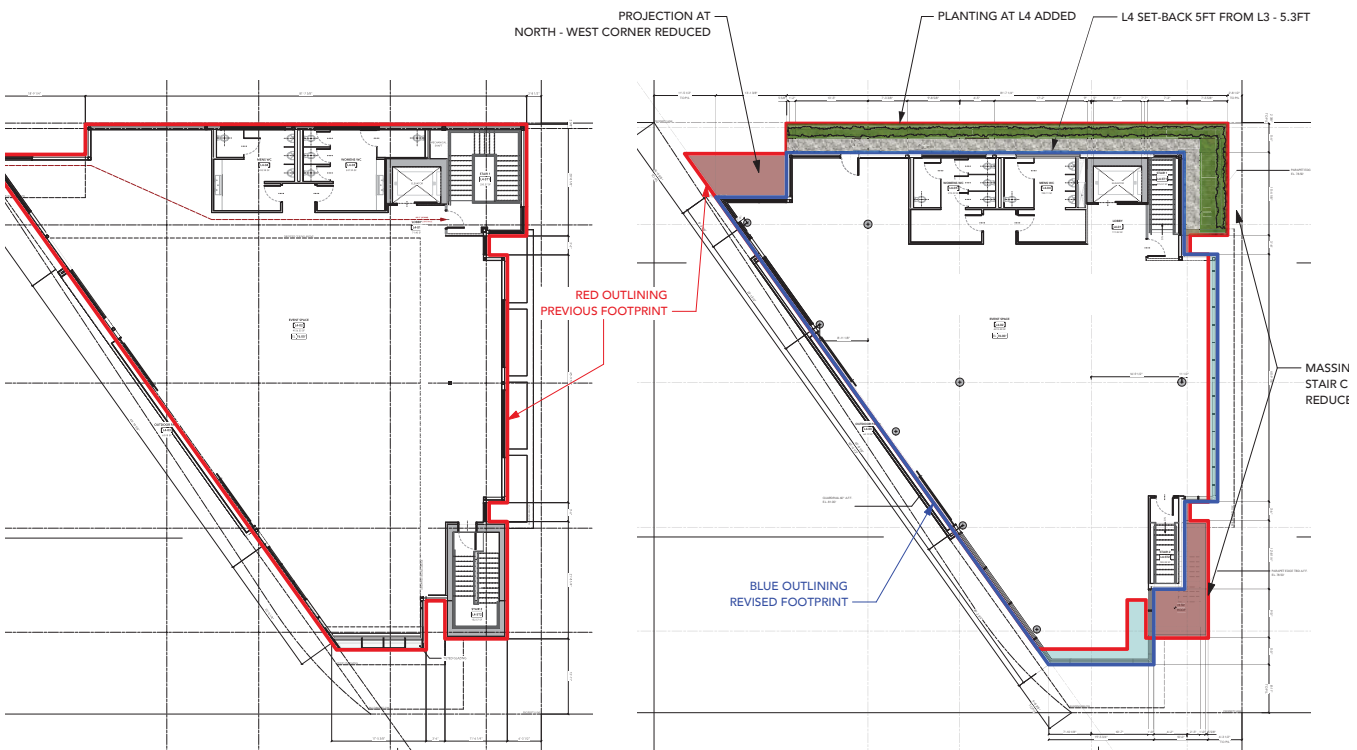
SOUTH ELEVATION - REVISIONS INCLUDED IN CURRENT PRESENTATION OCT. 21 - 2020



WEST ELEVATION - PRESENTED AT ADP MEETING SEPT .16 - 2020



WEST ELEVATION - REVISIONS INCLUDED IN CURRENT PRESENTATION OCT. 21 - 2020





PENTHOUSE



6TH FLOOR



5TH FLOOR



— PREVIOUS DESIGN (PRESENTED SEPTEMBER 16, 2020)
 — REVISED DESIGN (CURRENT AS OF OCTOBER 21, 2020)

PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021

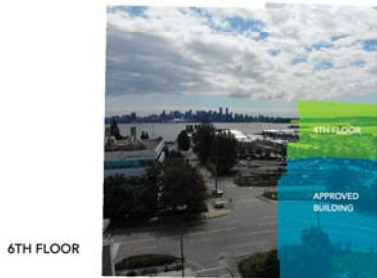


PENTHOUSE



4TH FLOOR

APPROVED BUILDING



6TH FLOOR

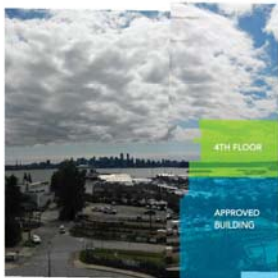


4TH FLOOR

APPROVED BUILDING



5TH FLOOR



4TH FLOOR

APPROVED BUILDING

VIEW STUDY LOOKING SOUTH





PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021



PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021

Good afternoon Ryan,

We write in response to your recent inquiry regarding the updated plans for the proposed new school at 63 Mahon Avenue, North Vancouver. The location of the proposed new school is situated within the Traditional Territory of the Squamish Nation. These lands have been used and occupied by the Squamish Nation since time immemorial. The Squamish Nation asserts its claim to title and rights within its traditional territory.

This proposed project was previously referred to the Squamish Nation in 2016 at which time the project was provided permission to proceed. We understand that the proposed plans which were previously referred to the Nation have recently been updated, with the proposed update limited to the addition of a fourth storey in the proposed school building. We have completed a technical review of the update, and consider the proposed update appropriate to proceed.

Please contact the undersigned if you have any further questions about the above.

Huy chəw a,

Peter Baker
Director, Rights & Title

T 604-982-0510
C 604-317-3419
F 604-982-0515
squamish.net



PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021



1 EAST CONTEXT ELEVATION (MAHON AVE)



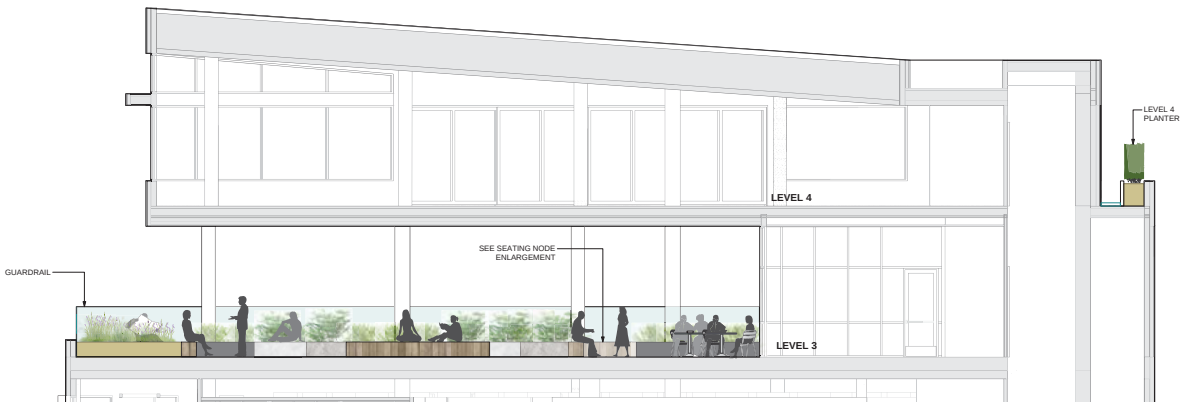
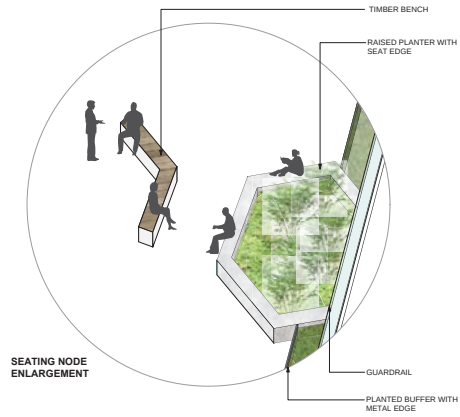
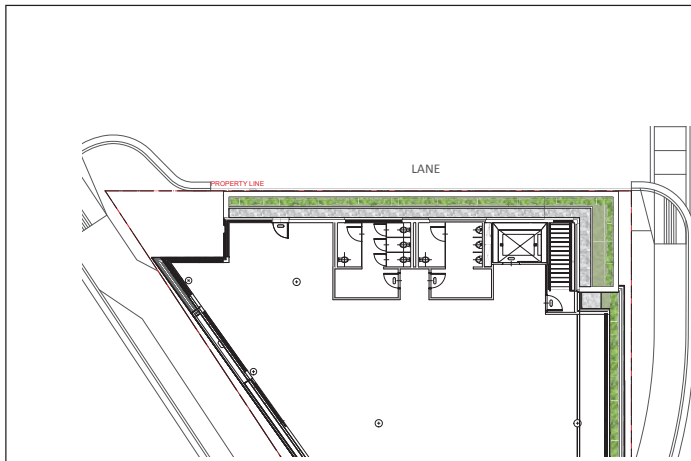


PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021

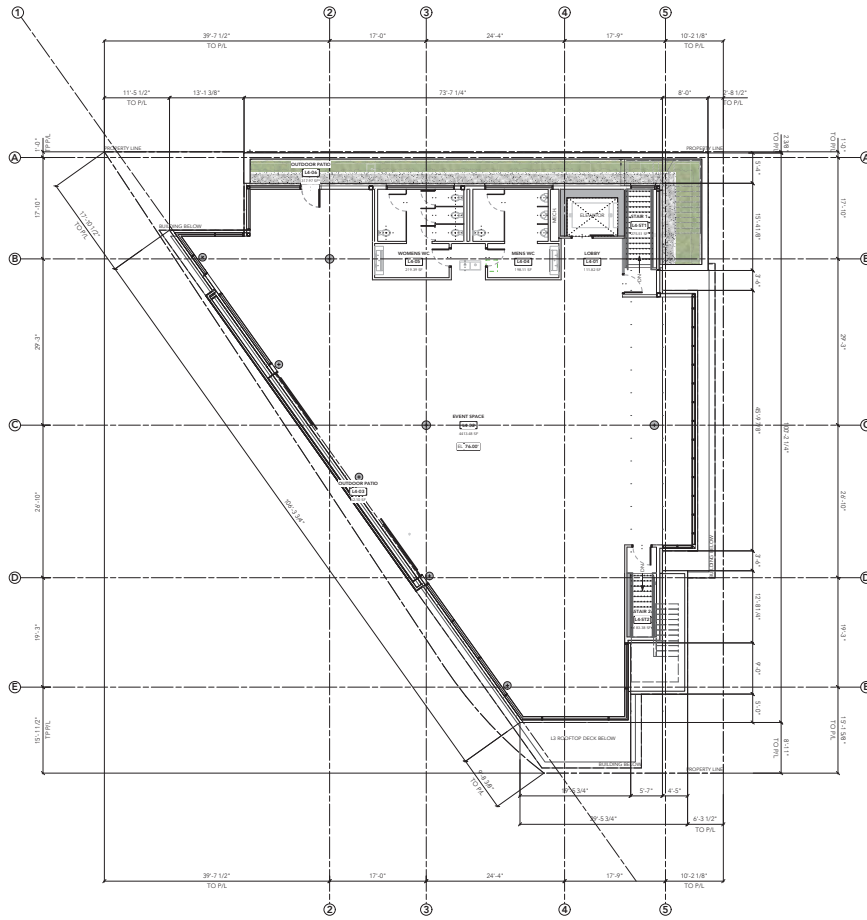




PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021



PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021



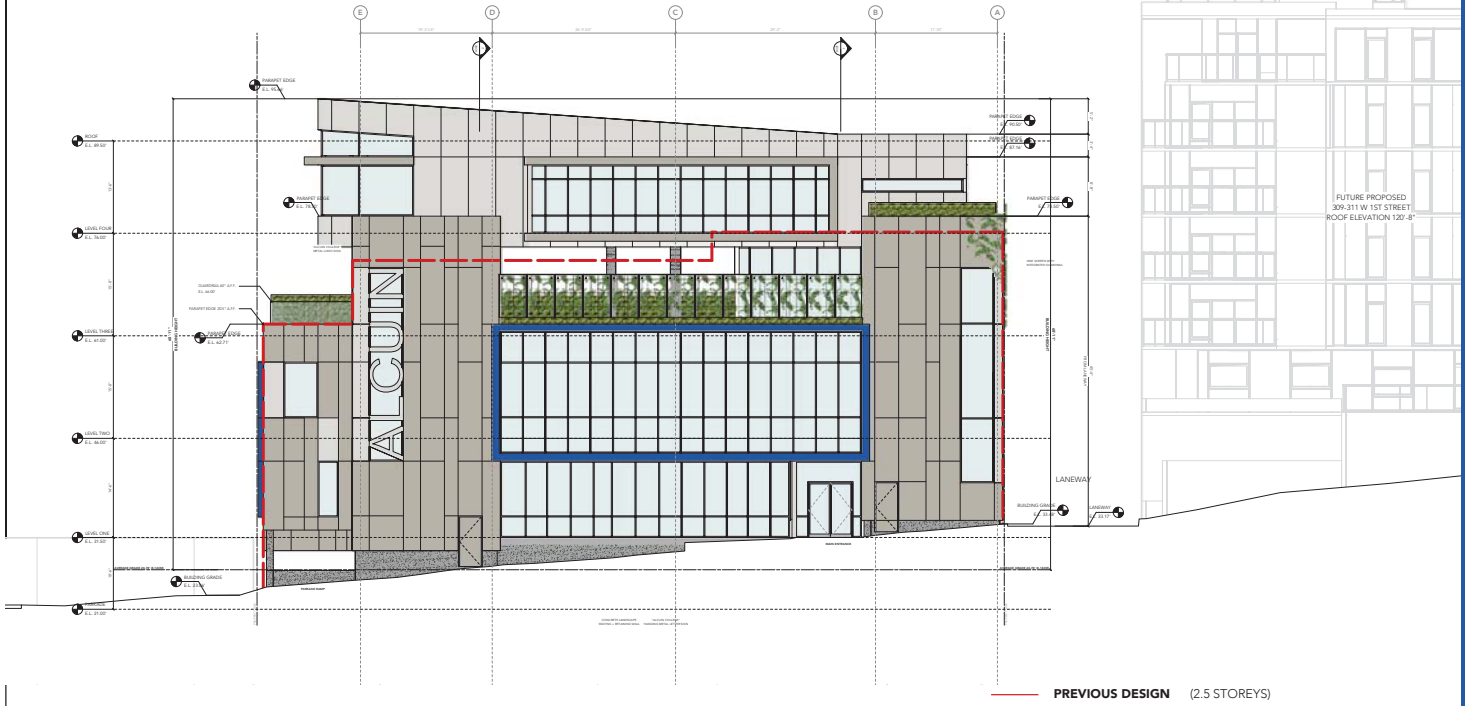
1 L4 PLAN
1/16" = 1'-0"

PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021



1 PROPOSED DESIGN (2020)
4 STOREY BUILDING

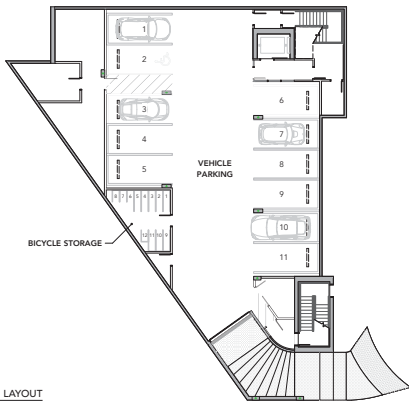
PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021



1 PROPOSED DESIGN (2020)
4 STOREY BUILDING

PREVIOUS DESIGN (2.5 STOREYS)

PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021



2 PARKING LAYOUT
NTS

PARKING SUMMARY

VEHICLE PARKING	REQUIRED	PROVIDED
ON-SITE STALLS	16	11
OFF-SITE STALLS	N/A	5
TOTAL VEHICLE PARKING	16	16
BICYCLE PARKING	REQUIRED	PROVIDED
SHORT TERM	23	18
SECURED	8	12
TOTAL BICYCLE PARKING	31	30



1 ADDITIONAL PARKING
NTS

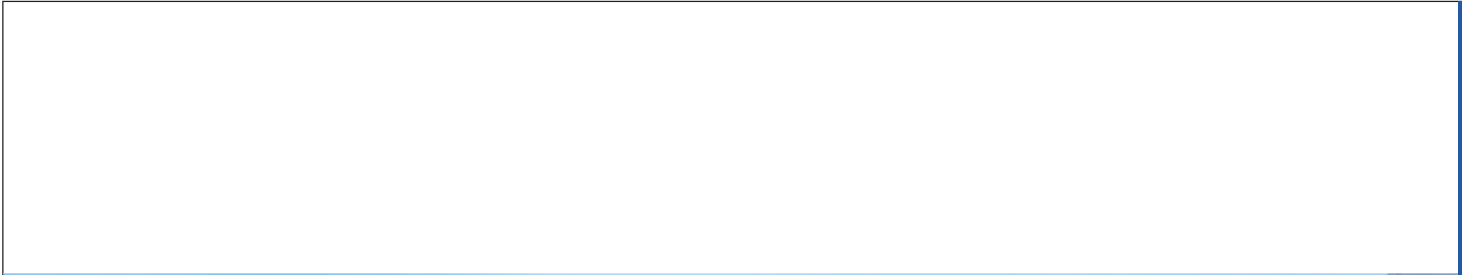
PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021



1 SOUTH CONTEXT ELEVATION (ESPLANADE)



PUBLIC CONCERNS BUILDING HEIGHT



1 PROPOSED DESIGN (2020)
4 STOREY BUILDING

PUBLIC CONCERNS RE-ZONING



Dear Neighbours,

On behalf of Alcuin College, I am pleased to announce that on November 2, we broke ground on our new building at 63 Mahon Ave.

Alcuin is an independent, non-denominational, non-profit K-12 school. Founded in 2012, we have been based at St. Andrew's Church hall, St. Georges & 11th. A proud North Vancouver educational institution, for eight years our students have been active in our community. You may have seen them performing acts of kindness on Smile Day, or on field trips at City Hall, the Polygon Gallery, the City Library, or local businesses.

Our teachers, students and parents have dreamed of and been working hard for a "forever home". The Mahon site, formerly an auto repair shop, is the perfect setting to thrive and continue contributing to our community. Existing zoning allows a four-story building. Based on our finances, the initial approved application was for 2 1/2 stories. Thanks to

current parent support, we now seek city approval for 3 1/2 floors.

We're excited to announce that the new floor will be a Community Hub. Available to community members for cultural and private activities after school hours, it will also serve, free of charge, non-profit groups like Big Brothers, Big Sisters, and the Squamish Nation.

To learn more, you're invited to a virtual open house November 12, 6-8 p.m. Register at alcuin@montaignegroup.ca. I hope to welcome you then and answer your questions. In addition, I will be available to meet with interested neighbours and community members in regular online Tea & Chats over the coming months. A City public hearing on our application will be held early 2021. Architectural plans can be found at letstalk.cmv.org/63-mahon-avenue or alcuin.ca.

Everyone at Alcuin College looks forward with great anticipation to being part of this special neighbourhood.



Warmly,
Stella Ablett, Head of School
community@stalcuncollege.com

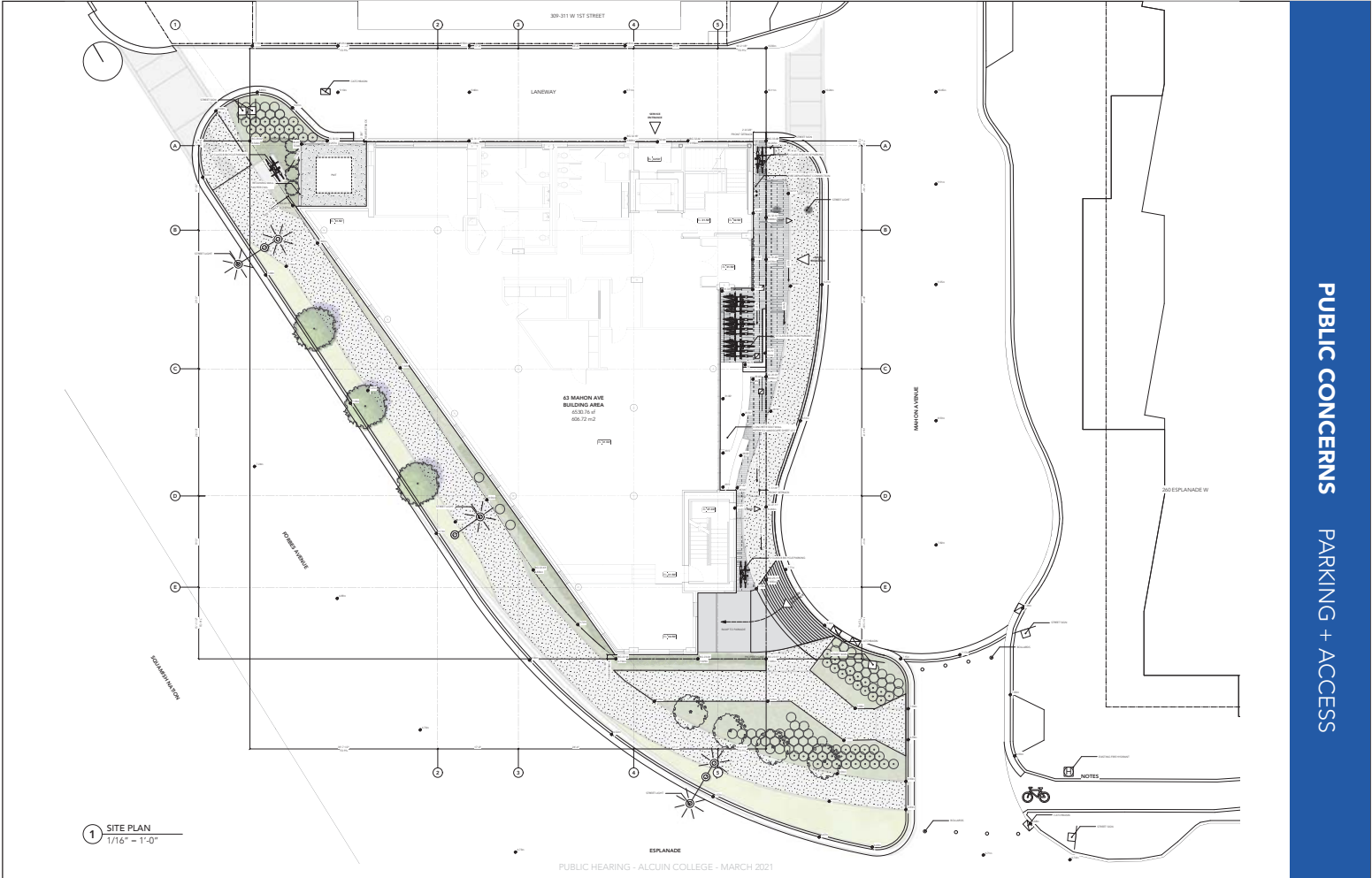
OUR NEW HOME



- Proposed 3033 square metre, 3 1/2-storey building
- Proposed amendment consistent with the site's OCP designation
- Building form starting lower than the building to the north, stepping down to Esplanade Avenue
- Total capacity 200 students
- Generous landscaping and covered entrance at Mahon ground level
- Proposed covered garden terrace for all-weather outdoor use features a north-facing green wall screen, privacy planters and small trees, and presentation platform
- New floor amendment supported by Alcuin's parent partners
- Community Hub offered free of charge for periodic use to community groups such as North Shore Community Resource Society, Big Brothers, Big Sisters, and to the Squamish Nation for cultural or community activities

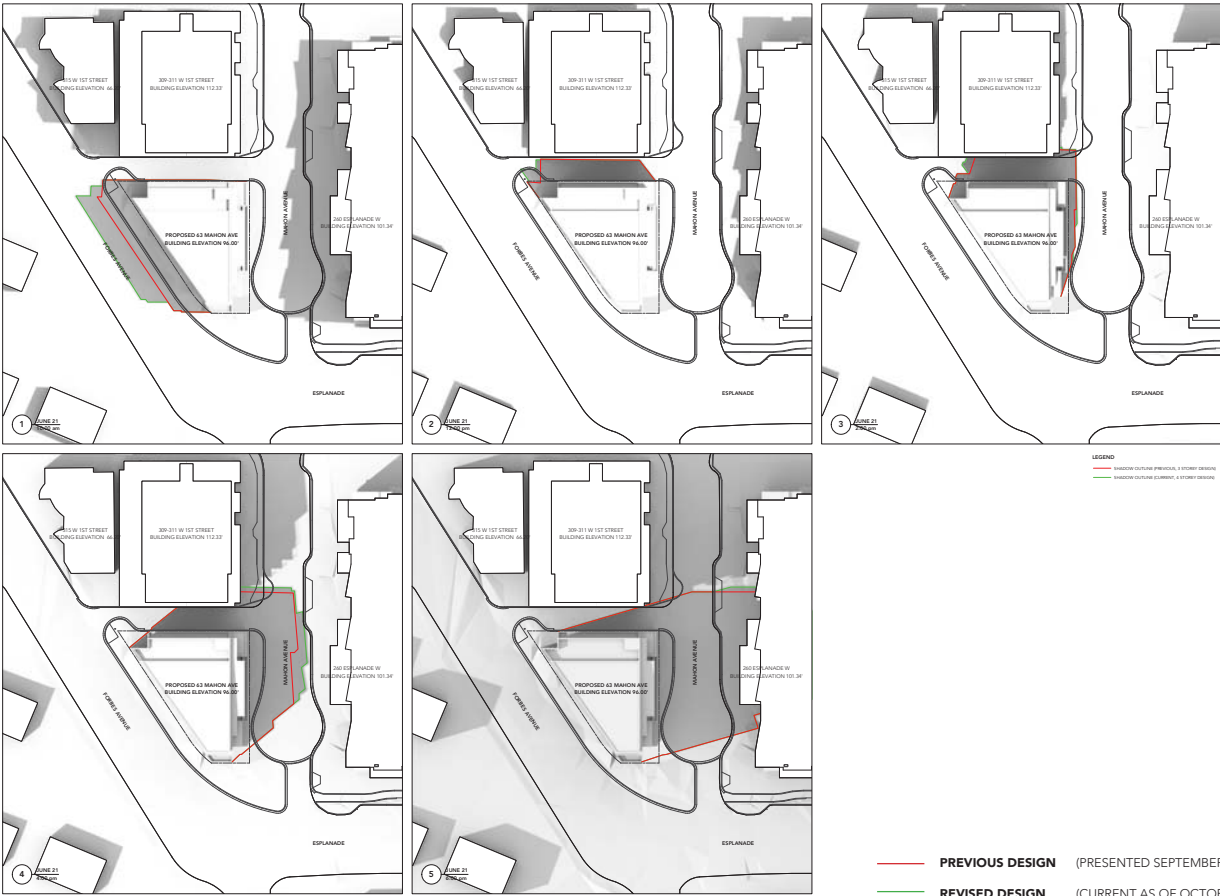
604.360.8656 www.alcuin.ca community@stalcuncollege.com

PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021



1 SITE PLAN
1/16" = 1'-0"

PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021



PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021



PUBLIC HEARING - ALCUIN COLLEGE - MARCH 2021

From: Vince Lo <>
Sent: October-16-20 5:45 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon Ave

Hi there,

Hope your day is going well.

I'm writing you to **oppose the upcoming development plans for 63 Mahon Ave** to become a private for-profit school/college (St Alcuin).

The developer has applied for the allowance of increased height and density and to introduce a new use event space on an additional penthouse story.

The plans for this building will great impact our neighbourhood in a negative way. There will only be 11 parking spaces at this school and there is already a lack of street parking at the moment and a short-term rental building in the process of construction just next to 63 Mahon Ave (this building also has limited underground parking).

Our area already has restaurants and public event spaces along Esplanade and we already have enough noise disturbance from the trains that run across esplanade at night. Garbage/recycling collection also happens in this area of Mahon for our building. By adding this building to this area, it will make this street too dense to live in.

The event space that St Alcuin college will create will host public events 7 days a week and after hours at the roof top. Allowing this building to be built will take away the last bit of quiet we will have in our home at night.

So Im writing you to oppose this development and I sincerely hope my words would be heard.

Sincerely,
Vince Lo
210-277 W 1st St.
North Vancouver

From: Calvin Wong <>
Sent: October-19-20 9:03 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon Ave

My name is Calvin Wong and I am writing in regards to the development applications on 63 Mahon Avenue. I am a resident of 277 1st west and I strongly opposes the recent proposal of adding an additional floor and including an event space. These additions are a significant change to the initial plans approved in 2016 and I believe, will result in a increased odds of injury and overall negative impacts to the residential neighbourhood around.

The additional floor would surely represent higher density of people and traffic in this small side street with limited parking space. The added traffic on this corner between a small side street and Esplanade, a busy corridor, will not only be a significant inconvenience for residents around as families rush in the mornings to drop off their children but I, sincerely, believe there will be risk of injury as parents begin to drop off their children on Esplanade due to limited parking/ drop off space on Mahon and first. Esplanade and Mahon represent a high risk corner where a number of accident and near accidents have occurred as commercial trucks, cars and cyclist compete for a small, sharp turn around the corner with a massive blind spot. By approving plans that increase the traffic of students, parents and teachers in this area, you are increasing the risk of accidents in this area.

In addition, the event space is a significant add-on to a school and represents a completely different impact to the surrounding neighbourhood. An event space would result in loud gatherings beyond regular school hours. With the immediate area primarily being residential, with a number of families around, an event space will surely result in noise disturbances that impact the quality of life for the parents and toddlers. The pub, Sailor Hagars, on Semisch Avenue has an open patio space and has consistently resulted in noise disturbances late into the evenings for our neighbouring residents that directly face them. Despite all the best efforts, guests at a party will only maintain noise levels to an extent before it transforms into loud music, and yelling as guests try to talk over one another. I'd also question plans of having an event space with a liquor license attached to a school for third parties to rent. This is highly irregular and seems like a divergence from the purpose of a school. A school intended for educating our youths should not also have space that advocates alcohol consumption. Just as liquor is not permitted on school grounds now at public schools, I don't see a reason why they should be allowed here.

I strongly oppose the plans as they currently stand and I question whether these plans would have been approved in 2016 when the school plans were first submitted. The changes are not a fair representation of the original intended use, increases the risk of accidents along Esplanade and the event space negatively impact the residential neighborhood surrounding the school.

I hope you take these concerns under consideration when voting on whether to approve the changes to the 63 Mahon development.

With regards,
Calvin Wong
277 West 1st Street

From: Sahar Sharafzadeh <>
Sent: October-20-20 2:21 PM
To: Submissions; David Johnson
Subject: Feedback regarding the development application for 63 Mahon Avenue

Hi there,

My name is Sahar Sharafzadeh, a resident and owner of a unit in 277 1st St West. I am writing to express concern and opposition to the proposal/development application received by the City from Lamoureux Architect Inc. for 63 Mahon Avenue to increase the allowable density and to change the height of the proposed building to four storeys.

The additions requested by Lamoureux are a significant change to the original proposed development and intended use of the space. What was approved by City Council in December 2016 was the development of a two and one-half storey building with a maximum building height of 43.7 feet. What is being proposed now is a height of 96 feet which is a substantial doubling of the expected height. In addition, Lamoureux is seeking to change the intended use of the development from being a school to also having an event space on the penthouse floor, which also results in the loss of the green roof originally proposed as well. These changes are not a fair representation of the original intended use and I question the eleventh-hour/last-minute nature of the proposal.

My concerns and points are as follows:

- Allowing the property to have an event space will expose residents in the neighbourhood to disturbances 7 days a week and after hours such as noise, bright lights, foul odors, as well as loss of privacy for neighbouring residents and similar quality of life nuisances; a lot of families live in this neighbourhood and will experience a much lower quality of living here should the event space be approved
- Security issues could arise as allowing for an event space will significantly increase the traffic, especially late at night and after hours, in the neighbourhood making it less safe with likely intoxicated event-goers abound; a school property which also allows for alcohol consumption is highly irregular and inappropriate
- Lower Lonsdale has added plenty of event space over recent years such as the Pipe Shop at the Shipyards, the Polygon Gallery, the Wallace Venue at the Shipyards, the Seaside Hotel, the Pinnacle Hotel at the Pier etc. so it does not appear obvious as to why an additional event space is needed in the middle of a residential neighbourhood when there is already plenty around
- The doubling of the height of the development limits daylight exposure for neighbouring residents, resulting in a lower quality of living in the neighbourhood
- Safety issues could result as the crosswalks to get to the development via Esplanade are far apart and I have seen frequently individuals attempting to run across the sharp corner on Esplanade; not only will this be a factor to consider for how parents drop off their kids to go to the school but also individuals could be attempting to cross unsafely especially after events

that could be held should the event space be approved; I have also seen many automobile accidents occur on the same corner as large commercial vehicles and cars make sharp turns

- Traffic increases and further limit to/lack of parking at all hours and all days of the week

Overall, I strongly believe that approval of Lamoureux's proposal to increase density/height and change the use of the development will lead to lower quality of life in the neighborhood and will reduce the attractiveness of living here. I hope that you take my opposition into account. As a resident in the neighbourhood and across the street, we are the ones who have to live beside this new development and would hope that our concerns are sincerely considered when deciding on Lamoureux's newest application.

Thank you for being open to feedback and for taking the time to read my communication. I intend to attend the public hearing once I am aware of the date/time it is to occur.

Sahar Sharafzadeh
277 West 1st Street

From: Naz Taylor <>
Sent: October-23-20 3:08 PM
To: Submissions
Subject: Upcoming Public Hearing: Input - 63 Mahon Ave

To the City of North Vancouver,

My son is in Gr 8 and attends Alcuin College currently located at St Georges. He loves the school and is receiving an excellent education, with the smaller sized classes, he is able to receive the academic attention he needs. We are looking forward to the new location of the school (construction to start soon) 63 Mahon as this facility is designed to be state of the art and can deliver an even more enhanced, all encompassing system of education to help their students thrive and make a positive difference in their communities in the future.

We understand there is an application to the City of North Vancouver for an amendment to allow a fourth floor, an enclosed amenity space. About this fourth floor:

- this space is used during the day for classes.
- The space has been architecturally designed to allow year-round use by students in any weather to partake in physical activity and performing arts.
- this space will be used for convocation and our annual family events.
- It has been designed specifically so that the covered area allows for all-weather outdoor use on the third storey, and indoor use on the fourth floor.
- After school hours, the space would be available for use at no cost to non-profit community partners, such as Big Brothers and Big Sisters.
- This floor is to be a community hub, available to all members of the community for yoga/fitness classes, seminars, and coordinated community events.
- Not only will coordinated activities be governed by municipal bylaw, but they will be vetted by Alcuin's high reputation standards. A charter of conduct will be agreed by any party wishing to utilise the premises prior to being granted use.
- This floor fits within the allowed FSR (floor space ratio) for the site.
- Privacy and limitation of sound transfer has been enhanced by the design for students and nearby residents alike.
- There is an architecturally-designed green wall implemented to beautify the north facade, which didn't exist in the previously approved design.
- We have obtained double the amount of parking previously approved, and this will now lessen impact for the property at all times, including during school. Pick-up and drop-off are unaffected and will continue to operate efficiently, as already approved.

We just found out there is a petition circulating on [change.org](https://www.change.org), started by Laco Holdings, who is currently constructing a six-storey building of 50 units to the north of our new site. There are several misconceptions in the wording of the petition. To clarify: Alcuin is a non-profit society; rentals would have to conform to municipal law; and we are not "a school with a liquor license."

We would very much appreciate the city allowing this fourth floor to be build as it serves a wonderful purpose. Alcuin is a fantastic school that has provided customized schooling to my son (among many) and has helped him thrive in the small location they are at now. I can only imagine, with a

space like 63 Mahon, the optimal level of education and experience they can deliver our north shore youth, helping them reach their full potential. Not to mention the benefits this floor will add to the North Vancouver community as well.

Thank you for your attention to this.

Kind regards,
Naz Taylor
Parent of Alcuin College student

From: Carla Risley <>
Sent: October-25-20 7:29 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon Ave

Hello,

I am opposed to the text amendment by the developer of 63 Mahon Avenue. I live at 332 Lonsdale. My name is Carla Risley.

Comment:

- it doesn't seem fair that a developer can have a plan approved with one set of parameters but then request a major change 4 years later that seemingly gives the developer a significant benefit and leaves the neighbourhood with a deficit (lack of green roof, increased noise, 7 day use)
- there should be something given in exchange to the community if they would like this amendment
- this is a for private school, which I am fundamentally opposed to and question the benefit the whole community gets out of it

Thanks,

Carla Risley
332 Lonsdale Ave

From: meagan smith <>
Sent: October-27-20 11:18 AM
To: Submissions
Cc: Mayor Linda Buchanan; Holly Back (Councillor); Don Bell (Councillor); Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy; Tony Valente (Councillor)
Subject: 63 Mahon Avenue- Feedback for upcoming Public Hearing, and comments to mayor and council

Hello CNV Mayor, Council and Staff:

I am writing in support of Alcuin College's development application, including an adjustment for the fourth floor plans. I also would like to draw attention to the underhanded tactics currently being employed by Laco Holdings Ltd.

My daughter attended Alcuin College for two years and I have nothing but positives to say about Alcuin, their philosophy, their goals, and the wonderful people there.

I am a resident of DNV and have an office at 12th and Lonsdale, in CNV.

Yesterday, at my office, I received a flyer from Laco Holdings, and the content surprised and upset me (also the fact that it was distributed to my office 12+ blocks away from the build site! How widely was this distributed?) I looked into it a bit and realized that LACO is the developer of the proposed 6-storey condo building behind the Alcuin site, at 311 West First Street. There's a [change.org](#) page as well, which is mentioned in the flyer. The flyer/campaign is framed as if coming from some concerned local citizens, when that is in fact NOT the case. It is coming from a profit-driven developer. The flyer is unfair, disingenuous, and contains misinformation.

A few points:

-Alcuin College is NOT a for-profit school; they are a registered non-profit.

-The tuition amount of \$17,500 is seemingly mentioned to evoke feelings of anti-elitism. In fact, Alcuin's tuition is quite a bit lower than other independent schools on the North Shore.

-Regardless, one could easily imagine 'worse' neighbours than a small private school.

-Any events held within the Event space would need to conform to city bylaws. Undoubtedly, Alcuin, a school that is highly invested in its own strong reputation, would be judicious in which kinds of events are held there.

-It is in fact, highly unlikely that noisy late-night events would be occurring on a "7-days-a-week, After Hours" basis, as declared by Laco Holdings

-The new plans do not exceed the allowed FSR for the site.

-I object to inflammatory language used in the flyer, such as: 'destroy **Our Quiet Residential Neighbourhood,**' '**this invasion of Our Neighbourhood**' and "a school with a liquor license"

-In fact, I believe that Laco Holdings should be held accountable for their dishonest representation of this matter to the general public.

Sincerely,

Meagan Smith
3623 Sunnycrest Drive, North Van.

Office Address:
300-1200 Lonsdale Avenue, North Van.



306-267 WEST ESPLANADE, NORTH VANCOUVER, BC, V7M 1A5

RE : 63 MAHON AVE – St Alcuin School/College

Dear Neighbours,

St Alcuin, a private for-profit school/college (tuition min \$17,500 per year), is starting construction on their site at 63 Mahon Ave fronting on busy Esplanade Avenue. The private school use was approved by City Council back in December 2016.

A Developer has applied for a text amendment to allow **INCREASED HEIGHT and DENSITY** and to introduce a new use, “**EVENT SPACE**”, on an additional Penthouse Story. This is a **MAJOR CHANGE** and will result in the loss of the Green Roof originally proposed. Plus, it will now be used **7 Days a Week and After Hours**. Hosting of Public Events will be allowed until late night and will destroy **Our Quiet Residential Neighbourhood**. Late night noise and disturbances, increased traffic (only 11 parking spaces at the school) and demand for on street parking will be 7 days a week. As it is we have enough public event spaces in this area and a school with a liquor license doesn't sit right with us.

We CAN do something about this invasion of Our Neighbourhood ...

Call City Council ... <https://www.cnv.org/your-government/mayor-and-council> Call each of them and let them know the **Extra Density and Height, along with the new “EVENT SPACE” on the Penthouse Level is WRONG FOR OUR NEIGHBOURHOOD.**

The Development Planner for this project at the City of North Vancouver is:

David Johnson | djohnson@cnv.org | 604 990 4219

Sign on to the **City Webpage for this Development ...** <https://letstalk.cnv.org/63-mahon-avenue> and signup to send your comments and to appear at the upcoming Virtual Public Meeting and Public Hearing for this Development.

City Council is elected to Listen to the Community – use the above links to let them know you are Not Happy with this Change of Use.

Finally, Please Sign and date this online petition confirming that you are against the Change of Use for 63 Mahon. - <http://chnng.it/8SpyPDK4>

Together, our Voices Will Be Heard!

From: Joan Leslie <>
Sent: October-27-20 11:23 AM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon Ave

- The Public Hearing/Meeting address or subject - 63 Mahon Ave
- Your first and last name - H. Joan Leslie
- Your address - 1101-160 Keith Road West, North Vancouver
- Whether you are in support of or opposed to the item - **OPPOSED to the loss of the Green Roof caused by the developer's application for the amendment.**

H. Joan Leslie
1101-160 West Keith Road

From: Glenn Fisher <>
Sent: October-28-20 10:31 AM
To: Submissions
Subject: 63 Mahon Ave. St Alcuin School/College development

I am opposed to the proposed increase in height and density for this project.

Rgds

Glenn Fisher
1903-120 2nd St West
North Van. V7M 1C3

From: Becky Knight <>
Sent: October-28-20 7:03 PM
To: Submissions
Subject: 63 Mahon Avenue

Good Evening,

I am very opposed to the zoning amendment on the table on November 12th for adding the 4th storey at 63 Mahon Avenue.

I was opposed to this building in the first place, now they are wanting to add the 4th storey, including an event space (with a liquor licence!) just does not sit right with me. Plus - they are taking away the green roof that was in the initial proposal.

Parking is already in high demand in this area, with visitors often having to park blocks away when they come to visit me. There are not enough parking spaces included in this building from the get go. Adding an event space, increases this demand and will only make parking and traffic in the area worse.

There are enough public event spaces in the Lower Lonsdale area, going unused (and not just because of COVID) that we don't need another one in a residential area bringing in events 7 days a week and after hours. Plus... a school doesn't need a liquor license. This is a privately funded school - they can fundraise by other methods.

Thank you for your consideration.

Becky Knight
240 Mahon Ave

From: Jan Creighton <>
Sent: November-04-20 6:15 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon Ave

Re 63 Mahon Avenue-St Alcuin School/College

My name is Janet Creighton. I live at 370 2nd St W in North Vancouver.

I am strongly opposed to St Alcuin School/College being allowed to increase the height and density of the proposed development. The owners in my building were opposed to this development in 2016 when first proposed. An extension of this site is distressing. The corner of Mahon and Esplanade is a very busy traffic area. There is already a very high demand for parking in this area and the streets are always full of parked cars for blocks. This is a residential area and putting an event centre here would cause more parking demands as well as late night noise. Please do not allow this development to change what was originally proposed and accepted.

Sincerely,
Janet Creighton
370 West 2nd Street

Stephen Curran and Rajalakshmi Krishnan
359 West 15th Street
North Vancouver, V7M 1S4

Received November 6, 2020
PH 63 Mahon Avenue

November 5, 2020

City of North Vancouver Council Members
North Vancouver City Hall
141 W. 14th Street
North Vancouver, BC V7M 1H9

Re: Text Amendment to the existing CD-684 Zone in the Development Application for 63 Mahon Avenue

Dear Council Members,

We are writing this letter in support of the 4th floor amenity space that Lamoureux Architecture Inc. has requested in its Text Amendment to the Development Application for 63 Mahon Avenue. The location is being developed for Alcuin College. Our son is in Grade 3 at Alcuin and our family lives in Central Lonsdale within walking distance to Alcuin's current location on St. George's Avenue and its future location on Mahon Avenue.

We enrolled our son at Alcuin because we believe the school provides students with a top quality academic education while instilling in them a strong focus on community engagement and resource stewardship. We are excited about the proposed 4th floor amenity space because it has been developed in keeping with and in furtherance of the school's vision. It will significantly benefit the students of Alcuin College, their families and our community.

The space will allow Alcuin students the chance to play onsite during recess which is of particular concern as 63 Mahon Avenue is at the corner of two very busy thoroughfares. The school can also provide new programs to students (and contract opportunities for local companies) by engaging local performing art and athletic studios to provide dance, music, theatre and fitness classes to students in the amenity space. The space will also be used for school events and programs thereby affording the families of students the opportunity to come together to celebrate the achievements of the students and the school.

Finally, in keeping with the vision of the school, the space will be available, after school hours, to non-profit, community partners (like Big Brothers and Big Sisters) at no cost. It is expected to serve as a community hub integrating the school with our community. There are very few, if any, event spaces in Central or Lower Lonsdale that are available to non-profit, community organizations at no cost. This amenity space at the school will therefore not only benefit Alcuin students and their families, it will also offer a valuable resource for our community and the organizations that serve us. In these difficult times, having access to an event space like this one at Alcuin (at no cost), can be critical for non-profit, community organizations that are struggling to stay afloat.

Based on the significant benefits the space will offer Alcuin students, their families and the wider community, we hope you will approve the requested Text Amendment to the Development Application for 63 Mahon Avenue that will allow for the addition of the 4th floor amenity space.

Yours sincerely,


Stephen Curran and Rajalakshmi Krishnan

From: GEOFF WOODFIELD <>
Sent: November-11-20 7:54 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon Ave

Hi there,

I have had 2 daughters attend Alcuin College. In my experience, the quality of teaching at Alcuin is second to none. I am very pleased to see the commitment that they have made to beatify the Esplanade with this new building. I ask that you give them your full support.

Misleading letters like the one from Laco Holdings are disappointing. I would like to correct a couple of their comments:

1. Alcuin is a NON-Profit Society.
2. They are NOT a school with a liquor license.

Alcuin has always been a proactive community member. By making space available on the 4th floor to members of the community, it is a clear sign of Alcuin's dedication to the Northshore community. My daughters also attended the Driftwood Dance Academy for several years. Our experience with that group highlighted the dearth of available space in North Vancouver for culture and the arts at a reasonable price.

North Vancouver would be showing its visionary credentials by fully supporting the Alcuin initiative.

Your sincerely,

Geoff Woodfield
554 Ivy Avenue
Coquitlam, BC

CEO
Avantu Water
www.avantuwater.com



From: Shannon Hennessy <>
Sent: November-12-20 3:39 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon Ave

I am writing in support of St. Alcuin College's plans for a community space at 63 Mahon Avenue.

My son attended Alcuin College and we felt so fortunate to find such a progressive, inclusive, high quality educational opportunity on the North Shore. Alcuin College offers something truly unique and future students will have an even richer experience in the beautiful new building the school has worked for so long to make a reality. The architecture of the school embodies the innovative and openminded thinking that Alcuin encourages. The more the space can be used flexibly and be utilized by the larger community the more the value of the location will be maximized. The mixed use by students and the community is the type of forward thinking I admire in the rest of the lower Lonsdale development which I often wish West Vancouver would emulate.

I belong to several groups who organize small events and I am very aware of the shortage of these type of flexible use spaces available on the North Shore. The space on the top floor of this building will offer a real benefit both to students and to the larger community for years to come.

Thank you for the opportunity to share my input.

Sincerely,

Shannon Hennessy
5029 Howe Sound Lane
West Vancouver, BC

From: Chantelle Krangle <>
Sent: December-30-20 2:49 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon Ave.

To whom it may concern,

I have become aware of a discrepancy for a building plan that is going up in front of my new home. I received this note recently from a neighbour:

"63 MAHON AVE – St Alcuin School/College. A Developer has applied for a text amendment to allow INCREASED HEIGHT and DENSITY and to introduce a new use, "EVENT SPACE", on an additional Penthouse Story. This is a MAJOR CHANGE and will result in the loss of the Green Roof originally proposed. Plus, it will now be used 7 Days a Week and After Hours. Hosting of Public Events will be allowed until late night and will destroy Our Quiet Residential Neighbourhood. Late night noise and disturbances, increased traffic (only 11 parking spaces at the school) and demand for on street parking will be 7 days a week. As it is we have enough public event spaces in this area and a school with a liquor license doesn't sit right with us."

If this is indeed true, I am very unhappy about this amendment coming to light. Being a life long North Vancouver resident, at 27 years old I just achieved the difficult goal of becoming a homeowner in my hometown. I deeply care about this neighbourhood as I work locally at Seaspan Vancouver Shipyard as well.

I am a young professional that put my life savings into purchasing my first home just months ago on 1st W and Mahon. I want to enjoy every aspect of my neighbourhood - not more loss of view and increased density of traffic, parking, noise etc. I believe in respecting and following the rules for development and planning in our city. Developers should not be able to ignore rules and change their proposals after the fact. This not okay and is not fair for our neighbourhood.

Thank you for taking the time to read my concerns.

Happy New Year,

Chantelle Krangle

202-306 1st St. W, North Vancouver

I am opposing the new amendment at 63 Mahon Ave.



306-267 WEST ESPLANADE, NORTH VANCOUVER, BC, V7M 1A5

January 20, 2021

Mayor Linda Buchanan
City of North Vancouver
mayor@cnv.org
604 998 3280

BY MAIL

RE: " Planning Review and Neighbourhood Input on Development Proposal at 63 Mahon Avenue (300 West Esplanade, Zone CD-684), City of North Vancouver

Dear Mayor Buchanan:

Further to my email of Dec 18, 2020 ... attached is the report referenced.

Richard White of RWPAS Consulting and Sheryl Rivers of Sheryl Rivers Consulting took over the Independent Survey work from Pooni Group. They will be familiar to you and Sheryl lives in the neighbourhood (Eslha7an Village).

The neighbour responses show an overwhelming opposition to the addition of an "Event Centre" on top of the St Alcuin School.

We are happy to answer any questions you may have.

Sincerely

A handwritten signature in black ink, appearing to read "Wally Berukoff", with a stylized flourish at the end.

Wally Berukoff
President
Laco Holdings Ltd.

CC Councilor Angela Girard
Councilor Tony Valente
Councilor Tina Hu
Councilor Holly Back
Councilor Don Bell
Councilor Jessica McIlroy

Planning Review and Neighbourhood Input on Development Proposal at 63 Mahon Avenue (300 West Esplanade, Zone CD-684), City of North Vancouver

January 20, 2021

Planning Review and Neighbourhood Input on Development Proposal at 63 Mahon Avenue (300 West Esplanade, Zone CD-684), City of North Vancouver

Main Report – 1-13

The subject proposal is being evaluated by the City of North Vancouver (CNV or City) at the present time and may be the subject of an Official Community Plan (OCP) amendment for a height increase and a variety of zoning amendments to add uses and provide for this new height and increased building floor area and the possibility of development agreements to attempt to ensure neighbourhood compatibility.

Appendix I - Comments from Change.org online petition

A total of 430 signed in opposition to the text amendment before the petition was taken down, Additionally Laco has received 23 letters of opposition from neighbours.

Appendix II - Emails regarding DIS

Laco has protested what it believes to be a faulty developer neighbourhood notification process re the 63 Mahon Ave text amendment. City Council & Senior Staff will be well aware of the improper notice which Laco has outlined to them by email & letter. To date, there has been no response from City Hall re this improper developer neighbourhood notification process.”

Appendix III - Emails from www.63mahon.com website survey

A total of 89 surveys were completed online & hardcopy from December 24, 2020 to January 9, 2021, by local residents, including adjacent Squamish Nation Mission IR #1. 80 were against the proposal and 9 were for it.

Appendix IV - ISL Engineering and Land Services Ltd. – Technical Memorandum

Survey respondents have expressed concerns about the upcoming traffic and pedestrian congestion and the confusion that may occur with the introduction of the Event Centre, as well as, the School previously approved.

An additional study has been prepared for Laco to investigate the cumulative impact of recent, approved and proposed development of the top floor Event Centre.

Planning Review and Neighbourhood Input on Development Proposal at 63 Mahon Avenue (300 West Esplanade, Zone CD-684), City of North Vancouver

Introduction and Purpose

Thank you for this opportunity to review the proposal for additional development at 63 Mahon Avenue. The subject proposal is being evaluated by the City of North Vancouver (CNV or City) at the present time and may be the subject of an Official Community Plan (OCP) amendment for a height increase and a variety of zoning amendments to add uses and provide for this new height and increased building floor area and the possibility of development agreements to attempt to ensure neighbourhood compatibility.

Your company, Laco Holdings Ltd., is a neighbouring property owner currently holding a building permit and constructing a mixed-use rental residential building 6 metres to the north of the 63 Mahon site. RWPAS Ltd. was asked to help clarify the City rules, regulations and procedures for this amended neighbouring proposal. Richard White is the Managing Director of this Land Use and Real Estate advisory company and he has more than 40 years experience in the City of North Vancouver providing land use and development advice to City Councils and more recently to a wide variety of government agencies and private and not for profit land owners on the North Shore and elsewhere, primarily in the Metro Vancouver region. In 2013-14 he worked for a Private School in the City of North Vancouver and helped them to obtain approval for a two phase addition, increased height and an additional floor area,

Sheryl Rivers of Rivers Consulting was also contracted on the recommendation of RWPAS. She is a Communications and Business professional and Squamish Nation member, who was born and raised in this immediate area and has worked for the Nation in the past.

The Authors have checked with City Staff and we understand that Council approval is necessary, but that City Policy supports the changes to a large extent. The purpose of this report is to provide our client and perhaps, City Council and Staff additional perspective on this proposal based on both previous City decisions, a land use planning and transportation analysis and current neighbourhood attitudes.



Please feel free to share this report with others and we will be pleased to provide additional commentary if the development application proceeds.

A development application at this stage can be withdrawn by the applicant and if not, City Staff are required to report to Council for adjudication. Typically in the City, a first report will give Council options on the processing or rejection of a proposal.

Contents of Report

This report contains a land use and transportation planning review, a summary of information from internet surveys, other community input that you and we have obtained and extended responses to this development proposal from the broader community and, most recently, from a more tightly focused neighbourhood survey.

Specifically, we provide brief sections on the Existing and Proposed Zoning, the Neighbourhood Planning and Land Use Context, Review of the Process to date, Sections on the two surveys that have been conducted through the Internet, a section of Input from Squamish Nation residents across Forbes Avenue to the west, samples of written commentary from the neighbourhood requested from the second neighbourhood focused survey, and a revised traffic study for the immediate neighbourhood of 63 Mahon which has unique traffic and parking challenges.

Review of Existing CD 684 Zoning and Amendment Proposal

Early in 2017, NVC Council adopted an amendment to the zoning for 63 Mahon (then 300 West Esplanade) requested by Alcuin College (AC) now described as Comprehensive Development 684 Zone. I understand that AC is a not-for-profit society. It operates a private school in CNV presently. In 2020, AC made a further application to amend the CD-684 zoning for the site. Work is proceeding on the site based on the approved zoning as permitted by the City.

New Uses Proposed

A review of published City Policy, reveals that none of it is particularly on point in support of the likely use and height proposal. Changes are needed to create neighbourhood support or Council approval and this report has been prepared as a summary of that review.

In support of the applicants desire to build a private school at this location, the City has currently limited the use of the site in the City's CD-684 zone to "Assembly Use" as defined in the City's Zoning bylaw:

"Assembly Use" means a Use providing for the assembly of persons for religious, charitable, philanthropic, cultural, or private educational purposes; includes churches, auditoriums, youth centres, halls, and private schools.

This Permitted Use, has typically been employed to define the uses allowed on church properties in the City — for instance the Private School Alcuin College currently operates and is located in a Church Hall property. Other than Catholic Church related elementary and Secondary Schools almost all CNV properties allowing "Assembly Use" are churches and ancillary uses. Private Schools have rarely established in the City — the most prominent exception being Bodwell College, a residential school on Harbour-side Drive.

The City is currently being asked to consider approving additional floor area on a new top floor that will also cover the open area (green roof/recreation area) approved in CD 684 for the current roof top area. The City's typical practice for an open area largely covered by a roof, is to consider the space floor area and added to the floor area calculation.

The new top floor itself is being proposed as a Hall that will be available for community use — a typical church hall associated with a Principal Church Use is referenced in the "Assembly Use" definition. The uncertainty of the applicant's plans for the range of other uses of this spectacularly located view property, has added to the neighbourhood concern.

An important distinction between this new Hall proposal and a Church Hall is that we understand that the Hall, in addition to free community use, will be marketed for a

variety of commercial uses not commonly associated with Churches or Private Schools for that matter.

The Hall will be an expensive addition to this project and, with free use being offered and probably guaranteed through legal agreements with the City, the commercial rental component will have to be very successful and actively used to support the free uses proposed, as well as, the School's administrative overhead and upkeep.

A definition of the City's recommended new uses for this top floor space is not available at the present time.

The proximity of the Hall to the Squamish Nation's long established, single family housing and to the new apartments immediately to the east (25 metres) and still under construction to the north (6 metres) has been a primary concern expressed in the virtual CNV meetings and correspondence.

The City will be able to limit the range of uses for the Hall through restricted use covenants.

Height

The height of the building has been contentious as well. Unfortunately, the plans earlier available to the public show the building height at 96 feet, adding to this concern. For whatever reason, the plans show building height above a geodetic (sea level related elevation) describing the entrance level at approximately 21 feet. In any event, the proposal is to add the Hall structure above the outdoor play area and access thereto.

Recently City Council has **reduced** extra height being proposed for a mixed-use development application in the City and in that same period **rejected** an application to amend the OCP to allow additional floors of rental residential for a mixed-use proposal already approved on East 13th in the City.

Height is regularly a concern in the City, particularly over the last many years on most applications to increase height in Lower Lonsdale.

Neighbourhood Planning and Land Use Context

The CNV OCP indicates that this property (designated Mixed-Use Level 4A) is in the Lonsdale Town Centre and that the Height is flexible through rezoning and that "in considering increases in building heights, attention will be given to view impacts, contextual relationships and the liveability or use of the buildings". This text is contained on "Schedule A Land Use" of the OCP.

All of the immediately adjacent Mixed Use Level 4A properties are designated 16 metres (52 Feet). Contextually as well, this property is a transition to the Squamish Nation's established single family neighbourhood (most homes are 7-8 metres, and the

residential designations that predominate uphill are lower than the proposal, suggesting lower density and height and less impactful uses should be preferred from a contextual point of view.

It is important to note that new development recently occupied or now under construction was approved by the City after adoption and in the context of the 2017 approval of the current CD-684 zoning: additional uses, and greater density of development are now being proposed than owners in 2017-2021 period would have expected. Approvals like the current 0 setback from the lane to the north might not have been allowed with the additional active use being proposed and in the context of so many new residences.

The site is also at an awkward corner from a transportation and vehicular access perspective, particularly important since it is unlikely that many students attending this school currently, and in the future, will arrive on foot from the immediate neighbourhood.

A separate transportation analysis has been prepared for the application in the context of the neighbouring uses the large majority of which are new since the original rezoning adoption. The traffic analysis reveals additional concerns about safety, access and vehicle movements. We have included some excerpts from the transportation report that is also attached (**Ref: Appendix IV**)

Process to date

Prior to our involvement in this neighbourhood review, you posted an opportunity for interested readers to comment on this proposal. Partial results of this public survey, which was taken down by the website host, are summarized in the following section.

Subsequently and after the developer led information session, RWPAS was hired for the purposes previously described. (Staff will be reporting on that CNV required event). We proposed a second more neighbourhood based community engagement process. This type of community engagement has been made more difficult by Provincial restrictions on activities like door knocking and in-person meetings.

Two arms-length firms were contracted: one to do a survey on the City side, and one on the Mission Reserve with the idea that both could be collated to form a good summary of the neighbourhood attitude to the proposal. Once again, this process is incomplete. The long established Planning and Community Engagement firm, that we encouraged to be hired on the City side, resigned from the contract after some input was received — City Staff have pointed out that that survey incorrectly identified the height of the building which is based on a “geodetic” datum — also explained above under the heading Height.

Rivers Consulting (RC) has carried on with surveys and interviews within the Squamish Nation’s long established, single family area. RWPAS and Rivers both are attempting to use the information collected initially in this Neighbourhood to complete an accurate picture of neighbourhood response.

The subsequent four sections are a summary of this work to date. Some strata corporations are asking for meetings with us and that work is underway, virtually, primarily through RC. We have decided to report now since City Staff are prepared to carry this additional information forward in their upcoming Council report which is planned in the very near future we understand.

First Public Survey (Ref: Appendix I)

The following section has been prepared by R. Clark Consulting who has been working with Laco Holdings to understand the impact and process associated with this proposed change to the development already approved. We asked him to summarize the early part of the application process before we were involved:

“Laco Holdings (owner of the directly upslope property on 1st St), submitted a letter of support to the Dec 5th 2020 City Council Public Hearing on the original St Alcuin School proposal. Subsequently you started construction based on the original proposal’s approval. Laco became aware of the “Event’s Center” text amendment in the spring of 2020. As it substantially increased density, height & traffic on the 63 Mahon property, Laco commenced a survey of the affected neighbourhood as well as established a [Change.org](#) (Ref: Appendix I) website to track neighbourhood sentiment. A total of 430 signed in opposition to the text amendment before the petition was taken down, Additionally Laco has received 23 letters of opposition from neighbours. The neighbourhood has also sent many emails directly to City Council & Staff opposing the approval of the “Events Center”.

Laco has protested what it believes to be a faulty developer neighbourhood notification process re the 63 Mahon Ave text amendment. City Council & Senior Staff will be well aware of the improper notice which Laco has outlined to them by email & letter. To date, there has been no response from City Hall re this improper developer neighbourhood notification process.” (Ref: Appendix II)

2nd Survey: CNV and Squamish Nation Neighbourhood Input (Ref: Appendix III)

A total of 89 surveys were completed online & hardcopy from December 24, 2020 to January 9, 2021, by local residents, including adjacent Squamish Nation Mission IR #1.

There were 5 questions included in the survey and they are broken down as follows:

Question #1-Did you receive information about the rezoning proposal in the mail (from the City of North Vancouver)?

30 = Yes

56 = No

1 = Undecided

3 = Incomplete Section

Question #2-Did you attend the Virtual Developer Information Session held on November 12, 2020?

3 = Yes

85 = No

1 = Undecided

1 = Incomplete Section

Question #3-Do you support this proposal?

7 = Yes

81 = No

1 = Undecided

1 = Incomplete Section

Question #4-Do you think the proposed height is appropriate for this location?

7 = Yes

82 = No

0 = Undecided

1 = Incomplete Section

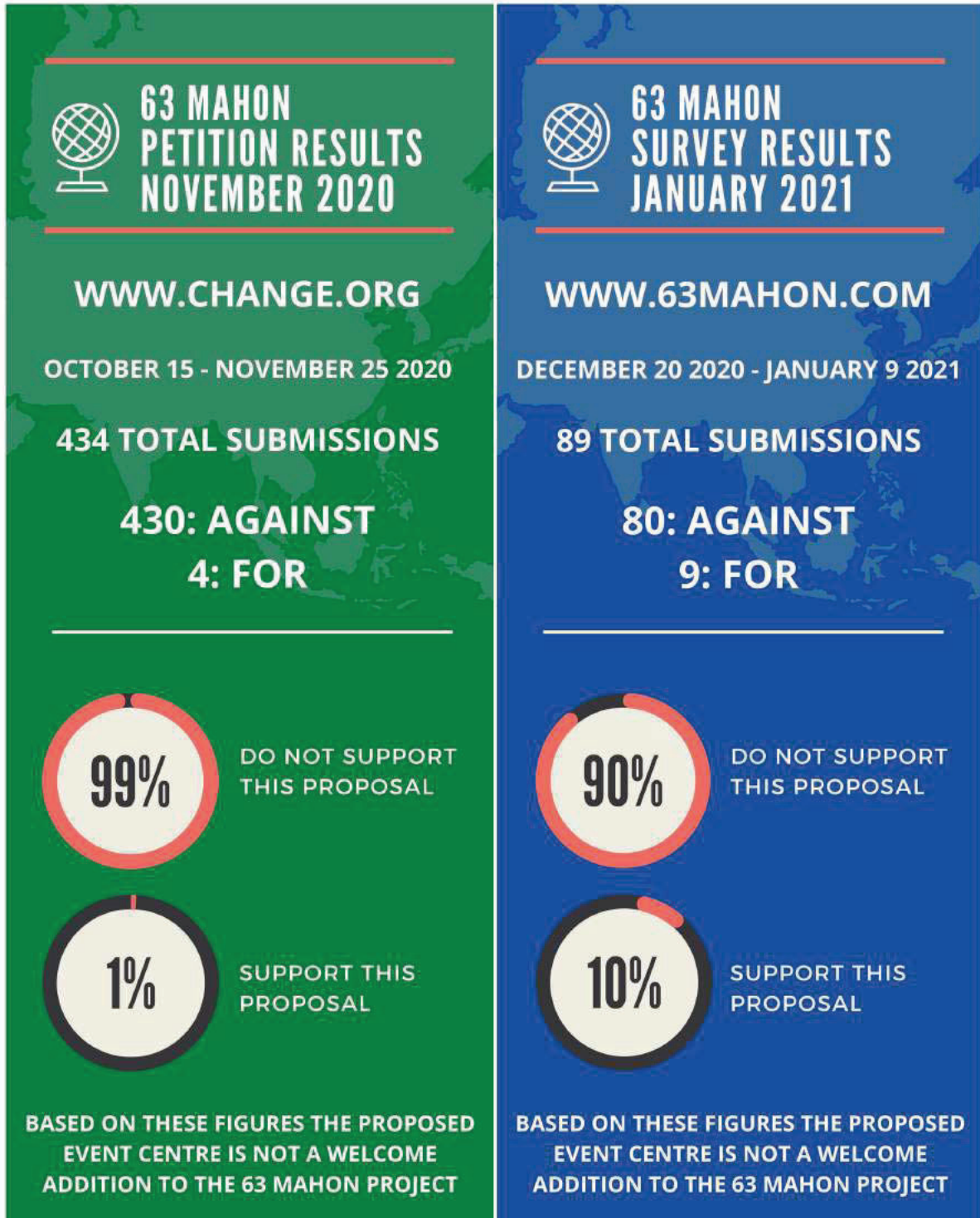
Question #5-Do you think an event space is appropriate for this location?

12 = Yes

77 = No

1 = Undecided

Summary of the Two Surveys



A sample of written commentary from the 11 comments received by the neighbourhood are: (Ref: Appendix III)

“I have no issue with the school being there, but my concern is doubling its size, and adding the 150 person venue, could easily double the amount of vehicle traffic of students going to and from school everyday, and traffic related to non-school events in the 150 person venue, in an area already congested traffic area. I believe this traffic congestion will also add to further impact and traffic issues at the surrounding intersections of Forbes & 3rd, Chesterfield and West Esplanade, Mahon and 3rd, and Lonsdale & West Esplanade.” By GRH

“My concern for the proposed development at 63 Mahon is in regards to the parking that is planned. Only 11 stalls on site, and 11 more stall off site is insufficient for a school and an event space of 150 people. While we may hope that people would take public transit, the truth is that many people will not, for multiple reasons (health, weather, late hours, long commutes, etc). Street parking is already utilized to a great extent by the current businesses and residents in the area. I believe it is naïve to think that 22 parking stalls (11 of which are half a kilometer away) will be enough for this project, and that this will have a detrimental impact on the neighbourhood, as well as cause future contention.” By CA

“3-The event center is not necessary at all, as the owner Stella Ablett in public hearing in Dec 2016 had said, we rent space at the North Shore Neighborhood House gym, as well as Memorial Gym we’re also active at John Braithwaite Community Centre, or Harry Gerome, and we also go to things like Griffins Boxing and out the Deep Cove Kayak and so it is very much our vision that the students learn to live in the community and enjoy the recreation there and its not restricted to the old idea of perhaps only playing in your school basketball team for example. 7-Fire Access issues are also concerning. A shuttle bus is proposed for the Event Centre & will yet another vehicle on clogged streets. We foresee endless circling of cars in our quiet residential neighborhood.” By AM

“Do not support the new proposal. Increasing the building size from 2.5 to 4 stories does not accurately reflect the actual increase that more than doubles the height of the building! I question the intent of the original development plan when this type of change is requested. I support the concerns (noise, parking) of the neighbours in that area regarding the addition of ‘event space’. A combined total of 22 parking spaces seems inadequate for 150 person event space. The CNV should not be creating a new zoning definition for event space at this point in the process.” By BN

This is simply unacceptable. I live in the very close neighbour to this new development and there are some obvious reasons for this not to be approved: This will block major views of the ocean, bridge and mountains for many nearby residents – affecting the value of their homes. Traffic is already a huge problem in this area and with a proposed ‘event/meeting’ space, this will only add to the traffic that builds up around this area.

Parking, again already tight and limited, adding further demand and traffic will simply make parking in this area impossible. I strongly suggest that you and your representatives do not allow this further addition to this development to take place and instead, commit to approving and proceeding with the original proposal.” By AL

“We Soussan and Jerry 1806-188 Esplanade E, North Vancouver, BC, are not supporting the proposal for increasing height of the building 63 Mahon Avenue let alone the event space on top. Lower Lonsdale and especially Esplanade Avenue is already flooded with too many condos. There are too many people, dogs, too many cars, bikes, heavy trucks, traffic issues, and not enough parking that is already unbearable for the community. Please stop adding more condos and bringing more population to the lower Lonsdale area. The City of North Vancouver kept adding to the density of all condo buildings, already ruined the Lower Lonsdale, please don't make it worse.” By SG

“I am against doubling the height of this building and changing the plan. I have to wonder if the designers were being fully transparent when they submitted the original and approved rezoning application in February 2017? Had neither the firm nor the college not given thought to an event space that would double the height of the building prior to submission? Why would they wait until excavation has commenced before submitting a further rezoning application?” By RW

“Following are my comments: As a local resident, I do not feel the additional FSR and Height being requested will improve the contextual fit of the project into the surrounding neighbourhood. While the design calls for 4 storeys only, the actual height is equivalent to a 9 storey building....much higher than the surrounding existing buildings, and any of the new adjacent buildings on Esplanade. The building façade rises straight up from the street and contributes little to the pedestrian experience, beyond the shadowing and blocking views of the north shore mountains. The additional floor area requested is to host special events for up to 150 guests, in addition to the staff and students....yet is providing only 11 additional parking spaces, almost ½ km away.” By JG

“We moved to North Van shortly after this development was approved. We were made aware of it and the subsequent request for more density and multi use space through the media but there were still many pieces of information missing regarding the development so I wrote to the Mayor and Council stating that while this development didn't impact us immediately, we aren't in support of it due to needing some more information regarding the event space, alcohol on the site, parking and traffic. More importantly, there had been community consultation and a decision had been reached and now the request for higher building height and activity that would potentially affect the views of nearby residents, more traffic on the street during the evenings and weekends, and more noise in the residential areas adjacent to the development. There are other special event venues nearby.” By IW

Esliha7an village, or Indian Reserve #1 is mainly occupied by elders and families from the Squamish Nation. Many of the surveys were completed by hard copy and were delivered to their door. There are several elders that reside directly across the street from the School and are very concerned about the traffic and parking impacting 1st & Forbes especially and the already dangerous corner. They are also concerned about noise from late night events that would happen and feeling the sense of being in a fishbowl with the top level facing the reserve. Many shared their continuous frustrations about never being consulted properly about developments such as homeless shelter, expansion of 3rd street, St. Thomas Aquinas reconstruction, as well as, issues with parents, trains on esplanade and other other developments surrounding their village over the past decades. They feel that proper and meaningful consultation should have & always be a priority.

A sample of written commentary from the comments received by on of the elders in the neighbourhood are:

“The developer has applied to make significant changes that will seriously impact the parking at the Mosquito Creek Marina as well as West Esplanade on the Mission reserve and the Urgent and Critical Care Centre at 221 Esplanade. Alcuin college has applied for an addendum to the original proposal. That being to apply for an ‘events’ license allowing them to host events for up to 350 people? With a liquor license up..up till 10:30 or 11? Not just college events. But for anyone wanting to pay to use the facilities this could mean noise..drinking, littering..etc etc..plus it is right across from the Urgent and Critical Care Unit at 221 Esplanade..which has only 4 parking spots in front..this will impact us all..we have lots of problems with the new STA school..parking. speeding in our area..cars wer parking in Glenn and Linda’s driveway..she can tell you about the problems we face..The construction company was also very sneaky and low key..no consultation with us..they felt their sign was sufficient..this is what Alcuin is doing being sneaky.” By DM

Revised Traffic Study

Laco had prepared a Traffic study for its development at 311 West 1st Street currently under construction. A similar piece of work was prepared for the City by consultants working for the 63 Mahon applicants. The developments share the lane that separates them along with one other 2 level building to the west on West 1st Street at Forbes Avenue.

Survey respondents have expressed concerns about the upcoming traffic and pedestrian congestion and the confusion that may occur with the introduction of the Event Centre, as well as, the School previously approved.

An additional study has been prepared for Laco to investigate the cumulative impact of recent, approved and proposed development. (Ref: Appendix IV)

The following are some excerpts from the Traffic Study:

“In summary, the following items were found with the review of the development documents for the proposed school development at 63 Mahon (300 West Esplanade):

- The methodology for the school trip generation surveys were unclear; however, it was found that the trip rates calculated were similar to the *ITE Trip Gen Manual*.
- The pick-up / drop-off capacity of the nearby on-street parking was estimated and it was determined that there would be insufficient available on-street parking capacity (36 vs 38) to accommodate pick-up activities during the PM peak hour and some concerns are raised for the proposed pick-up locations.
- Some issues and comments were noted for the on-site parking assumptions such as the auto mode share assumptions and the student parking.
- Pick-up and drop-off in the laneway on the north side if the site may generate vehicle conflicts with the main site access for the site on the north side of the proposed development.
- Turning path for access / egress vehicle from the access on the north side of the laneway should be verified to ensure unobstructed free movement can be provided during drop-off and loading activities.
- Some existing and proposed TDM measures (to reduce the parking requirement) may not be effective solutions to reduce demand or cause additional issues in the neighborhood such as drop-off and pick-up away from the school, restriction on student driving, bus passes for students, traffic coordination during the drop-off / pick-up times, and paid parking for staff / facility.
- The trip generation rates used to estimate the trip generation for the proposed assembly land use may not be the most representative of the actual trip generation for the proposed site (similar to an event centre), and may have underestimated the generated trips, directional split and parking demand for the site.
- It was noted that without proper enforcement or encouragement, the proposed additional off-site parking and shuttle bus for the assembly land-use may not be well utilized and nearby on-street parking may be impacted by increased demand during the evening.

Summary

The foregoing report and attachments is intended to be useful to you if the development application at the 63 Mahon private school site, for additional uses, floor area and height, currently proposed, proceeds. It has been prepared to summarize neighbourhood reaction and technical analysis and you should feel free to send to City Council.

As noted previously, unless withdrawn, a development application submitted to CNV must be forwarded to Council for consideration. We have determined with assistance from other advisors and, most importantly, the public, that most are adjusted to the arrival of the new private school in the coming months (some construction preparations have been permitted and are underway) but not to the additional vaguely described uses in a large addition on the top of the school.

Reviewed from the point of view of the City's OCP, "considering increase in building height, attention will be given to view impacts, contextual relationships and the liveability or use of the buildings." The large majority of neighbours responding to surveys (close to 9 of 10) believe the added uses and height will be detrimental and that Council should not let the project proceed.

This review has been prepared to describe briefly and clearly the problems and impacts that are expected by the neighbours of this Event Centre proposed to being appended to the approved school. Long time residents in the adjacent Esplanade Village and nearby in the City as well as those that have recently arrived in the immediately adjacent apartments, expect to be negatively impacted if this development is further considered.

APPENDIX IV

ISL Engineering and Land Services Ltd. – Technical Memorandum

To: **Laco Holding Ltd.** Date: **January 19, 2021**
Attention: **Mr. Walter Berukoff, CEO** Project No.: **32798**
Cc: **Sabina Robb, Amit Parikh, Casey Spreeuw**
Reference: **Peer Review of Traffic Study Reports at 300 West Esplanade, 311 West 1st Street and 63 Mahon Avenue Developments, City of North Vancouver**
From: **Kurtis Mayne and Borg Chan**

1.0 Background and Objectives

ISL Engineering (ISL) was contracted by Laco Holding Ltd. (the Client) to provide traffic engineering consulting services to conduct a peer review of the traffic study completed for an educational institution development (with assembly use) at 300 West Esplanade (subject site) in the City of North Vancouver.

The Client is currently developing a proposed mixed-use development (Laco development) which includes 50 rental apartment units and commercial office space. A *Mini Transportation Review Report* (dated May 2, 2018) was completed for this proposed development. The subject site is located on the south side of the proposed Laco development, and is proposed to contain three floors of educational institution (K to Grade 12) in order to accommodate up to 150 students and 24 education staff. Based on the most recent *Transportation Update Memo* (dated September 2020), the subject site is also proposed to contain a fourth floor with 592 square metres designated for assembly use. **Figure 1** shows the subject site, Laco development and surrounding road network.

Due to the revised land use, the Client is concerned about potential traffic operation, parking, and safety issues on the nearby road network and traffic impacts to the future Laco development.



Figure 1 Study Sites and Surrounding Road Network

In order to conduct this peer review, ISL reviewed the following documents (both prepared by *Bunt & Associates*) provided by the Client:

- *Alcuin College Transportation Assessment Study Final Report dated April 2016 (2016 Traffic Report)*
- *Alcuin College Update Transportation Update Memo dated September 2020 (2020 Update Memo)*

To further understanding the surrounding road network, ISL also conducted the site visit during a weekday afternoon and some site photos can be seen in **Figure 2** below.



Figure 2 Site Photos taken on January 13, 2021

2.0 Traffic Operation Review

Traffic operation found in the *2016 Traffic Report* covered six study intersections; along Forbes Avenue at the West lane and West 1st Street and along Mahon Avenue at West 1st Street, East Lane, Esplanade Avenue and Site Access. As the subject site is mainly for the kindergarten/elementary/high school education, the peak hour traffic volumes were determined between 7:45 AM and 8:45 AM (before school) and 2:45 PM and 3:45 PM (after school). Based on the traffic analysis for the existing and combined scenarios, the report indicated that no critical movements or traffic operations issues were noted during the peak hours in the 2028 horizon year.

ISL reviewed the study findings, recommendations, and conclusions from the *2016 Traffic Report* and *2020 Update Memo* based on several items: **School Trip Generation, Pick-up / Drop-off Capacity, On-Site parking, Development Access, Transportation Demand Management Measures, Assembly Land Use Trip Generation, and Parking Demand and Traffic Demand Management for Assembly Land Use.**



School Trip Generation

2016 Traffic Report: Trip generation was determined using staff and student survey results. It was estimated that 10 vehicular trips (for 24 staff) would be generated arriving during the AM peak hour and leaving during the PM peak hour. According to **Table 5.1** in the report, it is estimated the school traffic (pick-up / drop-off from the parents) will generate 0.41 and 0.42 vehicles per student during the AM and PM peak hours, respectively, assuming an even split of inbound and outbound trips.

ISL Review: Without understanding how the traffic survey was conducted, it is difficult to comment whether the pick-up / drop-off survey results are representative for this study. It is not clear how the number of vehicles were counted considering it is possible that some pick-up / drop-off may occur further from the school and parents/students may walk some distance to / from their vehicles. The trip rates were compared to the *Institute of Transportation Engineers Trip Generation Manual (ITE Trip Gen Manual) 10th Edition* for Private School Land Use (534).

It is important to note that the *ITE Trip Gen Manual* provides trip rates for sites with similar land uses as a trip rate including both inbound and outbound trips, while the survey results provided the number of vehicles performing pick-up / drop-off. It was found that the AM peak hour two-way trip rate is approximately 0.93 trips per student (56% entering / 44% exiting) and 0.62 trips per student (47% entering / 53% exiting) in the PM peak hour. The comparison of the survey results and the *ITE Trip Gen Manual* have been provided in **Table 1**.

Table 1 Comparison of Survey Results vs. ITE Trip Generation Manual

Peak Hour	Surveyed Trips	ITE Trip Generation Manual
AM Peak Hour	0.41 Vehicle trips per student	0.93 → (0.52 inbound / 0.41 outbound) Vehicle trips per student
PM Peak Hour	0.42 Vehicle trips per student	0.63 → (0.30 inbound / 0.33 outbound) Vehicle trips per student

In general the surveyed trip generation rates seem to be consistent with the ITE’s trip generation rates.

Pick-Up / Drop-Off Capacity

2016 Traffic Report: It was found that the highest demand rate (highest number of total vehicles during one single time) was during the PM peak hour with 0.26 vehicles per student. It is proposed that pick-up could be accommodated using on-street parking capacity along W 1st Street between Forbes Avenue and Semisch Avenue, Mahon Avenue between W 1st Street and W 2nd Street, and W 2nd Street between Forbes Avenue and Mahon Avenue (Reference Section A, B, E, F, G, H, M, and N as shown in Exhibit 5.14 of the *2016 Traffic Report*).

ISL Review: The parking survey results prepared in the *2020 Update Memo* were reviewed to determine if there was not adequate capacity to accommodate the estimated number of pick-up vehicles. The review is provided in **Figure 3**. Based on the review of the parking utilization for the area identified that could be utilized for pick-up vehicles, it was found that during the peak hour only 36 parking spaces were available. Based on the parking survey, a total of 38 vehicles are generated during the peak hour for pick-up. Therefore, a deficiency of 2 spaces for the identified nearby on-street parking area were observed during the peak pick-up time. The identified parking deficiency may lead to pick-up activities occurring in non-designated areas such as near the frontage of the school, in no parking zones (loading zones or in front of accesses for adjacent developments) or in the travel lanes potentially causing vehicle delay and safety concerns.

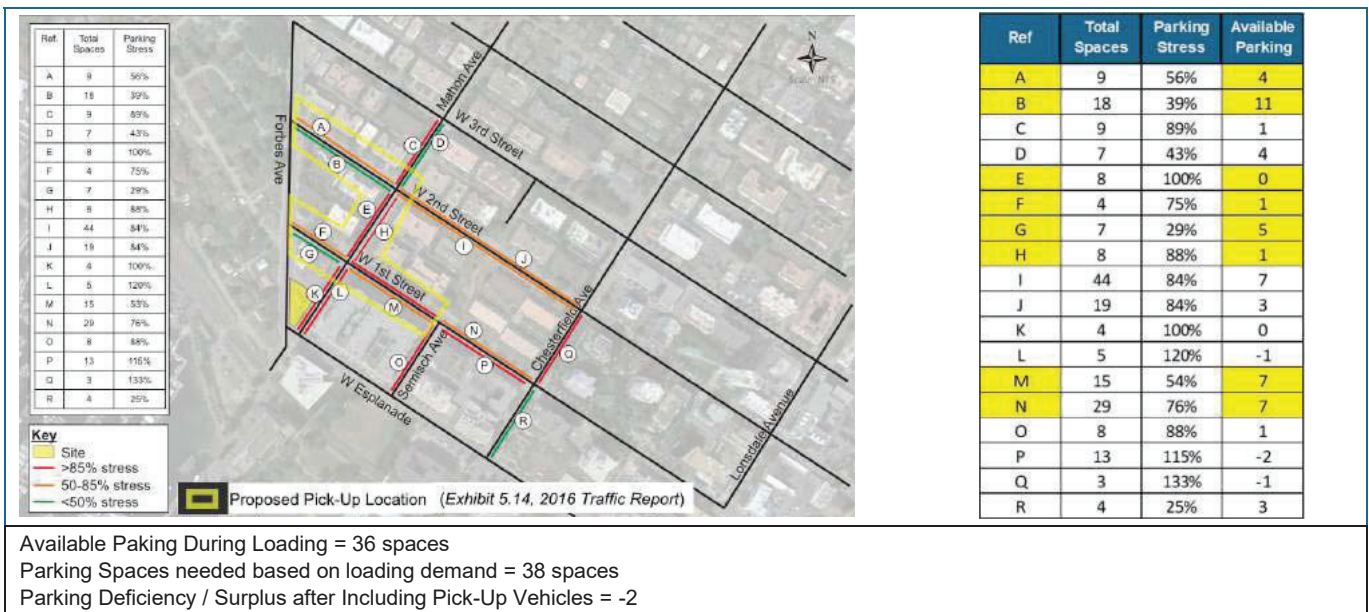


Figure 3 Review of Deficiency / Surplus of Parking during Peak Pick-Up Times (3PM)

It was assumed 5 available spaces on the south side of the West Lane are proposed to be used during the morning drop-off, which will worsen the traffic operation of West Lane and may create the queue length back up to Forbes Avenue. It will also directly impact future vehicular operation of the proposed driveway for the Laco Development. It is also noted that some available on-street parking stalls, such as Section N, has over 300 metres distance from the future school, i.e. about 5-minute walk for parents and students, and some parents may prefer not to drop off or pick up younger students this far from the school.

In general, it is very hard to make the users understanding where the available parking spaces will be for pick-up / drop-off activities. If no designated loading area, during the peak time, some parents will drop-off their children at the nearby locations next to the school entrance, even it is illegal location or double parking. It will generate traffic operational issues to local traffic and safety issues for parents and students.

On-Site Parking

2016 Traffic Report: For the on-site parking, 11 parking stalls were proposed for the school use. According to the *City of North Vancouver Bylaw* vehicle parking requirements, 19 parking stalls are required for the site. The report assumes that the proposed auto mode share will remain low. Therefore, with 11 spaces available and 24 staff, the auto mode share would have to be lower than 45% for the parking to be sufficient.

ISL Review: Although the College does not consider parking demand to students, as per their policy, extra parking demand may still be generated by students if they wish to drive to school and park off-site, therefore, off-site parking impacts may occur due to the no student parking being provided.

Development Access – Conflict with Loading and Drop-Off Activities

2016 Traffic Report: Based on the site layout provided in the report, the main access to the school site will be located off Mahon Avenue. It is understood that the parking along the Mahon Avenue frontage of the site will be restricted, in addition to no parking allowed in the laneway along the north side of the site (West Lane) except during morning drop-off.



ISL Review: It is noted that the drop-off during the morning peak is proposed to be allowed in the north side of the site within the laneway (West Lane) in addition to truck loading for the development. As the main access to the parking for the site to the north is off the laneway, there is potentially conflict between vehicles utilizing the main access and vehicle turning paths should be verified to ensure the movement is not impeded by the loading activities. It is understood that based on the *City's Bylaw Section 501*, that parking may not be allowed:

*“on a lane, except commercial vehicles while actually engaged in loading or unloading and then only when parked in such a manner as to leave on one side of the vehicle more than 3 metres of the **usable travelled portion of such lane unobstructed for the free movement of vehicular traffic**”.*

Although the bylaw identified 3 metres on one side, it also specifies unobstructed free movement of vehicle traffic and in this case, the site access for the development on the north side of the laneway (Laco development) must also be unobstructed which may require more space depending on the turning radius of the design vehicle and access layout. Therefore, using the appropriate design vehicle, the turning path should be verified such that vehicles may be able to safely enter and exit the adjacent site access during loading activities in order to satisfy the bylaw requirements of providing free movement of vehicle traffic.

Traffic Demand Management Measures – School Use

2016 Traffic Report: The report discussed a few existing Traffic Demand Management (TDM) measures that had been implemented at the existing school site and had proposed a number of new TDM measures to reduce the parking demand including:

Existing TDM measures for other school site:

- Drop-off and pick-up away from school
- Staggered class start & finish times
- Restriction on on-site student parking
- Bus passes for students

Proposed TDM measures for this school site:

- Traffic coordinator during drop-off / pick-up times at the school
- Pay parking for staff / facility
- Car share vehicle and stall for staff / faculty
- Transit subsidies for staff / faculty
- Emergency guaranteed ride home for staff/ faculty
- Carpooling for students

ISL Review: The existing and proposed TDM measures were reviewed to identify whether they are reasonable, achievable, and applicable for this school site and the following comments have been provided:

- *Drop-off and pick-up away from school:* The on-street parking capacity near the school was reviewed and the available parking capacity for the identified areas may not be sufficient to accommodate the peak demand according to the parking utilization survey data.
- *Restriction on student driving:* Although student driving is restricted from driving to the school, students may still drive and park nearby, causing additional stress on the nearby street parking.
- *Bus passes for students:* Since this is an existing TDM measure, the effectiveness of this measure should be reviewed, for example, how many students have taken advantage of this “upon request” program.
- *Traffic coordinator during drop-off / pick-up times at the school:* Compliance and enforcement may be difficult to maintain for the proposed traffic management plan during the peak pick-up / drop-off times while also reducing the impact to access for adjacent sites.
- *Car share and pay parking for staff / facility:* Based on the voluntary nature of Car Share initiative, it is unclear whether these measures will be effective in decreasing auto mode share for the site.



Assembly Land Use Trip Generation

2020 Update Memo: Since the assembly land use (rental by community groups and occasional business meetings) is not in the *ITE Trip Gen Manual*, the trip rates for Recreational Community Centre (Land Use Code: 495) was utilized to estimate the trip generation.

ISL Review: It is found that the proposed land use code may not be the most representative of the actual expected trip generation for the following reasons:

- The average square footage of surveyed sites for this land use is 148,000 square feet, compared to only 6,372 square feet for the proposed assembly land use. Therefore, the number of trips generated and calculated for the Recreational Community Centre (in the *ITE Trip Gen Manual*) is divided by a larger building area overall and includes large rooms that accommodate less people during use such as basketball courts and swimming pools. However, the proposed assembly area for the site is much more concentrated in terms of use for special events (similar to an event centre) and it could generate a higher rate overall.
- It is expected that assembly land use may have less balanced trips generated in terms of inbound and outbound, for example during weekday evening uses. It is expected that most inbound trips will be generated in the early evening as they arrive at the venue.

Parking Generation and Traffic Demand Management – Assembly Land Use

2020 Update Memo: Parking demand for the site was also estimated based on the *ITE Trip Gen Manual* and utilized Recreational Community Centre (Land Use Code: 495) to determine the parking generation. It is mentioned that the strata bylaws will ensure that the use of the assembly area will not coincide with school operating hours. The report also discussed TDM measures that would be applied such as additional parking provided at the off-site parking facility for use by the proposed development. The lot is located at 132 West Esplanade and is operated by Impark. Including the on-site parking and the additional off-site parking, a total of 22 parking spaces are provided for the assembly land use. In addition, a shuttle bus could be provided for people to access the site from the facility where the additional parking is provided.

ISL Review: As the estimated number of generated trips may be underestimated due to the *ITE Trip Gen Manual* land use assumptions, the amount of parking generated by the site may also be underestimated. The number of trips generated for the site in the report suggests that during the evening peak, the assembly land use will have an approximately 50% inbound/outbound split, however, it is expected that based on the anticipate use characteristics, vehicles will likely arrive during the early evening when events are beginning and leave later in the evening.

Similar to the on-street parking capacity reviewed for the school pick-up peak, on-street parking could also be reviewed during the evening peak hour. The evening peak hour parking was recorded at 7PM on a typical weekday. Considering only the on-street parking spaces within one block (within ~170 meters of the site), there were 25 on-street parking spaces available, which included Mahon Avenue from Esplanade to 2nd Street and 1st Street from Forbes Avenue to Semisch Avenue. Over the entire area surveyed there were 54 spaces available, however the estimated number was considered on-street parking located along 2nd Street and Chesterfield Avenue with spaces located 200 to 350 metres from the site.

The proposed off-site additional parking facility is located at 132 West Esplanade, which is approximate 450 metres southeast of the site on West Esplanade. It is likely that without proper encouragement or enforcement, that users of the assembly land use will utilize the nearby on-street parking, if given a choice. The increased parking demand could have an impact on the on-street parking for residents of the area. It is also unknown whether the shuttle bus is effective for an evening assembly event and safe location for loading/unloading for bus passengers should also be identified.



3.0 Summary

In summary, the following items were found with the review of the development documents for the proposed school development at 300 West Esplanade:

- The methodology for the school trip generation surveys were unclear; however, it was found that the trip rates calculated were similar to the *ITE Trip Gen Manual*.
- The pick-up / drop-off capacity of the nearby on-street parking was estimated and it was determined that there would be insufficient available on-street parking capacity (36 vs 38) to accommodate pick-up activities during the PM peak hour and some concerns are raised for the proposed pick-up locations.
- Some issues and comments were noted for the on-site parking assumptions such as the auto mode share assumptions and the student parking.
- Pick-up and drop-off in the laneway on the north side if the site may generate vehicle conflicts with the main site access for the site on the north side of the proposed development.
- Turning path for access / egress vehicle from the access on the north side of the laneway should be verified to ensure unobstructed free movement can be provided during drop-off and loading activities.
- Some existing and proposed TDM measures (to reduce the parking requirement) may not be effective solutions to reduce demand or cause additional issues in the neighborhood such as drop-off and pick-up away from the school, restriction on student driving, bus passes for students, traffic coordination during the drop-off / pick-up times, and paid parking for staff / facility.
- The trip generation rates used to estimate the trip generation for the proposed assembly land use may not be the most representative of the actual trip generation for the proposed site (similar to an event centre), and may have underestimated the generated trips, directional split and parking demand for the site.
- It was noted that without proper enforcement or encouragement, the proposed additional off-site parking and shuttle bus for the assembly land-use may not be well utilized and nearby on-street parking may be impacted by increased demand during the evening.

We trust this Technical Memorandum meets the Client's requirements.

If there are any questions or further information is required, please do not hesitate to contact the undersigned.

Yours truly,



Kurtis Mayne, P.Eng.
Traffic Engineer



Borg Chan, M.Sc., P.Eng., PTOE, RSP, FITE
Manager, Traffic Engineering and Road Safety

Leanne McCarthy, Chief Administrative Officer
Michael Epp, Director of Planning
City of North Vancouver
141 West 14 Street
City of North Vancouver, BV V7M 1H9

February 8, 2021

RE: 63 Mahon Avenue

Dear Ms. McCarthy and Mr. Epp,

It has come to our attention that information Pooni Group prepared and presented at the end of December and in early January has caused some confusion in the community.

Pooni Group has taken the following steps to correct any misrepresentation of information:

- Updated the two page flyer and website at www.63mahon.com to reflect the height as presented by the architect. The corrected information was live as of January 12. As of January 13, Pooni Group was no longer the owner of the website (note that the website is not available online as of today's date);
- Sent an email response to anyone that connected with a Pooni Group team member about the site and provided them with the building height information as follows - 96 feet being the geodetic height, 70 feet being the height identified by the applicant in the zoning amendment request, and 65.7 feet being the height calculated by the City of North Vancouver and clarified that Pooni Group is no longer involved in the project;
- Advised the consultants that continue to work on the project to follow up with members of the community that have submitted a comment form through the website to advise of the heights per the information above; and
- Sent a follow up email to the architect outlining the information above.

We apologize for the confusion Pooni Group's materials created and would like to reiterate that Pooni Group is no longer working on this project.

Best,



Blaire Chisholm
Chief Operating Officer
blaire@poonigroup.com

Good afternoon Ryan,

We write in response to your recent inquiry regarding the updated plans for the proposed new school at 63 Mahon Avenue, North Vancouver. The location of the proposed new school is situated within the Traditional Territory of the Squamish Nation. These lands have been used and occupied by the Squamish Nation since time immemorial. The Squamish Nation asserts its claim to title and rights within its traditional territory.

This proposed project was previously referred to the Squamish Nation in 2016 at which time the project was provided permission to proceed. We understand that the proposed plans which were previously referred to the Nation have recently been updated, with the proposed update limited to the addition of a fourth storey in the proposed school building. We have completed a technical review of the update, and consider the proposed update appropriate to proceed.

Please contact the undersigned if you have any further questions about the above.

Huy chexw a,

Peter Baker
Director, Rights & Title

T 604-982-0510

C 604-317-3419

F 604-982-0515

squamish.net



**Skwxwú7mesh
Úxwumixw**

Ta na wa Yúus ta Stitúyntsam
Rights & Title

From: Dumbrell, Lisa <>
Sent: February-15-21 2:53 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing: March 1, 2021 63 Mahon Public Hearing regarding Alcuin College

Hello,

I live in a house at 415 East 5th Street, North Vancouver. V7L 1M3. I am the owner of the property. I have lived here since 2012 and I am a long time North Shore resident.

I am writing to express my objection to and disapproval of Alcuin College/ Montaigne Group's application for a "text amendment" to increase both the density and the height of the project at 63 Mahon.

The notion that any developer, school or otherwise, could retroactively apply to go far beyond the original proposal some 4 years later is outrageous and should not be allowed. I am well aware of the extensive consultation and limitations on the expansion of Saint Thomas Aquinas Secondary located nearby and the unexpected increased costs. The answer was years of fundraising, not seeking to add a commercial space to the school property.

Thank you and feel free to contact me by email or by phone at <> if you would like further input.

Lisa Dumbrell
415 East 5th Street
North Vancouver V7L 1M3

From: Barbara Tedesco <>
Sent: February-15-21 5:46 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon Ave

Event Centre at Alcuin College 63 Mahon Ave, North Vancouver

My vote for the event centre is NO.

The plan to build higher to include the event centre at Alcuin College is not thought out very well. My understanding that this centre would include a liquor license too implies the use of the centre in the evenings. This could only lead to disruption of the lives of the people living in the surrounding area and not the college itself nor the people responsible for this event centre.

The property chosen for the college in my opinion is not the best location as is as Forbes Ave is like a racetrack. It is very busy and noisy 24/7. This on its own should be enough to not allow the event centre.

Further on the south side of my home is the busy, noisy access to the Mosquito Creek Marina.

Lastly but certainly not least we have CN 24/7. The noise in no other neighbourhood in North Vancouver can come close matching the noise of the train and how it affects the well being of our lives.

There simply cannot be anymore noise disruptions in this neighbourhood. I say build the event centre in your backyard.

Thank you for your time in this matter,

Barbara Tedesco
404 West Esplanade
North Vancouver

From: Noushine Sefiddashti <>
Sent: February-16-21 6:29 AM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon Ave

I think the extra space is a great addition to our community and I am all for it.

Noushine Sefiddashti
311-210 west 13th street
North Vancouver BC
V7M 1N7

From: Leontyne Burdett <>
Sent: February-16-21 5:42 PM
To: Submissions
Subject: Public hearing input 63 Mahoning Ave.

To whom it may concern,

I am very concerned about the proposed changes to the zoning byelaw 463 Mahan Ave.! I believe in no way there should be any changes to the already amended zoning.
Please do not allow any changes.

Too many cars, too high, and too much volume.

Leontyne Burdett
508 277 1st street
North Van

From: Al <>
Sent: February-17-21 10:02 AM
To: Submissions
Subject: Alcuin Site, 63 Mahon ave

As a resident of 277 West 1st ave, my condo is directly across from the new proposed site, I face due west and the Alcuin school site impacts me immensely, I bought there for the view, reasonably quiet area and relaxed and friendly community. This new increased site plan will affect the entire reason why I chose this site to retire at.

As a contributing Tax paying citizen, I directly and fervently oppose this new plan. These decisions made by council are crucial when voting in the Municipal elections!

Please revoke the new site plan and do not allow this change.

Sincerely,
Alan Burdett
resident: West Quay Suite # 508 - 277 west 1st ave,
N.Van



HOLLYBURN

Family Services Society

Empowering Growth, Inspiring Change

Received February 18, 2021
PH 63 Mahon Avenue

February 17, 2021

Mayor Buchanan and Council
City of North Vancouver
141 West 14th Street
North Vancouver BC V7M 1H9

Dear Mayor Buchanan and Council,

During my term on the Lower Lonsdale Business Improvement Association Board of Directors I became aware of Alcuin College through a fellow board member. I, like others had seen their signage on St Georges and often wondered about this “College”. I was propelled to learn more and was impressed by their approach to learning, very similar to the approach we take within our youth services at Hollyburn.

Learning the school would be constructed across the street from us on Esplanade was good news and made perfect sense. As the Lower Lonsdale continues to grow, a K-12 school would provide a much needed educational option for the many families residing in the lower Lonsdale area.

I also considered the opportunity to engage their students in our mission and the ideas were endless.

Mayor and Council, I understand there is opposition to the College’s development amendment to add an additional floor even though this addition is within the existing Assembly Use Zoning.

I am writing this letter in support of the construction of the College. As the lower Lonsdale corridor was developed with the foresight of a vibrant community hub, it has lived up to its name. The diversity of its multi-family residences, storefronts, food and beverage establishments and businesses and its proximity to public transit lends itself to support the development of the College, in particular with the natural environment and shores ready for curious minds to explore.

As the City continues to grow and land becomes sparse, the only way growth can continue is up. In this particular case, the addition of one more floor, four floors in total is not absurd. The additional floor is designed specifically to embrace and engage the community while integrating the College and the scholars into the community.

We welcome Alcuin with open arms and look forward to mutual collaborations. Further, we are appreciative of their generous offer of free space for our programs and endeavours.

As always, Mayor and Council, thank you for your careful considerations.

Yours very truly,

A handwritten signature in black ink, appearing to be 'JH' or similar initials, written in a cursive style.

Joy Hayden
Innovation and Engagement Specialist

Cc Michael Epp
Director, Planning and Development

From: Darren Young <>
Sent: February-17-21 10:03 PM
To: Submissions
Cc: Sarah MacKay
Subject: opposition to 63 Mahon Ave development

Hello,

I am writing to voice my opposition to the additional density and zoning amendment for the development on 63 Mahon Ave. My wife and I live in the adjacent building at 255 West 1st. Street.

The development proposal to allow building of an additional floor to essentially be a "party room" for hire, is not in line with the current community. It is not beneficial to anyone in the community except the college. This delayed proposal was a deliberate ploy for additional revenue source to the developer and the college after the original development was approved. This "multi-use space" will inevitably be used as rental space/room for large gatherings. These gatherings will result in additional cars being parked in an already busy neighborhood with limited on street parking. The 11 on-site spots and 11 off-site parking stalls is not enough to service large gatherings that this "multi-use room" is intended for.

This multi-use room will likely also request a liquor licence in the future (if it hasnt already) which will prove the case that the multi-use room will be used only for the purpose of a revenue source for the college. And in no way is this beneficial to the local community.

Thank you for your consideration.

Darren Young and Sarah MacKay
113-255 W. 1st St.,
North Vancouver
V7M 3G8

From: Mariah Soleway <>
Sent: February-19-21 12:23 PM
To: Submissions
Subject: 63 Mahon Ave

To Whom It May Concern,

I am writing to express my disagreement with the proposed amendment of the zoning bylaw, 1995, No.6700, Amendment Bylaw 2921, No. 8819.

As someone living in the neighbouring building I do not want the increased density or multi-use space in my neighbourhood.

Thank you.

Kindly,

Mariah Soleway MC, RCC
102-277 West 1st Street
North Vancouver

From: Jake Soleway <>
Sent: February-19-21 12:28 PM
To: Submissions
Subject: 63 Mahon - Zoning Amendment Bylaw

To Whom It May Concern,

As a resident who lives at #102 - 277 1st St West. I disagree with the change to the zoning bylaw. With our strata we already have issues with the patrons Sailor Haggars causing destruction of property after events / nights.

Regards,

Jaco Soleway
102-277 West 1st Street
North Vancouver

From: Morgan Pollock <>
Sent: February-19-21 4:40 PM
To: Submissions
Subject: 63 Mahon Avenue - Public Hearing Notice and Report

Hello,

My name is Morgan Pollock and I live in 1269 McBride Street, North Vancouver. I am often in the Lower Lonsdale area for work and recreation.

I fully support the development of 63 Mahon Avenue.

I am disgusted with Laco Holdings smear campaign against this project. He has created a video that is full of misinformation and outright lies while he himself is not transparent about his interests. Laco is worried about their development directly behind the Alcuin College building, and the obstructed view that might force him to lower his planned rental prices. Laco is using this "caring for the community" as a cover for trying to make himself more money. There is a bustling nightlife a block away the events at this centre would be nothing compared to the late-night crowds that the Tap and Barrel or Joey's bring in regularly. He even has his family members spreading falsehoods against the school as well. It is abhorrent behaviour and I think he should be stopped.

Thank you,
Morgan Pollock
1269 McBride Street
North Vancouver

From: Personal <>
Sent: February-19-21 7:11 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing

Hello,

In regard to the public hearing for the development at 63 Mahon Avenue in North Vancouver, I would like to show my support.

I grew up in North Vancouver, and have personally seen this city grow with more density over the years. Adding an additional community space to this development in my opinion would be a great addition to the lower Lonsdale area which is already over capacity when it comes to events space.

I believe this extra community space would help alleviate some of the capacity issues in the area and be a great space to this growing region of North Vancouver. As the density in North Vancouver grows, I believe community spaces are becoming more and more important.

Sincerely,

Andrew Duval
1269 McBride Street
North Vancouver

From: Braden Ricketts <>
Sent: February-19-21 7:40 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon

Hello,

I cannot make the Meeting regarding 63 Mahon on March 1st.

Although I cannot make this meeting, I am sending this letter in support of this project.

Regards,

Braden Ricketts
817 Apex Ave
North Vancouver

From: Arlene Evans <>
Sent: February-21-21 1:36 PM
To: Submissions
Subject: Public Hearing March 1, 2021 63 Mahon Avenue - Zoning Bylaw 1995, No 6700, Amendment Bylaw 2021 No 8819

To Council;

I am **opposed** to Zoning Bylaw 1995, No 6700, Amendment Bylaw 2021 No 8819. I live in BCS941 TIME strata and I am negatively impacted should these be approved.

I'm shocked as are many others in the surrounding area Council is even considering this retroactive request by this developer which is change of use from the original school development (and all that entails such as normal school activities, hours of operation parking requirements, traffic patterns and considerations of impact to the neighbourhoods, etc.). I haven't seen any compelling justification by the developer to retroactively request this. Other developers, such as the other rental building approved in the adjacent area, decisions based on the original approval for a school, not a for profit 24/7 add-on. this is simply not good business practice and isn't right to allow such a significant change to be approved or even entertained (pun intended). I'm fine with the school - and only the school. Sneaking in a for profit venue after the fact likely claiming it's needed for the school doesn't fly for me.

How does this fit the Community Plan overall and why would we need a 24/7 entertainment space in this location?

Major impact to the neighbourhood. We already have no parking and the Cressey Development Esplanade and Chesterfield is just being built and this will be significant impact to parking, traffic in that specific area (the lane out to Mahon will be a nightmare it already is)

With every new development, the traffic has increased exponentially. It's also the business and industry traffic increases. Those of us who live here 24/7 knows better than the intermittent studies the huge increase in traffic these past years. We are not a transit community on the North Shore nor will be likely ever be so we have to drive vehicles and I doubt people will be coming to the site for after school hours use via transit. It is already next to impossible for anyone visiting the area for businesses or to visit those who live in the area.

The proposed height with the additional of the entertainment space, with the additional roof services added on, will have significant impact on the valuation and enjoyment of those in the immediate surrounding block and to me a block over as it all connects.. Especially impacted for valuation is the already approved project for housing. We have so much density and this will add more to the noise level, vehicle and pedestrian traffic, deliveries (if private events will be deliveries as well) etc. Additional density, which this can be considered as, is also a strain on services as well as parking etc.

This amendment should be rejected in the strongest of terms as it adds no value to the primary purpose which is a school not a for profit entertainment space. We have sufficient of those already in the lower Lonsdale area. This to me is a cash grab - a way to make more money and profit.

Over these past months of the pandemic, we have been reminded how the quality of life is so important. The request before council adds nothing positive to that only negatives and in the past weeks have already seen Council approve negative quality of life impact projects in our neighbourhood.

I sincerely hope Council will listen to their constituents and vote NO.to this retroactive proposal. You previously approved a school not an entertainment venue with no value added.

Regards,
Arlene Evans
#912 – 175 West 1st Street
North Vancouver, B. C. V7M 3N9

From: ida rabbani
Sent: February-19-21 7:26 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon

Hello

I can't make this meeting but I'd like to say that I full support the project at 63 Mahon avenue and look forward to having this resource for my children in the future.

Thank you
Ida Rabbani
239 West 19th Street
North Vancouver

Bev Liddle
#308 – 270 West 1st Street
North Vancouver, B.C. V7M 1B4

February 16, 2021

City of North Vancouver
Public Hearing - March 1, 2021 re: 63 Mahon Ave.
141 West 14th Street
North Vancouver, BC
V7M 1H9

To Whom it May Concern:

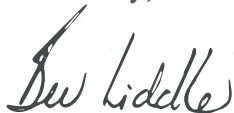
I am writing to you IN OPPOSITION to the above-captioned re-zoning application.

My reasons include:

1. An additional floor is a significant change – applications for re-zoning should be requested when the project is initiated, not considered for a project approved 4 years ago.
2. The neighbourhood is residential and should not include an event space that will impact the area outside of school hours.
3. The school will bring enough extra traffic as children are dropped off and picked up – we do not need more traffic on evenings and weekend as well.
4. The original 11 parking spaces hardly seem enough – and adding another 11 parking spaces to bring it up to 22 parking spots seems completely insufficient for events that could have 150 in attendance.
5. Additional parking 450 metres away at 132 West Esplanade is not helpful. People will park in the neighbourhood if they can – but the neighbourhood cannot use the project's dedicated spots. They say they will have a car and driver available to transport people back and forth – is that for every event at no cost to those using the event space? And who will police that? We will be losing more parking in a neighbourhood where parking is already an issue (especially when there are special events at Lonsdale Quay, the Shipyards and Harbourfront Park).

Thank you.

Yours truly,



Bev Liddle

From: Harriett Holmes <>
Sent: February-22-21 10:59 AM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon

Hearing on Alcuin College (63 Mahon Ave, North Vancouver, BC V7M 2R3)

I am fully in support for this project and it's proposed fourth floor. I believe the new school building will provide excellent opportunities for both prospective students and staff, in addition to the local community with the use of the community/event space.

I also believe there will be minimal disruption to residents e.g. traffic, and that the developer has had great communication with the community and considered their comments and input; even making changes to accommodate some of these.

Thank you.

Best regards,

Harriett Holmes
4587 Glenwood Ave
North Vancouver, BC V7R 4G6

From: Jake Fidler <>
Sent: February-19-21 7:27 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon

I just want to say that I am completely in favor of the 4th floor social space at Alcuin College. It will only help to improve the area.

Jake Fidler
9-1450 Chesterfield Ave
North Vancouver

From: Susan Patterson <>
Sent: February-22-21 12:01 PM
To: Submissions
Subject: 63 Mahon

To: City Council Members

I vehemently oppose the construction of an addition floor and event space at 63 Mahon. When I purchased the apartment at 277 W 1 st Street I looked at the vacant space and considered the possible construction given the existing rules. I purchased the Unit 408 directly across from 63 Mahon. This construction will not only change my view, which I could live with, but will cause a noise issue during the evening hours in the summer when windows would need to be open for a cooling breeze. Given the heat on the west side of the building this would not be something I could live with. Parking will be a an impossible issue when guest would be visiting again in evening hours . All of these factors considerably reduce the value of the property and quality of life for residents on the west side of the building. Surely, the school has options for an event space at their original building in the industrial area where disruption would be at a minimum. Thank you for your consideration if my concerns.

Susan Patterson
408-277 West 1st Street
North Vancouver



Received Feb. 22, 2021

PH 63 Mahon Avenue

Strata, Residential & Commercial Property Management
604.685.3227 | www.awmalliance.com

February 22, 2021

Mayor Linda Buchanan
City of North Vancouver (City Hall)
141 West 14th Street
North Vancouver, BC, V7M 1H9

cc: mayor@cnv.org

RE: 63 Mahon Ave Re-Zoning Application

Dear Mayor Buchanan and Council,

I write to you on behalf of the Strata Council – Strata Plan EPS 4482 (West Quay) which is comprised with a total of 231 strata lot Owners (213 Residential and 18 Commercial lots) with civic addresses of 255 1st Street West, 277 1st Street West and 252 Esplanade Street West (together the “West Quay Owners”).

The West Quay Strata Council is opposed to the rezoning application for 63 Mahon Avenue that seeks a text amendment to existing CD-684 Zone to allow for increased density and would permit a four-story building with a stratified amenity space on the busy and inaccessible corner of Esplanade, Forbes and Mahon.

The City’s plan to close vehicle access to Mahon will impact Lower Lonsdale traffic regardless of whether the text amendment is approved. In particular, vehicles currently using the foot of Mahon to safely access 1st St West and 2nd St West will be forced to detour. Oversized vehicles, unable to turn right off of Forbes, will likely detour via Chesterfield Ave or 3rd St West. West Quay Owners have observed an increase in all modes of traffic (pedestrian, bicycle and vehicle) at the foot of Mahon since the opening of the Spirit Trail which is easily accessed via the gates at the Mosquito Creek Marina. Increasing density at 63 Mahon will increase all modes of traffic and increase the likelihood of traffic conflicts on the corner of Esplanade and Forbes. There are no safe spaces designated for pick-up or drop off for either the Alcuin student body or for any of the up to 150 guests that may attend for events in the proposed stratified amenity space.

At a public hearing in 2016, the developers received support from the community (that existed at the time) to build a 2.5 story private school with a green rooftop space. At that time, supporters said the proposed development was “sensitive to the area and its neighbours” and would be “providing services not already available” (i.e. a school). In the initial application, Alcuin gave assurances to the City that (i) the plans did **not** include or require a gymnasium and the students would be dropped off and picked up at off-site locations two days each week for physical education classes, (ii) the size and frequency of deliveries would be small making a loading zone **unnecessary**, and (iii) they were **not** requesting a density bonus.

No explanation has been provided as to why construction did not commence within a reasonable time after receiving approval. No explanation has been provided as to why Alcuin’s needs have changed.

What has changed is that support from those that live and work in the neighbourhood is absent on the present application. Since the original approval, City Council and the public have made decisions that impact the neighborhood based on the expectation that Alcuin College would be built to the approved specifications. Decisions would have been different if the City

Vancouver Head Office
401-958 West 8th Avenue
Vancouver, BC V5Z 1E5

Fraser Valley Office
214-6820 188th Street.
Surrey, BC V4N 3G6

Whistler Office
212-1200 Alpha Lake Road
Whistler, BC V8E 0H6

and the public were made aware of the true intentions of the developers. If the City been asked to consider the current application in the first instance, it is far from certain that it would have been approved with variances such as (i) reducing off-street parking to 11 stalls, (ii) reducing the set-back from the rear lot line to zero, (iii) reducing the width of the parkade driveway to accommodate only one-way traffic, (iv) removing the requirement for a loading zone.

The project proposed in this rezoning application is not sensitive to the neighbours and does not provide a service that is not already available. Contextually speaking, the proposed amenity space will sit in close proximity to its residential neighbours who now have concerns about evening and weekend noise, light pollution and impact on views. While the proposed amenity space fits within the current zoning for "Assembly Use", it is designed specifically to accommodate evening and weekend events, 365 days of the year. In the amended design, the rooftop space becomes an open air space with a roof to protect from the elements and suitable for hosting events held during extended hours. The City's Special Event Liquor Licensing Policy (Amended 2018) part 3.2 indicates that the City policy is to have as little involvement as possible with events on private property unless the event is for over 150 people. This policy specifically does not apply to "Assembly Use Businesses" and would leave the resolution of any disputes arising during special events to the neighbours to work out. This has the potential to exacerbate the already acrimonious relationships between Alcuin College, the Montaigne Group and the neighbours. The proposed project contemplates a functional use of the property which is substantially and materially different than what was previously approved and is not a minor "text amendment".

The proposed amenity space does not provide service that the community does not already have. The West Quay Strata Council has not seen any evidence that suggests that there is any shortage of amenity spaces in the Lower Lonsdale neighbourhood. There are a variety of public and private options, including John Braithwaite Community Centre and North Shore Neighbourhood House. The BCIT Marine Campus across the street also has classroom and reception space available for rent. Additionally, most multi-unit residential buildings in the neighbourhood maintain their own amenity spaces for their residents to use at little or no cost. Depending on the building these spaces are suitable for hosting a variety of meetings and special events of various sizes.

If the City approves this 11th hour amendment a precedent will be set for future developers seeking last minute accommodations for the exclusive benefit of the developers to the detriment of the City and the public. West Quay Strata Council respectfully requests that City Council vote "No" to the text amendment, doing otherwise will have a negative impact on the livability in the neighbourhood due to increased traffic, evening and weekend noise and view impacts.

We thank you for your prompt attention to the above. Should you have any questions, please contact the undersigned at jason@awmalliance.com or 604-638-7374.

Regards,

AWM-Alliance Real Estate Group Ltd.

On behalf of *The Owners, Strata Plan EPS 4482*

Jason Scott
Senior Strata Agent

From: LORI MCPHAIL <>
Sent: February-22-21 8:47 PM
To: Submissions
Subject: 63 Mahon Avenue

To whom it may concern with regards to 63 Mahon Avenue,

I have been a teacher at Alcuin College for over 4 years now and one of the many things that I cherish about Alcuin is the fact that it is a community school.

It is a school that lives in the community that surrounds it. It teaches its students respect for each other by example, by being kind, caring, considerate and empathetic to all our neighbours..the fourth floor of Alcuin's new school symbolizes these characteristics that we are trying to instill in our students. We hope to be able to touch many lives through the sharing of our fourth floor but at the same time we will maintain our commitment to showing respect, consideration and empathy to all our neighbours in the new community we find ourselves.

I hope we can have the opportunity to continue to lead by example and teach and show our students what it means to be respectful and caring citizens who truly are part of the City of North Vancouver community by having this fourth floor.

I am in support of Alcuin College being able to have a fourth floor added to it's original design.

Yours Respectfully,

Lori McPhail
4051 Brockton Crescent
North Vancouver V7G 1E5

From: Wendy MacPherson <>
Sent: February-22-21 9:03 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon

SUPPORT of proposal

This is a letter of wholehearted support for the Alcuin College project proposed at 63 Mahon Avenue.

As school community members, our family has experienced an incredible level of care and integrity from all the staff at Alcuin College. Our child is consistently engaged in the community, and Alcuin takes great care to teach children what it means to be a good neighbour and citizen of their community. I have no doubt that Alcuin College will approach the use and management of the proposed fourth storey recreation space with the same level of integrity and respect that they have shown throughout our experience with them.

In addition, this space is sorely needed, not only for school-related activities and recreation, but as a rental site for community groups. I operate a peer-support circle once a week in the evenings and find clean, affordable space in very short supply on the North Shore (Covid restrictions notwithstanding). I saw a misleading campaign online, produced by Laco Holdings, that portrays the proposed 4th storey space as a party place or nightclub. This is far from my understanding of Alcuin's intended use of the space that is to be used for school-related events and community groups. It is infuriating to see Alcuin College slandered in this way.

Wendy MacPherson
1728 Evelyn Street
North Vancouver

From: bahli araya < >
Sent: February-23-21 9:23 AM
To: Submissions <input@cnv.org>
Subject: 63 Mahon Ave

Hi,

I am not comfortable speaking as I am a little disappointed at the situation and hoping that the Mayor and counsellors do the right thing. Not only am I losing 100k on views but also Alcuin has been negligent to our indigenous neighbours that's just disappointing as a community. I actually don't care about my view as much as this specific issue. The other concerns that I have is the noise at night/ lack of parking being met(still)/ traffic nightmare already at the dangerous corner and changes on lower road/ alcohol consumption at a school space/ huge signage that with lighting. Just because they needed to raise money doesn't not mean they bend some ethical rules and at cost of other people. Alcuin have been able to find loop holes to push their agenda and have clearly worked with the city before. This is not a win win proposal, build 10 storeys of school/ housing NOT an event space. We need our kids to sleep at night same as their kids.

Thank you
Bahli Araya
307-277 West 1st Street
North Vancouver

From: Feed Me Fit <>
Sent: February-23-21 10:28 AM
To: Submissions
Subject: Public Hearing - 63 Mahon - March 1, 2021

Your Worship and Councillors,

I'm writing to express my utmost support for the Alcuin College proposal. I do so from several perspectives: as a City resident, a City business owner, and as an excited participant to collaborate with Alcuin to give back to our community.

I became aware of the application through positive outreach and in 2020. I have since been in discussion with Alcuin for how we can serve our community members by utilization of the proposal. An affordable rental for my business will provide great benefit, and an opportunity for me to engage with community members in exciting ways. Alcuin's sense of community aligns with ours. We have discussed opportunity for Feed Me Fit to hold seminars and workshops within the proposed community space. Chef Erik Juarez and I would like to host a program through which we teach children about nutritious foods that they are able to prepare for themselves. Erik previously participated in the Grow Strong program that taught these principles to children of challenged circumstances. With Alcuin's offered help, we would like to utilize the proposed area to create a similar offering for our own community's youth.

My business is located at 1144 Lonsdale, just 1 block from the current school location. My home is at 1468 St Andrews. Even before becoming aware of the new campus and the opportunities it will provide many like us, I became aware of Alcuin's reputable presence in the community. On a daily basis, I'd encounter students and staff. Many take public transit adjacent to my shop, and I walk past the current campus at 11th and St. Georges regularly. Community and conscientiousness is evident among all staff, parents, community visitors, and most impressively students that I regularly encounter. Being a neighbour to them has been an absolute pleasure. I can attest to a very well intended bunch, respectful on and off the school yard.

Please consider their proposal. It is disappointing to hear that negativity is being projected into our community about this great group because I can say with certainty, as a long time neighbour, and now having interest in a community use for the proposal, that Alcuin is an asset to North Vancouver on all fronts. I know from first hand experience that their new campus will be operated as respectfully as the current campus.

Venessa Stonehouse
1468 St. Andrews Avenue
North Vancouver

Feed Me Fit
1144 Lonsdale Avenue
North Vancouver

Bill Liddle
#308 - 270 West 1st Street
North Vancouver BC V7M 1B4

February 17, 2021

City of North Vancouver

Public Hearing – March 1, 2021 Re: 63 Mahon Ave

141 West 14th Street
North Vancouver BC
V7M 1H9

To Whom it may Concern:

I am writing in opposition to the Variance request for rezoning the above-mentioned property.

The addition of another story is a significant change and once approval of a project is in place, it is unconscionable that a Developer should request a huge change in the property being built.

The area is significantly residential and should remain that way and not have an event center that will cause noise issues with the neighbouring properties.

It is a fact that increased traffic will occur during school hours as students will be dropped off and picked up. The street is busy enough prior to the school being in place and the increase in traffic and parking due to the new rental building as well as event traffic will be more than the neighbours can endure, seven days per week!

The parking for the school and proposed event floor is inadequate and the suggestion of parking 450 meters away is ridiculous. Parking is at a premium for events at Harbour Front, the Quay and Shipyards as well as the increase in vehicles from new and proposed residential buildings along 1st Street and Esplanade.

Your Sincerely


Bill Liddle

From: Rino Murata <>
Sent: February-22-21 8:19 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon

I support Alcuin College to make a 4th floor.

My son has been with Alcuin College for the past 3 years.
I have seen over 12 schools in the course of 16 years with my 3 sons, and 3 cities, Tokyo, HK and Vancouver.

I know a good school when I see one. The teachers at Alcuin College are genuinely passionate and compassionate in teaching their students. Sir Ken Robinson, who inspired Mrs. Stella Ablett, Head Principle to found Alcuin College, is also my hero. Students do not learn because they are taught. Students learn when inspired, their curiosity stimulated and challenged. Students learn when they want to learn. This is what Alcuin College does.

Alcuin College would never in a million years even come up with the notion of an “event centre” to host nightly parties.

Any public school gymnasium could be called an “event centre” if a space that can be used for multi-purposes.

The fourth floor Alcuin College is asking to be granted is to hold various events any school would hold. For PE, for performances, for graduation ceremonies, for Remembrance Day, Christmas, art and creation exhibitions, parent teacher evenings and so on.

Yes, it is open to the public to use in the purpose to bring the community together. In a way recreation centres provide function rooms to host lectures, yoga clubs. Big Sisters and Big Brothers are looking forward to having more space to help the community.

I cannot stress enough how ridiculous a notion it is that Alcuin College would ever think to neglect the responsibility it has in the community.

I feel it is very important where and by whom the source of this misunderstanding came from.

Alcuin College is a very respectful school.

I sincerely hope the council will grant Alcuin College to build the 4th floor for the students.

It is a very good school.

Thank you kindly,

Rino Murata
1359 Dempsey Road
North Vancouver

From: Joe Lee <>
Sent: February-23-21 4:40 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing: 63 Mahon

To City of North Vancouver Mayor and Council Members

We are writing to express our support for the 4th storey addition to Alcuin College for the purpose of creating a multi-use space that is shared with the community.

There has been a lot of misinformation circulating around especially from Laco Holdings Inc. We normally don't give our input for Public Hearing. However, the slanderous nature from Laco has driven us to become more verbal of our support for the sake of principle. We have received unsolicited mail regarding this project intentionally misrepresenting the use and design of the building, including describing it as the equivalent of a 9 storey building at one point. This is totally unacceptable.

On the other hand, we have studied the actual design and use of this building including the Q&A document provided by Alcuin College. We support the idea of creating an additional 4th storey space acting as an enclosed gymnasium to better meet the needs of the students while providing benefits to the community.

Sincerely,
Joe Lee and Mingmei Zhang
503-118 Carrie Cates Crt
North Vancouver



Canadian Iranian Foundation

January 17, 2021

Dear Mayor, Buchanan and fellow Council Members:

My name is Nassreen Filsoof, and I am the Founder and President of the Canadian Iranian Foundation (C.I.F.). C.I.F. is a registered charity, which has been supporting our community since 2006 through programmes, such as providing scholarships to secondary students going on to post-secondary studies, fundraising for community initiatives (i.e. LGH Foundation), and providing educational programmes for newly arrived immigrants.

I am writing regarding the proposed fourth floor at the new site of Alcuin College. Similarly to our belief, Alcuin College believes in creating strong community bonds. The College has graciously agreed to allow C.I.F. to access the potential fourth floor for our educational programmes and seniors' programmes. The intent of our educational programmes is to introduce new immigrants to Canadian civil society, norms, and culture. We bring in speakers, who cover topics ranging from family law and elections to racism and Indigenous culture. Our seniors' programme is intended to create a social opportunity for those who may otherwise feel isolated and depressed. We organise chess and backgammon tournaments, poetry readings, and potlucks.

Because we are non-profit, we have struggled in the past to secure a regular space for a reasonable fee to be able to run our programmes. The ability to have regular access to a designated space without having to pay additional funds is of huge benefit to our ability to be able to provide more programmes for the community. Alcuin's generosity will allow organisations like ours to better serve the community, which in turn will allow for stronger and more thriving members of our society.

We strongly believe in Alcuin's vision for their fourth floor of being a community space and we sincerely hope you would support this vision by allowing the construction of the proposed fourth floor.

Please feel free to contact me should you have any questions.

Kind Regards


Nassreen Filsoof
President/Founder

From: Heather MacDonald <>
Sent: February-23-21 10:51 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing 63 Mahon ave

Hello,

I am writing in support of the 4th floor addition of Alcuin college. I am a resident of North Vancouver and I think it's wonderful that this will allow community groups to book the space at low or no cost for their meetings and events.

With continued residential development putting more of a strain on a public facilities and Harry Jerome being closed for a rebuild, it's great that a privately funded school will be providing cost effective/ free space for all members of our community. Having positive private/ public partnerships has become a vital part of building our neighborhoods.

The fact that is is close to our major bus loop and the trail connecting one side of the north shore to the other makes it a great location for many different groups/organizations/individuals as it's easy to get to.

Although I am not a parent at the school, I personally know a few children/teens that attend the current school and are absolutely thriving. It's individual approach to education brings out the best in their students and allows them to be themselves and focus on their passions while still getting a well rounded education. With smaller class sizes and a different teaching philosophy student that struggle with major anxiety in the large mainstream school system can really excel at Alcuin.

I fully support the school, the additional floor and the local female entrepreneur that started the school.

Thank you

Heather MacDonald
4331 Hoskins Rd
North Vancouver BC V7K 2P7

From: Julie Bannon Nunes <>
Sent: February-24-21 8:43 AM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon

Greetings,

Our family is in FULL support of this development. Our daughter Sofia is in Grade 5 at Alcuin and we are so thrilled to have found a school that supports, nurtures and educates in such a compassionate way. It's very frustrating to see this fight against a grass roots school that has put so much effort into raising the money (for years) to be able to make this development come to life. It is also very frustrating to see bandwidth given to this opposition.

We have been tax payers in North Vancouver for over 10years, to see all of the development that is going up everywhere and have all this time given to an opposition of a few feet on the top of a building that is already being developed seems ridiculous.

To think this has been so blown out of proportion of what the fourth floor may indicate is an example of who may be behind this backlash against it. I really hope the intention of why this fourth floor is so contentious is being taken into consideration.

I would like to know who is behind this ridiculous fight against an extra few feet in the already present building that is going up there. Why should building around it be able to go higher and not Alcuin's building?

I hope this can be put to bed quickly - enough already!

Julie Bannon Nunes
3331 Robinson Road
North Vancouver

From: Thomas Family <>
Sent: February-24-21 10:45 AM
To: Submissions
Subject: 63 Mahon - Alcuin - Council - Public Hearing

Dear Mayor and Councillors,

As a resident of North Vancouver, I am writing to express my support for the proposed addition of a fourth floor to the currently approved building design.

A student parent is a close friend of mine, so I am familiar with Alcuin college and their long road to realizing this much needed new campus space. Furthermore, I have studied the conceptual plans for both the current 3-storey and proposed 4-storey versions.

I understand the practical benefits to the school's daily functions in having this additional floor, and how it will give the school the same community resource that all other suburban schools have to share with their community and to help supplement their operating costs. But I also feel that aesthetically the building is in fact much improved by the unique architecture of the addition.

Additionally and of importance to the discussion is that the new proposed height is no higher, and by any means of evaluation, is actually shorter, than the neighbours to the east and north, so I question any finger pointing by others who already have their own similar building heights approved.

It seems like a great compliment to the neighbourhood's developing character as well as providing more valuable community amenity space.

I look forward to watching the project take shape

Thank you,

Michael & Katherine Thomas
874 East 21st Street
North Vancouver

From: Julie Selby <>
Sent: February-23-21 7:53 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing

This email is to send my support for the Alcuin college development. Neither of my children go to this school, but it is an excellent alternative option for some children. The developer in question is building a much higher building behind the development and from what I know is not communicating accurate information.

Julie Selby
223 East 28th Street
North Vancouver

From: [David Johnson](#)
To: "[Amit Parikh](#)"
Subject: RE: re- 63 Mahon
Date: Tuesday, October 20, 2020 8:47:32 AM

Hi Amit,

Thank you for taking the time to write us with your questions and concerns.

The public meeting has been rescheduled to November 12 and is being organized by the developer. All the notifications to the event, including registration will be provided by the developer in the coming days. Your questions should be answered at this event. Your message has been saved in our files to be available for Council reference.

Regards,

David Johnson
Development Planner
City of North Vancouver
141 West 14th Street
North Vancouver, BC
V7M 1H9

(604) 990-4219
djohnson@cnv.org

From: Amit Parikh <>
Sent: October-16-20 6:36 PM
To: David Johnson <djohnson@cnv.org>
Subject: re- 63 Mahon

Dear David Johnson,

As a resident of the Lower Lonsdale Area I wanted to write this email to voice my concern regarding this event space at 63 Mahon.

I saw your contact information on a Development Information Session billboard at 63 Mahon but there is no indication on how I can access the virtual meeting? Can you please let me know the meeting details as I would like to attend to voice my concerns.

I don't feel this neighbourhood needs another public event space as it is already quite congested and it is a quiet residential area. Where will the parking facility be located? How do they plan to control the noise late at night? What about privacy issues? Won't this space look directly into the neighbouring residences? How many people will this space accommodate?

Please take this email as my opposition to this change of use to 63 Mahon and add it to the file.

Thank you

Amit Parikh
409-215 West 1 Street
North Vancouver BC

From: [Wally Berukoff](#)
To: mayor@cnv.org
Bcc: [Wally Berukoff](#); [Rod Clark](#); [Casey Spreeuw](#); [Sabina Robb](#)
Subject: URGENT - Re- 63 Mahon Avenue
Date: Friday, November 6, 2020 11:03:00 AM
Attachments: [image001.gif](#)
Importance: High

Dear Mayor Buchanan:

We write to you with **urgent concerns re the Developer Virtual Public Meeting for 63 Mahon Ave** which is scheduled for this coming **Thursday November 12th, 2020**.

Our 1st concern is Improper Notice to the Neighbourhood for this meeting ...

We have spoken to 5 area residents within the 40 metre Notification Area. Our offices are right across Esplanade from 63 Mahon Ave & well within the required Notification Area.

As of 11 am today, no one, including ourselves, have received a Notification from the Developer regarding the Thursday November 12 Developer Virtual Public Meeting. It would appear that either the Notices were not sent or they are too late for an adequate Notice Period.

Additionally, we are attaching Minutes from the September 9, 2020 Integrated Transportation Committee. At this meeting, the Developer, Havaal made a presentation. In response to the question from a Committee Member ...

Q: What kind of events might be held on the fourth floor?

The answer came as follows ...

A: Health and fitness activities, graduation ceremonies, cultural events etc. that will be provided free of charge for certain community events or rentable for private use.

"rentable for private use" ... right from the minutes ... the Developer's Answer.

We would like to point that on the **City's "Let's Talk" Page for 63 Mahon** the following appears ...

"The intended use of the added fourth floor space is for a shared amenity space between Alcuin College during school hours, and for community, cultural groups and events up to 150 people outside of school hours. As part of the rezoning application, the applicant has offered this space free of charge to North Shore community and cultural groups to hold meetings and occasional gatherings. Eleven off-street parking spaces are available on the site in accordance with the 2017 approval, and an additional eleven off-street parking stalls are proposed at a location at 132 West Esplanade (approximately 450 meters from the site). The applicant has secured a vehicle to transport those to and from the school site who require it."

No Mention of "rentable for private use" ... a rather glaring Omission don't you think?

Given the lack of Proper Notice re the Developer Virtual Public Meeting & the Omission of a very salient fact regarding Uses for the Event's Centre ...

We respectfully request that the Developer Virtual Meeting be rescheduled to a date in late January or February, 2021. This will give time for proper Developer Notice as well as allow us to appear at an ITC Meeting to inform them of our concerns.

We advised David Johnson, the City Planner for this project, yesterday of these concerns & asked him for the rescheduling. **To this hour we have not received a response.**

With the Virtual Meeting now only 3 business days away ... we are reaching out to City Council for appropriate action & the immediate rescheduling we are asking for.

Looking forward to your reply **as soon as possible**.

Thank you,

Wally Berukoff

Regards,

Walter H. Berukoff
President

Office 604.980.4858
Fax 604.998.1253



Red Lion Management Ltd.
#306-267 West Esplanade
North Vancouver, BC
Canada, V7M 1A5
www.redlionmgmt.com

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Thank you.

From: "Yan Zeng" <yzeng@cnv.org>
Date: November 12, 2020
To: "Michael Epp" <mepp@cnv.org>,
"Leanne McCarthy" <lmccarthy@cnv.org>,
"Rod Clark" <>,
"David Johnson" <djohnson@cnv.org>,
"Barbara Pearce" <BPearce@cnv.org>
Cc:
Subject: RE: [EXTERNAL]63 Mahon Ave
Morning Mr. Clark,

Thanks for this follow up email. I was glad that we were able to connect on Tuesday and I was able to hear directly from you.

Public input assists staff in evaluating development proposals and we value them highly. Public can provide their input to staff throughout the application review process, leading all the way up to public hearings where they can speak directly to Mayor and Council. Public information meetings that are held by the applicant in one step in the public consultation process. From what I can ascertain, given the numbers of people who have registered to attend this evening's meeting, there is a wide awareness of this application as well as of the opportunity to voice one's opinions. The notification has served its purpose.

You do raise some concerns about the application itself and its impact on the neighbourhood. As staff, we generally provide factual information of the proposal as well as the City's policy framework on our website. I can't comment on the details of this proposal but I can say staff will be listening intently to what the public has to say about the proposal.

Kind regards,

Yan Zeng
Manager, Development Planning
Planning & Development
City of North Vancouver

From: Rod Clark <>
Sent: November-12-20 8:27 AM
To: Yan Zeng <yzeng@cnv.org>; Michael Epp <mepp@cnv.org>; David Johnson <djohnson@cnv.org>; Barbara Pearce <BPearce@cnv.org>; Leanne McCarthy <lmccarthy@cnv.org>
Subject: [EXTERNAL]63 Mahon Ave

MS Zeng :

Thank-you for calling me back late on Tuesday afternoon, Nov 10/20.

We believe the Notification for the Developer Virtual Public Meeting (DVPM) was faulty & did not follow the City's stated requirements for Notification for the Developer Virtual Public Meetings.

To summarize our concerns with the Notification for the Developer Virtual Public Meeting scheduled for this evening ...

The North Shore News (NSN) notices do not mention "Events Center" or "Private Use" for this Center when this is the sole reason for the application for the Text Amendment. The Neighbourhood deserves Full Disclosure on the reasons for the Text Amendment Application & this simply did not occur with the NSN notices.

No Notices for the DVPM were received at West Quay Center - 267 West Esplanade. We received the 1st Notice for a DVPM by mail & within the 10 day Notification Period required. Why no Notice to a Commercial Building right across Esplanade?

The Developer claims they hand delivered Notices for the DVPM by hand to the Condo Developments in the immediate area. We had extreme difficulty in accessing these Condos even through the Management Companies acting for them. We would like to see proof that required Notification for the DVPM was done in these Condos. Also, we have spoken directly to more

than 5 residents in the Neighbourhood & none have received Notice of the DVPM from the Developer as required!

We keep hearing that 75 people have registered for the DVPM & this is somehow indicative of required Notice. Many of these registrations are as a result of our own Notices to the Neighbourhood & not because the Developer has completed the required DVPM.

The City's "Let's Talk" web page for this Development does not mention that the "Events Center" is rentable for Private Use; We believe this is a glaring Omission & that the Neighbourhood deserves Full Disclosure on potential uses for the "Events Center".

As a result of all of this we feel that improper Notification has occurred & that at the very least a subsequent DVPM is required should the meeting this evening proceed, in spite of our protests.

Our further Concerns with the proposed "Events Center" & the Public Information available to the Neighbourhood include ...

No Mention in any of the Developer or City Notices that the "Events Center" is to be stratified and held under separate ownership. This fact is revealed in the Appendices to the Bunt & Assoc refresh of the Traffic Study required for this development. It calls into question the relationship between the School & "Events Center". Not an ancillary use as presented but a separate business entirely.

St Alcuin appears to be suffering declining enrollment. MS Albett, the School Principal, stated at the Dec 2016 Public Hearing on the original School application that the school had 90 students. Ministry of Education data, freely available, indicates an enrollment of 73 students for 2019 - 2020. Why pursue a School for 190 with an "Events Center" when enrollment is declining?

Additionally, at the Dec 2016 Public Hearing, MS Albett stated in response to a question about the lack of a gym that the students went to Harry Jerome, Neighbourhood House, John Braithwaite Center and City Parks to pursue physical activity. They had no need of a "Events Space" as they wanted to reach out into the Community. The addition of a 2 storey "Events Center" is thus a major departure from the original case for the School.

We will continue to be monitoring this Text Amendment Application closely. We protest the improper DVPM Notice. We believe the Neighbourhood, of which we a part, deserves Full Disclosure re this development - something sadly lacking to date.

Thank-you for your earliest attention to these concerns,

Rod Clark for Laco Holdings

From: john maynard <>
To: To: David Johnson <djohnson@cnv.org>; Cc: Mayor Linda Buchanan <mayor@cnv.org>; Holly Back (Councillor) <hback@cnv.org>; Don Bell (Councillor) <dbell@cnv.org>; Angela Girard (Councillor) <agirard@cnv.org>; Tina Hu (Councillor) <thu@cnv.org>; Jessica McIlroy <jmcilroy@cnv.org>; Tony Valente (Councillor) <tvalente@cnv.org>
Sent: Friday, November 13, 2020, 10:55:19 a.m. PST
Subject: Re: 63 MAHON AVE.

As a follow up to my earlier email I would like to provide some follow up information and concerns. Last night I attended the virtual information session hosted by the developer of this project. This session was well attended and it was apparent to me that many of the attendees were supporters of the project. This was not a surprise but I was concerned that most individuals indicating they wanted to ask a question or make a comment were supporters and many contributors seemed to know the developers personally. I indicated I wanted to ask a question and 45 minutes later was asked if I did have a question and they were sorry they had just seen my request. Unfortunately I was leaving the meeting at that time. I was expecting this to be a meeting supporting the proposal as the developer was the host. What I was not expecting was the personal attacks and negative references made to and about Mr. Wally Berukoff. I think it was unfair to even bring up his name in such a public forum and to attack him was in my opinion unprofessional.

Mr Berukoff has been a very long term resident of the north shore and has provided many jobs in our area. His buildings have also provided rental opportunities for residents. He has legitimate concerns about the new proposal for 63 Mahon Ave and I hope these concerns can be reviewed in a fair environment.

Thank you

Dr. John Maynard

On Thursday, November 5, 2020, 08:46:15 p.m. PST, john maynard <> wrote: [_____](#)

I am writing this email to express my concern about the proposed development at the above address. It is my understanding that there was an approval for a private school to be built at this location and now there is an amendment to that original plan that would see an event space built on top of the original building.

My concern for this proposal is twofold. First I am currently working in the building 267 Esplanade Ave West and parking is at a premium not only for those working in the building but also for guests of the business enterprises in that and neighbouring buildings.

My other concern is for the local residents and the disruptions to their environment. I am looking for a quiet location to move to as we plan to downsize in our retirement. We were seriously considering renting an apartment in the building currently under construction north of 63 Mahon (just across the laneway). We were aware of a school being built very close to this apartment complex and this would be acceptable. What would not be acceptable would be a large event space that would not only block any view resident of the apartment would have but regular noise and close proximity to event attendee's would make living in the above mentioned apartments not an option to us and I am sure many others.

By way if introduction I am a long term resident of North Vancouver. In fact I was born in the old North Vancouver General Hospital. I was a Family Physician on the North shore and Chief of staff at Lions Gate Hospital.

Thank you for your consideration of my concerns.

Dr. John Maynard

Received Feb. 24, 2021
PH 63 Mahon Avenue

From: Boris Weiss <>
Sent: November-04-20 2:50 PM
To: David Johnson <djohnson@cnv.org>
Cc: Mayor Linda Buchanan <Mayor@cnv.org>; Holly Back (Councillor) <HBack@cnv.org>; Don Bell (Councillor) <dbell@cnv.org>; Angela Girard (Councillor) <agirard@cnv.org>; Tina Hu (Councillor) <thu@cnv.org>; Jessica McIlroy <jmcilroy@cnv.org>; Tony Valente (Councillor) <tvalente@cnv.org>
Subject: 63 Mahon Avenue
Importance: High

Dear David,

I have separately registered for the upcoming virtual rezoning meeting with respect to this development, but would like to voice my concerns to yourself and council prior, with respect to allowing for increased density and amended use. We are a business owner located at 267 Esplanade Avenue West, North Vancouver and have daily issues with available parking in the neighborhood. Our building has limited visitor spots on site, and business guests are already forced to find street parking in the surrounding area with difficulty at certain times of the day. Adding increased use and density to the 63 Mahon location will further create visitor parking issues, along with adding to traffic congestion. Adding further event space in the area will adversely affect congestion which 11 additional parking spots will not address. In reality, off-site parking locations will not satisfy this. Visitors to 63 Mahon will most certainly look for spots in and around the facility first.

Congestion in lower Lonsdale is at a maximum, and as I'm sure the City plan includes further increased residential density, this increased use is not justified. The focus here should be understanding the area's limited resources now and in the future.

I appreciate your consideration.

Best regards,



Boris Weiss
Chief Executive Officer

Medipure Pharmaceuticals Inc.
302 - 267 Esplanade Ave. West
North Vancouver, BC
Canada V7M 1A5

O: +1-877-264-0345

www.medipurepharmaceuticals.com

This e-mail may contain confidential and privileged information. If the reader is not the intended recipient, you are hereby notified that any dissemination, distribution or copying is strictly prohibited. If you have received this e-mail in error, please advise us by return e-mail or by telephone (877-264-0345), and delete or destroy all copies. Thank you.

From: [Wally Berukoff](#)
To: mayor@cnv.org
Bcc: [Wally Berukoff](#); [clark](#)
Subject: re- 63 Mahon Ave - DIS Process
Date: Monday, November 23, 2020 12:15:00 PM
Attachments: [DIS notification requirements.docx](#)
[image001.gif](#)

Dear Mayor Buchanan,

Sorry to bother you yet again regarding this development however you did mention on our phone call that there is a very strict process that all developers need to follow in order to get to the public hearing stage and we feel that was not the case for 63 Mahon.

Attached please find "Guide For Developers - Step 2: Notification Requirements - Developer Information Session".

We are hereby Protesting the Lack of these Guidelines being followed for 63 Mahon Ave.

We believe the Notification for the Developer Virtual Public Meeting (DVPM) was faulty & did not follow the City's stated requirements for Notification for the Developer Virtual Public Meetings.

To summarize our concerns with the Notification for the Developer Virtual Public Meeting ...

1)The North Shore News (NSN) notices do not mention "Events Center" or "Private Use" for this Center when this is the sole reason for the application for the Text Amendment. The Neighbourhood deserves Full Disclosure on the reasons for the Text Amendment Application & this simply did not occur with the NSN notices.

2) No mention in the NSN ad, the Developer Mailout or the City's "Let's Talk" page that the "Events Center" is to be stratified & therefore under separate ownership from St Alcuin. Again - the Neighbourhood is owed Full & Complete Disclosure.

3) No Notices for the DVPM were received at West Quay Center - 267 West Esplanade. We received the 1st Notice for a DVPM by mail & within the 10 day Notification Period required. Why no Notice to a Commercial Building right across Esplanade?

4) The Developer claims they hand delivered Notices for the DVPM by hand to the Condo Developments in the immediate area. We had extreme difficulty in accessing these Condos even through the Management Companies acting for them. We would like to see proof that required Notification for the DVPM was done in these Condos. Also, we have spoken directly to more than 5 residents in the Neighbourhood & none have received Notice of the DVPM from the Developer as required!

5) Straight from the Developer's Info Session - the School plus "Events Center" totals 96 ft in height or more than 8 storeys. This information was not contained in either the NSN advertisement, Developer Mailout or on the City's "Let's Talk" page.

6) The City's "Let's Talk" web page for this Development does not mention that the "Events Center" is rentable for Private Use; We believe this is a glaring Omission & that the Neighbourhood deserves Full Disclosure on potential uses for the "Events Center".

Quoting from the attached Guide for Developers - Step 2 Notification Requirements - DIS ...

"Please provide Planning Division staff with your draft mail-out for approval before sending."

"Please provide Planning Division staff with your draft newspaper ad for approval before sending."

Someone at City Hall would have to have approved the Mailout & Newspaper ad beforehand. Why were the glaring errors which we have noted not addressed & corrected?

As a result of all of this we feel that improper Notification has occurred & that at the very least a subsequent DVPM is required.

Our further Concerns with the proposed "Events Center" & the Public Information available to the Neighbourhood include ...

At the Dec 2016 Public Hearing, MS Ablett stated in response to a question about the lack of a gym that the students went to Harry Jerome, Neighbourhood House, John Braithwaite Center and City Parks to pursue physical activity. They had no need of a "Events Space" as they wanted to reach out into the Community. The addition of a 2 storey "Events Center" is thus a major departure from the original case for the School.

St Alcuin appears to be suffering declining enrollment. MS Ablett, the School Principal, stated at the Dec 2016 Public Hearing on the original School application that the school had 90 students. Ministry of Education data, freely available, indicates an enrollment of 73 students for 2019 - 2020. Why pursue a School for 190 with an "Events Center" when enrollment is declining?

We protest the improper DVPM Notice & ask for another Developer Virtual Public Meeting that has Proper Notice to the Community as outlined in the City's own Guidelines for same. We believe the Neighbourhood, of which we a part, deserves Full Disclosure re this development - something sadly lacking to date.

Thank-you for your earliest attention to these concerns,

Regards,

Walter H. Berukoff
President

Office 604.980.4858
Fax 604.998.1253



Red Lion Management Ltd.

#306-267 West Esplanade

North Vancouver, BC

Canada, V7M 1A5

www.redlionmgmt.com

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Thank you.

From: "Yan Zeng" <yzeng@cnv.org>
Date: November 30, 2020
To: "David Johnson" <djohnson@cnv.org> ,
"Rod Clark" <> ,
"Leanne McCarthy" <lmccarthy@cnv.org> ,
"Michael Epp" <mepp@cnv.org>
Cc: "Wally Berukoff" <wberukoff@redlionmgmt.com>
Subject: RE: [EXTERNAL]Re: [EXTERNAL]Meeting re 63 Mahon Ave
Thank you for the email Mr. Clark. All your previous emails and written communications outlining your concerns have been received by staff. The application is still under review, the place for staff to make any statements or recommendations is in our report to Council.

Best regards,

Yan Zeng
Manager, Development Planning
Planning & Development
City of North Vancouver

From: Rod Clark <>
Sent: November-27-20 11:11 AM
To: Yan Zeng <yzeng@cnv.org>; Michael Epp <mepp@cnv.org>; David Johnson <djohnson@cnv.org>;
Leanne McCarthy <lmccarthy@cnv.org>
Cc: Wally Berukoff <wberukoff@redlionmgmt.com>
Subject: [EXTERNAL]Re: [EXTERNAL]Meeting re 63 Mahon Ave

MS Zeng :

Thank - you for the reply below, however, we would like acknowledgement of our Monday Nov 23 email which outlined specific concerns with the Notification for the Developer Virtual Public Meeting re 63 Mahon.

I copy that email directly below ...

We appreciate that you are busy & are asking only that your stated Guidelines wrt Developer Notification are followed.

Thank-you,

Rod Clark for Laco Holdings

Dear MS Zeng:

Attached please find "Guide for Developers - Step 2: Notification Requirements - Developer Information Session".

We are hereby Protesting the Lack of these Guidelines being followed for 63 Mahon Ave.

We believe the Notification for the Developer Virtual Public Meeting (DVPM) was faulty & did not follow the City's stated requirements for Notification for the Developer Virtual Public Meetings.

To summarize our concerns with the Notification for the Developer Virtual Public Meeting ...

1)The North Shore News (NSN) notices do not mention "Events Center" or "Private Use" for this Center when this is the sole reason for the application for the Text Amendment. The Neighbourhood deserves Full Disclosure on the reasons for the Text Amendment Application & this simply did not occur with the NSN notices.

2) No mention in the NSN ad, the Developer Mailout or the City's "Let's Talk" page that the "Events Center" is to be stratified & therefore under separate ownership from St Alcuin. Again - the Neighbourhood is owed Full & Complete Disclosure.

3) No Notices for the DVPM were received at West Quay Center - 267 West Esplanade. We received the 1st Notice for a DVPM by mail & within the 10 day Notification Period required. Why no Notice to a Commercial Building right across Esplanade?

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5) Straight from the Developer's Info Session - the School plus "Events Center" totals 96 ft in height or more than 8 storeys. This information was not contained in either the NSN advertisement, Developer Mailout or on the City's "Let's Talk" page.

6) The City's "Let's Talk" web page for this Development does not mention that the "Events Center" is rentable for Private Use; We believe this is a glaring Omission & that the Neighbourhood deserves Full Disclosure on potential uses for the "Events Center".

Quoting from the attached Guide for Developers - Step 2 Notification Requirements - DIS

...

"Please provide Planning Division staff with your draft mail-out for approval before sending."

"Please provide Planning Division staff with your draft newspaper ad for approval before sending."

Someone at City Hall would have to have approved the Mailout & Newspaper ad beforehand. Why were the glaring errors which we have noted not addressed & corrected?

As a result of all of this we feel that improper Notification has occurred & that at the very least a subsequent DVPM is required.

Our further Concerns with the proposed "Events Center" & the Public Information available to the Neighbourhood include ...

At the Dec 2016 Public Hearing, MS Ablett stated in response to a question about the lack of a gym that the students went to Harry Jerome, Neighbourhood House, John Braithwaite Center and City Parks to pursue physical activity. They had no need of an "Events Space" as they wanted to reach out into the Community. The addition of a 2 storey "Events Center" is thus a major departure from the original case for the School.

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We protest the improper DVPM Notice & ask for another Developer Virtual Public Meeting that has Proper Notice to the Community as outlined in the City's own Guidelines for same. We believe the Neighbourhood, of which we a part, deserves Full Disclosure re this development - something sadly lacking to date.

Thank-you for your attention to these concerns & for a reply at the earliest.

Rod Clark for Laco Holdings

Sent: Friday, November 27, 2020 at 10:35 AM
From: "Yan Zeng" <yzeng@cnv.org>
To: "Rod Clark" <>
Cc: "David Johnson" <djohnson@cnv.org>, "Michael Epp" <mepp@cnv.org>, "Leanne McCarthy" <lmccarthy@cnv.org>
Subject: Re: [EXTERNAL]Meeting re 63 Mahon Ave

Mr. Clark,

Thank you for the email and for reaching out to staff. Staff have been really busy with the end-of-year permitting crunch time with multiple deadlines and yet we strive to provide service to the public at the same time. So, I appreciate your patience.

My team has requested the applicant to provide a detailed report of their notification process. We will be scrutinizing this report.

As with all applications in the city, staff will also undertake a thorough planning analysis of the impact of the proposal and how it is advancing the City's policy goals and objectives for city building.

Again, I thank you for writing and for your patience. Staff are confident to do a fulsome assessment of the proposal and make recommendations to Mayor and Council.

Happy to discuss further in the next two weeks,

Kind regards,

Yan

Sent from my iPhone

On Nov 20, 2020, at 2:02 PM, Rod Clark <clark@royal.net> wrote:

Ms Zeng :

Further to the email chain below ... Mr Berukoff has not as yet received a reply to his 2nd email outlining his request for a meeting to discuss 63 Mahon Ave.

We are raising the issue with you in hopes that such a meeting can be scheduled as soon as possible.

In addition, please find a PDF expressing some concerns with the Notification Process for the Developer Virtual Public Meeting.

We believe that due process was not followed for the Notification & have been assured by members of City Council that the process would be followed as outlined in the City's Notification Process. Someone at the City would have Ok'd the North Shore News Advertisement for the Developer Virtual Public Meeting yet there are obvious errors in that Advertisement.

There were no Notices received at our building right across Esplanade. Nowhere, in any of the Notices or on the City's "Let's Talk" page re 63 Mahon is the fact stated that the Events Center is to be a separate Strata Title.

We are asking for nothing more than the City's own Notification Process to have been followed ...

Please advise as to how this improper Notification is to be addressed. Additionally, when Mr Berukoff can meet with you.

Thank-you,

Rod Clark

From: Wally Berukoff <wberukoff@redlionmgmt.com>Date: November 17, 2020 at 10:37:04 AM PST

To: David Johnson <djohnson@cnv.org>
Subject: RE: re- meeting next week

Hi David,

This meeting would strictly be about how the application process for 63 Mahon has been handled to date and has nothing to do with Ryan Deakin and my dispute with him. The aim of this meeting is to come to some sort of solution that is beneficial to both developments.

We can meet virtually via ZOOM or in person taking social distancing precautions either at our

offices or at City Hall.

Thank you

Regards,

Walter H. Berukoff

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

From: David Johnson <djohnson@cnv.org>

Sent: Monday, November 16, 2020 5:03 PM

To: Wally Berukoff <wberukoff@redlionmgmt.com>

Subject: Re: re- meeting next week

?Hi Wally,

Just spoke with our Council and we would like to know more about the 'situation' you raised. From what we know you have a dispute with Mr. Deakin, which we have no part of, and our Council is not recommending a meeting. Perhaps you can clarify.

Regards,

David Johnson

Development Planner

City of North Vancouver

604 990-4219

djohnson@cnv.org

From: Wally Berukoff <wberukoff@redlionmgmt.com>

Sent: November 13, 2020 2:28 PM

To: David Johnson

Subject: [EXTERNAL]re- meeting next week

Hello David,

I would like to have a meeting with you as soon as possible to discuss resolving the situation

with 63 Mahon in an amicable way. What days are you free next week? I should advise you that I will have my counsel with me and suggest you have the City's in-house counsel with you as well.

Thank you.

Regards,

Walter H. Berukoff
President

Office 604.980.4858
Fax 604.998.1253

[Description: Description: rlm]

Red Lion Management Ltd.
#306-267 West Esplanade
North Vancouver, BC
Canada, V7M 1A5

www.redlionmgmt.com<<http://www.redlionmgmt.com>><<http://www.redlionmgmt.com/>>

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Thank you.

From: [Wally Berukoff](mailto:Wally.Berukoff)
To: mayor@cnv.org
Cc: thu@cnv.org; tvalente@cnv.org; jmcllroy@cnv.org; dbell@cnv.org; hback@cnv.org; [Angela Girard \(Councillor](#)
Bcc: [Wally Berukoff](#); [Rod Clark](#); [Casey Spreeuw](#); [Sabina Robb](#); [Samantha Potter](#)
Subject: re- 63 Mahon
Date: Wednesday, December 9, 2020 12:25:00 PM
Attachments: [63 Mahon December 9 2020 - Laco Holdings.pdf](#)
[image001.gif](#)
[DIS notification requirements.pdf](#)
[nov 4 NSN.pdf](#)

Dear Mayor Buchanan,

Please find enclosed a formal letter outlining the issues we have with the Developer Information Session held on Nov 12 2020 regarding the text amendment for 63 Mahon. I have also attached the DIS newspaper ad which is clearly misleading (four story school) as well as the DIS notification requirements.

I respectfully ask your advice on how we should proceed.

Regards,

Walter H. Berukoff
President

Office 604.980.4858
Fax 604.998.1253



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Thank you.



3 0 6 - 2 6 7 W E S T E S P L A N A D E , N O R T H V A N C O U V E R , B C , V 7 M 1 A 5

December 9, 2020

Mayor Linda Buchanan
City of North Vancouver
mayor@cnv.org
604 998 3280

BY MAIL

RE: "Event Center" at 63 Mahon Ave - St Alcuin School/College

Dear Mayor Buchanan:

During our phone call on October 29th 2020, you had mentioned to me that there is a very clear process that all developers need to follow in order to get to the public hearing stage and we feel that was not the case for 63 Mahon.

We are very concerned that a Public Hearing is to be scheduled, when Developer Information Session (DIS) notification issues are outstanding. We brought this to the attention of the senior staff at the City of North Vancouver (CNV) on many occasions. We also tried to start a dialogue to point out our concerns. However, we received no communication addressing these obvious omissions and errors and yet, in spite of this, the DIS still took place. Someone at City Hall would have had to approve the misleading Mailout and Newspaper Ad beforehand. Why were the glaring errors which were noted and brought to their attention not addressed and corrected? There is obviously a **complete lack of transparency** regarding the text amendment and the addition of a fourth floor to the building bringing the proposed new height to **96 ft. (8 Storeys)**

We are respectfully asking the city staff to adhere to the guidelines put in place by the City, which were not followed by the Developer, for 63 Mahon Avenue and therefore, respectfully request another DIS be held that is **transparent and informative**. The North Shore News (NSN) notices do not mention "Event Centre" or "Private Use" when this is the **sole reason** for the Text Amendment. The Neighbourhood and the City deserve Full Disclosure and **transparency**, on the Text Amendment Application and this did not occur with the NSN notices.

Our concerns with the 63 Mahon Avenue Notification Process for DIS are summarized as follows:

1. No mention in the NSN ad, the Developer Mailout or the City's "Let's Talk" page that the **"Event Centre" is to be stratified** and therefore, under separate title and use from St Alcuin. Again, the Neighbourhood is owed Full & Complete Disclosure.
2. The Developer claims they delivered Notices for the DIS by hand to the Condo Developments in the required 40 metre radius. We would like to have city staff confirm that the required Notification for the DIS was mailed to the Condos (West Quay 252 Esplanade W). We have spoken directly to more than 5 residents in the Neighbourhood, none of which, received a Notice of the DIS from the Developer as required!

3. Straight from the Developer's Information Session - the School plus stratified "Event Centre" totals 96 ft in height or more than 8 storeys. This information was not contained in either the NSN advertisement, Developer Mailout or on the City's "Let's Talk" page. Again, glaring **lack of transparency**
4. The City's "Let's Talk" web page for this Development does not mention that the "Event Centre" is rentable for Private Use; We believe this is a glaring **omission and lack of transparency**. The Neighbourhood deserves Full Disclosure on potential uses for the stratified "Event Centre".

Our concerns with the 63 Mahon Avenue DIS Meeting Process are summarized as follows:

Further to the Developer Information Session which the City of North Vancouver improperly sanctioned on Nov 12, 2020.

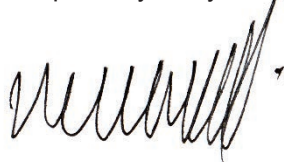
1. The Meeting was obviously filled with Parents of the School's Students & thus an extremely poor and misleading reflection of Community Input.
2. We know of several Community Members who waited patiently in line but were not recognized or called upon to give opinion or comments before the meeting was concluded.
3. The Issue of Private Use and whether there would be Liquor Licenses is not laid out clearly. ...

The Developer stance regarding private parties and liquor:

During the ill conceived, Developer's Information Session on Nov 12, 2020, the Developer was asked what was to stop them from hosting private parties and weddings and their reply was that they had no issue with it.

Given these facts, the Developer Information Session obviously had a **complete lack of transparency** and a tendency to mislead the public from the intent of the text amendment. Another DIS should be held in accordance with city policy. Please find enclosed the guidelines presented by the city.

I respectfully ask your advice on how we should proceed.



Wally Berukoff
President
Laco Holdings Ltd.

CC Councillor Angela Girard
Councillor Tony Valente
Councillor Tina Hu
Councillor Holly Back
Councillor Don Bell
Councillor Jessica McIlroy

GUIDE FOR DEVELOPERS

STEP 2: Notification Requirements - Developer Information Session (DIS)

Please be advised of the following requirements regarding Early Development Application Sign, Mail-outs, and Newspaper ads, which relate to the Developer Led Information Session (DIS):

EARLY APPLICATION (BLUE) SIGN STANDARDS

Description: a 4' x 8' sign placed by the applicant on the subject property to display information about (a) the application (including applicant and City contact information), and (b) if required for the application, the Development Information Session; must be designed according to the following City guidelines. (Sign Sample attached)

- Size:** 1.2 metres by 2.4 metres (4 feet by 8 feet), supported by 2 inch x 4 inch posts on each end of the sign.
- Colour:** A coloured sign will be developed by staff with relevant text and imagery. **Please ensure drawings/renderings are of sufficient quality.** If a map is included it will show adjoining roads and neighbourhood properties and will show a North arrow. The subject site will be black.
- Material:** Signs shall be made of a durable material acceptable to the City (e.g. plywood) and the paint shall be waterproof, exterior paint.
- Print Size:** Minimum 2 inch letters and the heading shall be 4 inch letters in Helvetica capitals.
- Location:** One sign is required to be erected on the site in a secure manner on each principal street fronting the site (ie. a corner lot will have two signs) unless varied by the Director, Community Development Department.

Responsibility: Staff prepares text and confirms installation of signs; the applicant is responsible for the cost, preparation, installation, maintenance and removal of the sign.

Timing: erected a minimum of 10 days prior to the date of the Development Information Session.

Please provide Planning Division staff with a photo of the installed signs for our records.

EARLY APPLICATION MAIL-OUT

Description: a notice delivered by the applicant to the neighbours (40 meter radius), via postal walk (Canada Post) or hand delivery, which includes information about the proposal and the Development Information Session.

Responsibility: Overseen by Planning Staff; delivered and paid for by the applicant. (Postal walk cost is about 10 cents per household (uses pre-defined postal code boundaries which typically exceed the required notification area, so arranging hand delivery to the specified area might be cheaper (applicant's choice).

Timing: must be delivered to the neighbours a minimum of 10 days prior to the Development Information Session

Please provide Planning Division staff with your draft mail-out for approval before sending.

EARLY APPLICATION NEWSPAPER AD

Description: a newspaper ad created and placed by the applicant to advertise the development proposal details, and the time/place details of the upcoming Development Information Sessions; must provide both applicant and City contact information. Please provide a draft of the newspaper ad for staff review and approval.

Responsibility: Overseen by Planning Staff (content, timing etc), published and paid for by applicant.

Timing: Published in two consecutive newspapers, not less than three and not more than 10 days before the Development Information Session.

(For your convenience, the North Shore News is published on Wednesdays, Fridays and Sundays. Please check their deadlines for advertisements).

Please provide Planning Division staff with your draft newspaper ad for approval before sending.

From: [Wally Berukoff](#)
To: mayor@cnv.org
Bcc: [Wally Berukoff](#); [Rod Clark](#); [Casey Spreeuw](#); [Sabina Robb](#)
Subject: re- 63 Mahon
Date: Friday, December 18, 2020 12:35:00 PM
Attachments: [image001.gif](#)

Dear Mayor Buchanan,

We are reaching out to you directly upon the guidance of Mr. David Johnson regarding the St Alcuin School/College proposed text amendment to allow a Penthouse "Events Center" at 63 Mahon Ave.

We wish to inform you that we have retained **Pooni Group** to complete an **Independent Community Outreach of our Neighbourhood**.

You will be familiar with Pooni Group's work throughout North Vancouver City.

We are expecting the Pooni Group's report mid-January 2021.

Additionally, we have retained **Borg Chan of ISL Engineering** to complete an **Independent Transportation Study of our Neighbourhood**.

This work will consist of an independent Peer review of the Traffic work to date as well as ISL's suggestions for Area Traffic Improvements.

This work will no doubt be beneficial in informing the **City's Esplanade Complete Street Review**. We realize the input period for this has closed but are informing you of this **Independent Transportation Study** in order that you & staff will have the opportunity to review it before the final Esplanade Complete Street report.

We anticipate the ISL report also in mid-January 2021.

Both reports will further inform Council & Staff re the addition of an Events Center at 63 Mahon.

These reports are costing Laco a considerable amount. We are respectfully requesting that the ISL & Pooni work be received & considered by City Council & City Staff before Mr. David Johnson's report to Council re 63 Mahon Ave & referral to a Public Hearing.

Thank-you,

Wally Berukoff
Laco Holdings Ltd

Regards,

Walter H. Berukoff
President

Office 604.980.4858
Fax 604 990.9584



Red Lion Management Ltd.
306-267 West Esplanade
North Vancouver, BC
Canada, V7M 1A5
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Thank you.

From: [Wally Berukoff](mailto:Wally.Berukoff)
To: mayor@cnv.org
Cc: tvalente@cnv.org; hback@cnv.org; jmcllroy@cnv.org; thu@cnv.org; dbell@cnv.org; [Angela Girard \(Councillor](#)
Bcc: [Wally Berukoff](#); [Rod Clark](#); [Richard White](#); [Casey Spreeuw](#); [Sabina Robb](#)
Subject: Update re: 63 Mahon Event Centre
Date: Friday, January 8, 2021 12:30:00 PM
Attachments: [image001.gif](#)

Dear Mayor Buchanan:

We hope you had a joyous Holiday season & wish you a safe & prosperous 2021.

We are writing to advise you of a change to our contracted Community Outreach in the 63 Mahon Neighbourhood.

As we advised you in late December 2020, Laco had contracted with the Pooni Group for an independent Community Outreach program in our neighbourhood. The Outreach Program has commenced with results expected about mid January. The program has been taken over by Sheryl Rivers of the Squamish Nation. Sheryl is well known to City Council as a member of the Squamish Band & is a resident in our neighbourhood. She will be completing this independent Community Outreach Program on our behalf with the same mid January report completion.

Additionally, please be advised that RWPAS Consulting (Richard White) will be assisting Sheryl Rivers with the Outreach Program.

We, of course, will share the report with you as soon as it is available & are confident that this Independent Community Outreach report will inform you of the Neighbourhood's true feeling about the 63 Mahon Ave "Event Centre" addition to the already approved St Alcuin School/College project.

Thank-you for your ongoing consideration of our concerns ...

Walter Berukoff
President
Laco Holdings Ltd.

Regards,

Walter H. Berukoff
President

Office 604.980.4858
Fax 604 990.9584



Red Lion Management Ltd.

306-267 West Esplanade

North Vancouver, BC

Canada, V7M 1A5

www.redlionmgmt.com

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Thank you.

From: Leslie Watson <>
Sent: January-07-21 9:26 PM
To: David Johnson
Cc: brad@lamoureuxarchitect.ca; samantha@poonigroup.com
Subject: 63 Mahon Avenue - Development Proposal

Good afternoon Mr. Johnson

I received a leaflet in the mail from Samatha @ Pooni Group describing this development proposal. I am neither in agreement nor opposed to this development because I find there are a lot of discrepancies in the presentation to amend the CD-684 Zone to LL-3.

The first item that disturbed me was the description on the City's website describing the changes as "The application is for a **text amendment** to the existing CD-684 Zone to allow for **an additional floor** to a two and one-half storey private school".

A person reading this may think that's "no big deal" and not read further.

Yet the mailout shows a difference of 52.3 feet – which would be a very large additional floor. Also, I am not sure how this qualifies as a "text amendment".

The second item that confused me were the architectural drawings where page 18 has the following conflicting information:

PROJECT INFORMATION
HEIGHT: **96'-0"** [29.26 m]

ZONING AMENDMENT REQUESTS
BUILDING HEIGHT: Increase Building Height to **70'**
6A04 (4) Maximum Building Height for LL-3 Zone is **50'**

If the new zoning allows for a maximum building height of 50', the request is for a building height of 70', yet the actual building height is 96', I find this very confusing.

I question why the city would allow such a large deviation from the OCP and zoning bylaws. This seems very unfair to the residents that depend on the OCP and zoning when purchasing a property that may now be adversely affected.

Thanks for hearing my concerns today.

Regards
Leslie Watson
3-241 4th Street East
North Vancouver, BC V7L 1J1

From: Anastacio Family <>
Sent: January-07-21 10:22 AM
To: David Johnson
Subject: [EXTERNAL]Re: [EXTERNAL]63 Mahon Avenue - Additional Rezoning Application

Hi David,

I have already looked at all the information provided and remain strongly opposed.

John

> On Jan 7, 2021, at 10:17, David Johnson <djohnson@cnv.org> wrote:

>

> Hi John,

>

> Thank you for taking the time to send us your feedback on this application. If you'd like you can take a look at the link below that outlines the application for an additional floor.

>

> There has been a lot of information being circulated around the City about this application from third parties who are opposed to the application and we simply want to ensure that people are getting accurate information about the proposal.

>

> <https://letstalk.cnv.org/63-mahon-avenue>

>

> Please feel free to contact me if you have any questions.

>

> Regards,

>

> David Johnson

> Development Planner, Planning and Development Department

> t: 604.990.4219 | e: djohnson@cnv.org

>

> City of North Vancouver

> 141 West 14th Street, North Vancouver, BC V7M 1H9

> Reception: 604.985.7761 | www.cnv.org

>

>

> _____
> From: J & A Anastacio <>

> Sent: January 7, 2021 9:55 AM

> To: David Johnson

> Subject: [EXTERNAL]63 Mahon Avenue - Additional Rezoning Application

>

> Hello David,

>

> Please record my vote as strongly in opposition of this additional application to add a significant height to the original plan.

>

> It would be a monstrosity and not conform with the adjacent properties and sight lines.

>

> Regards,

>

> John Anastacio

> 17 - 222 5th Street East

> North Vancouver, BC

> V7L 1L7

From: Donald Reeves <>
Sent: January-03-21 3:22 PM
To: David Johnson
Subject: [EXTERNAL]63 Mahon Ave Rezoning Application

Dear Mr Johnson,

I want to register my opposition to the rezoning request as the height is not appropriate for the location. The request to increase the height to 29.26 m is well above the 19 m allowed. Allowing the application would invalidate the Official Community Plan and lead to ever more requests for even higher construction. Asking for a variance of more than 50% from what is allowed in the official plan should not even be considered.

Please record my opposition to this amendment.

Thank you,
Robert Reeves
resident

From: Ken Harrison <>
Sent: December-31-20 3:53 PM
To: samantha@poonigroup.com
Cc: David Johnson
Subject: [EXTERNAL]63 Mahon Ave

I received with my mail today an invitation to comment on the application to revise the rezoning for the subject address.

In response to the questions on that form:

1. I did not receive information in the mail about the revised proposal, from CNV or anyone else.
2. I did not know about, nor did I attend, the Virtual Developer Session on 12 Nov 2020.
3. I do not support this proposal.
4. I do not think the proposed 9 storey height is appropriate for this location.
5. I do not think an event space is appropriate for this location.

The proposal as laid out in the notice is confusing and contradictory. It says in three places (including question 4 above) that the application is for a height of approximately 9 storeys, but the summary states "Total Storeys 4" and the illustrated "Proposed concept in 2020" shows a building of 4 storeys. This discrepancy of 5 storeys is very concerning, and suspicious. A 4-storey structure at this busy intersection might work, but a 9-storey structure would be completely out of character for that neighbourhood.

There is no public transit serving that location, and a total of 11 parking spaces would be too few for a 4-storey structure, much less for a 9-storey one.

The Esplanade/Forbes traffic route is a very busy one, added to which are the coincident intersections with Mahon and the southern road providing access to BCIT, the large office building at the corner, the marina, and the residences on the Reserve. This is a particularly bad location for a school, which will inevitably involve vehicular pick-up and drop-off congestion, even at the 4-storey size. Doubling its size, and then adding an event space on top, will exacerbate to an untenable degree.

In response to the request to let you "know if there is anything that could be considered ... that might make" me more supportive, my response is to leave the existing 2017 approval unchanged.

Ken Harrison
33 Chesterfield Place – 1303
North Vancouver, BC
V7M 3K4

From: Bill Liddle <
Sent: December-31-20 3:25 PM
To: David Johnson
Subject: [EXTERNAL]63 Mahon Avenue Rezoning application

Hello Mr. Johnson: I am opposed to the rezoning of this property.. Parking is at premium, and the use of property proposed will disrupt the quiet neighbourhood.
The height proposal is not in keeping with the test of the buildoim=ngs in the area and is very late in being proposed .

Bill Liddle
#308-270 West 1st Street
North Vancouver Bc

From: bev liddle
Sent: December-30-20 4:33 PM
To: David Johnson
Subject: [EXTERNAL]63 Mahon Avenue - Alcuin College rezoning application

Hello Mr. Johnson –

I would like to add my name to the list of those who oppose this change.

It's a residential neighbourhood that is already going to be impacted by a school – and now events as well?

The school will bring more noise and more traffic with parents dropping off and picking up...and now they want to increase the times that that extra noise and traffic impacts the neighbourhood.

Parking around here is problematic as it is – and the existing 11 parking spots for the school is probably not enough. Adding another 11 spots 450 metres away (really? 450 metres away?) is a joke.

I think that extra 52 feet in height and 491 square metres in floor area should have been on the original application – this is not a minor change and I think it should be denied.

Bev Liddle
#308 – 270 West 1 Street
North Vancouver, BC
V7M 1B4

From: c buss
Sent: November-23-20 12:54 PM
To: David Johnson
Subject: [EXTERNAL]63 Mahon Avenue

Hi David,

I would like to voice my concerns to council with respect to allowing for increased density and amended use to the 63 Mahon Avenue project in North Vancouver. I am the interior designer of the project next door to the proposed building. 311 West 1st Ave is a six level mixed use residential building that will house ground level corporate office space and housing above. Adding increased use and density to the 63 Mahon location will not only inhibit views from said suites, thus deterring desired target tenant demographic, but also generate undue noise from the new after-hours event space. It is inevitable that the exposed nature of a liquor licensed event space on the roof will negatively affect tenants and residents of neighboring buildings, deterring potential leases and giving just cause to those wishing to break a lease.

I would ask that the city reconsider the amendment proposed to the approved proposal submitted in 2017.

I appreciate your consideration.

Regards,
Coralynn

Principal, Bärbel Interior Design
Coralynn Buss, BID., RID., NCIDQ
503 - 602 W Hastings St, Vancouver, BC V6B 1P2

From: DM <>
Sent: November-02-20 11:16 PM
To: David Johnson; brad@lamoureuxarchitect.ca; Bowinn.Ma.MLA@leg.bc.ca
Subject: DEVELOPMENT OF ST ALCUIN COLLEGE at 63 MAHON

To :Whom It May Concern,

I am totally against the construction of Alcuin College at 63 Mahon Ave North Vancouver ..

a private for profit college...with 200 students plus teachers and only 11 parking spots..

I hear there are plans for student drop off and pick up area ... This does NOT WORK @ St.Thomas Aquinas private school on West Keith Road and Forbes.

Arrogant parents make u turns,parking and or block the residents PRIVATE driveways..making residents late for work or appointments .they sit IDLING their cars..(polluting the environment)while they wait for their able bodied young teenagers to be picked up at the doors.

Residents have come close to being broadsided or hit by speeding cars travelling in the dangerous " S " curve.

Esplanade and Forbes has a similar road curve.

I understand the developer Lamoreaux Architect of the Alcuin College has plans of changing the initial plan of 2 1/2 floors to 4...as well as other changes.

Adding an late night EVENTS clause with a liquor license allowing 150 people outside of school hours .

Local health official Adrian Dix and Dr Bonnie Henry and world officials say COVID is going to be around for a very long

time...and is on the rise...an EVENTS permit makes absolutely NO sense ,as there are no events allowed now.

Social distancing at schools is in place now..restrictions have put in place for very small household gatherings..this impacts our everyday life on so many levels...

.
Covid is spread at small and large events where masks are not usually worn ,putting our front line workers at risk who risk their lives looking after us...

Millions of people have died and we have developers who want more people crammed into a tiny area putting more at risk ..all for profit..is the money worth it ? this is morally wrong...people .

I understand there will only be 11 parking spots..and there is a 50 units apartment directly behind the college...

Where is everyone going to park...???? my calculations are 200 students plus teachers at Alcuin College

PLUS the 50 unit apartment developed by Laco Holdings Ltd (averaging 2 people per unit next door could bring perhaps up to 400 people to the area daily...then the special night events The NEW Urgent Critical care unit at 221 Esplanade has only 4 spots and is an **essential service** to our community.

What if there were an emergency and the Alcuin College was hosting an evening event with crowds of hundred of people ...**this could perhaps result in death of someone trying to get into 221 Esplanade across the street from the college...**

Where are all these people going to park? Mosquito Creek Marina is on Squamish Nation land ,has pay parking for Marina

patrons , houseboats .staff and businesses .they too have special events..

I don't think they will appreciate their parking lot crammed .

I'm guessing the parking lot spots would be taken by the 200 plus college students and # of teachers ? plus 100 apartment dwellers (Laco Developers....)would be 300 plus more people in the area daily.. with 150 at night..

I envision people parking on our Squamish Nation Mission Reserve residential area on Esplanade ..also along Forbes up to 6th Street as previously mentioned Squamish Nation and all surrounding apartment residents have to put up with St Thomas private school nightmare as aforementioned ...

We don't need another private for profit college.

I feel all of the surrounding community both commercial and residential should be made aware of this ..

I also feel that developer Brad Lamoueux's plan of erecting a sign with developers name is NOT sufficient and does not inform the community of plans and changes that will affect our neighbourhood forever...

This is exactly what happened at St Thomas..there was NO consultation with surrounding community members...

it was snuck in .with a sign ..just like you are planning on doing is trying to do .

Squamish Nation was not consulted on St Thomas and Alcuin ..

People will just look at it as a sign, nothing else...it would have no information of what is going on ..

..

To summarize this whole college development should be scrapped....no permit has been issued ..it's a very bad idea... November 12 needs to be postponed as it is fast approaching there needs to be info sent out so people have a chance to be informed.

I also would like to know more about this 50 unit Laco Holdings apartment at 267 West Esplanade, is it a done deal ?

This area is already a busy area with seabus traffic..many city buses going in and out of the Quay area ...

NO to Alcuin College....I will also be contacting Squamish Nation Council .

Regards

D Miranda

421 West 4th St

North Vancouver

BC

V7M 1G7 .

From: Brian Dougherty <>
Sent: November-16-20 8:21 AM
To: David Johnson
Subject: [EXTERNAL]Alcuin

Hi

My only concern is the alley. There is an extension into the alley past the property line on the designs that is going to make it significantly more difficult to access my property and park etc. Can you explain what is going on with the alley and why. Note the east side neighbors have, as you know, built the wall 20 ft high right to the property line so that corner is obscured. You did mention there are no left turns into the alley, which is the current situation. I did not catch what else you were planning. My concern is this bump in the alley. In due course I will be on your doorstep to redevelop my property, I have no choice really, no tenants and property taxes have increased massively over 3 years to what could be built, not what is built. But for today, I am just worried about the alley. I would find it odd that if the neighbor to the east can build six stories with two additional underground stories, why you would object to the College building 4. That seems pretty reasonable.

And I am sure you can see the obvious that the objection comes from Walter who is trying to preserve his view, after obscuring all his neighbor's views. That is just Walter bullying as usual.

Brian

Brian Dougherty, BComm, CPA, CA
Brian Dougherty Ltd. | Chartered Professional Accountant
202 – 315 West 1st St., North Vancouver, BC, V7M 1B5

From: sabur <>
Sent: November-15-20 1:38 PM
To: David Johnson; Mayor Linda Buchanan; Holly Back (Councillor); Don Bell (Councillor); Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy; Tony Valente (Councillor)
Subject: [EXTERNAL]Against INCREASE HEIGHT AND DENSITY RE: 63 MAHON AVE

Dear North Vancouver City Council,

Re; 63 Mahon Ave - St Alcuin School

I received in my mailbox a notice that the Developer and Council are wanting to INCREASE the HEIGHT and DENSITY of this development.

I am completely against any changes from the original plans that were discussed in your 2016 Council meeting.

I listened to the Council meeting, originally, the plans were to have a 2 1/2 stories with a green roof. You described this green roof as: water management, a teaching area, and indigenous plants. The students would have leisure time in this area, and learn outdoor management of plants and gardens. Especially, as this is an alternative school with students who would benefit from the green roof.

Adding an additional Penthouse for a "events" room will bring more congestion and noise to this area, in the evening hours.

Also, no school, should be allowed to have a liquor license. Not only is this a bad decision to have in a school where under-age students are leaning, but this will be detrimental to the quiet evenings in this area of LOLO. If I had wanted to live next to a bar/pub, I would have moved there. I chose this area, because it is quieter and away from the Lonsdale scene.

Adding an increase in height in this area, next to a busy street, and across from the indigenous people's lands is just wrong.

I have spoken with my neighbours and we are all unhappy with the Developer's new proposal.

A matter of fact, we think the original plan of building a school in that area is ridiculous, they should have chosen a different location. Instead, putting a coffee shop and green space in that location.

As a side note, in your original proposal you allowed for only 11 parking spots. Listening to the council meeting, you were advised that there were 40+ empty spots on the side streets in 2016 in the vicinity of 63 Mahon Ave. I'm not sure where the person came up with this number. It is so incorrect! There are not 40+ empty parking spots on the side streets in this area. This area should be improved to allow for "residents only" parking.

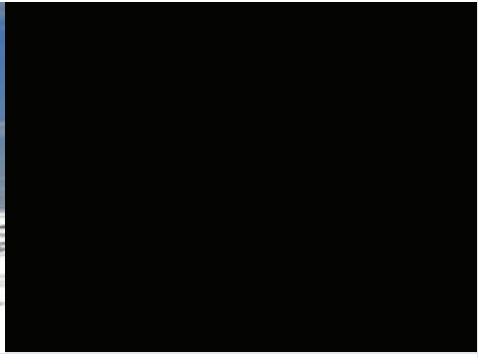
This area is already congested and adding more space is not what the residents of the North Vancouver City in LOLO want.

Yours sincerely,

S. Burrill

Review the Petition:

[Sign the Petition](#)



**Sign
the
Petition**

Change of Use -
63 Mahon
Avenue

From: Bahli Araya <>
Sent: November-12-20 11:16 PM
To: David Johnson
Subject: [EXTERNAL]Re: [EXTERNAL]Re: 63 MAHON

Hi David,

My partner and I are long-time residents of the lower-lonsdale community, working professionals in our mid thirties. Several years ago we moved from the 'Time' building on 1st & Chesterfield over to 'West Quay' to experience a more peaceful and greener part of the neighbourhood. We have watched the community change through out the years mostly positive and had planned to stay for a long time. We always knew that the lots adjacent to our building would be developed - we welcomed it, as we have always been in support of education.

I attended the presentation this evening and have a some feedback, comments and questions.

1. **THE PRESENTATION:** There were many questions left unanswered and in some cases avoided. The presentation appeared more of a campaign for the project than an opportunity to address the community's concerns. We only heard comments from teachers and parents of students at alcuin who already have a vested interest in the school, but not necessarily the community.
2. **PARKING:** Additional parking 450M away from site does not stop the attendees of the space from taking the immediate street parking for themselves. How many attendees would even know 11 stalls exists almost 3 blocks away? While I see that a parking study was completed, absolutely none of the specifics were discussed in the presentation. Further, the study was completed in 2016. From that time, the area has effectively doubled and both esplanade and 1st have become through-ways for cars, trucks, and b-line busses.
2. **LIGHTING:** Questions around the issue of lighting coming from the building were not addressed. In fact, they were dismissed. Large signs for alcuin only market the school, but do not improve the aesthetic for neighbouring properties who have to look at the signs all day long. These lights from the signs and from event space at night will shine directly into our living rooms.
3. **NOISE:** Unfortunately, the proposed amendment to add an event space just adds salt to the sailor hager's problems that we are already having in this community. On the east side of west quay, residents are already trying to sell properties as they cannot keep up with the bar noise plus the weed line up outside that has negatively affect our community. The all day noise because of the extensive programs that alcuin and the community space intend to host will force us to not live comfortably and working peacefully from home. There will be pick-up and drop-offs of students, competing cars for parking, after-hours events. Furthermore, there was claim that there would be no liquor license on site. However, the space could easily apply for this license later - just as the developers chose to apply for rezoning 5 years later. If there are fundraisers, ceremonies, and work parties, I find it hard to believe that liquor will not be made available. Would there be a city person who will be getting the calls at night for any noise complaint from the event space? I did not think so..same feeling we get as residents when we have noise brought to us.
4. **PRIVACY:** The 3rd floor balcony and 4th floor space have extensive windows displaying light and allow those in that building to look into the neighbouring properties. A school entrance for 200+ students, teachers, parents and event attendees means there will be people gathering out front making noise through the day. We basically have to live with our windows closed.
5. **STAKEHOLDERS:** It is curious to me why a private school would need additional event space to host community events. They are a private school, not a community school. There are competing/conflicting interests here that cause me to question the intentions of this proposal. Who does it really benefit? Does it benefit the privileged and wealthy first? Or is it the space truly opening its doors first to the community? Don't see how Havaal is a not for profit? Why wouldn't they add classrooms for their own kids instead and increase capacity that way instead of making noise for us?

7. There was a comment on Laco holdings petition; While I am certainly NOT affiliated or know anyone from Laco holdings, it is naive to think that over 500 petitioners wouldn't see that the creator of the group is a holding company with a commercial interest. Everyone has at least some commercial and community interest. That people are commenting on certain aspects within the petition doesn't necessarily mean they are entirely commercially focused. The petition was undermined by the developers, rather than treated as a fair representation of the community's opinions and beliefs.

I hope that you will accept my feedback in good faith.

Respectfully,

Bahli Araya

307-277 W 1st

On Nov 12, 2020, at 3:36 PM, David Johnson <djohnson@cnv.org> wrote:

Hi Bahli,

I only said "may" because Council may refuse the application when it is introduced to them. It is most likely that a Public Hearing will be scheduled at a date to be determined.

In the meantime, any public comments that we receive are being forwarded to the Clerk's Office so they can be viewed by Council.

Regards,

David Johnson
Development Planner
City of North Vancouver
141 West 14th Street
North Vancouver, BC
V7M 1H9

(604) 990-4219
djohnson@cnv.org

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

From: Bahli Araya
Sent: November-12-20 3:32 PM
To: David Johnson
Subject: [EXTERNAL]Re: 63 MAHON

Thanks for the email David.

I have registered for tonight's developers meeting. Just to clarify on your email "Council may also schedule a Public hearing for a later date". Would there be a reason why not to hear the public?

Bahli

On Nov 12, 2020, at 1:23 PM, David Johnson wrote:

Hi Bali,

My apologies for not getting back to you much sooner on your questions.

There is a virtual meeting tonight on the proposal. There is still time to pre-register with the applicant. I've attached a link to the project that is on the City's webpage that has information on the proposal as well as information on how to register for tonight's meeting.

<https://letstalk.cnv.org/63-mahon-avenue>

There is still time to provide us with your thoughts before the application will go to Council for their review. Council may also schedule a Public hearing for a later date.

Please feel free to provide me with any further questions.

Regards,

David Johnson
Development Planner
City of North Vancouver
604 990-4219
djohnson@cnv.org

From: Bahli Araya
Sent: October 16, 2020 2:33 PM
To: David Johnson
Subject: 63 MAHON

HI David,

Bahli Weldihiwet- 307-277 W 1st

My concern really is that, I am losing both mountain and water views due to the amendment and not by the initial proposal.

Not only that, this building in particular goes against the child affordable plan, housing and homeless crisis and lack of sensitivity to our indigenous neighbours next door /parking and traffic issue both regular and during high traffic time.

Would you know what month the public input will be and how we can sign up for it?

Also does signed petition and letter of supports from the community help with the decision making?

Thanks you
Bali

From: Joanne Franko <>
Sent: November-12-20 8:05 PM
To: Mayor Linda Buchanan; Tony Valente (Councillor); Holly Back (Councillor); Tina Hu (Councillor); Don Bell (Councillor); Jessica McIlroy; Angela Girard (Councillor)
Cc: David Johnson
Subject: [EXTERNAL]63 Mahon Avenue - St. Alcuin School/College Amendment to Development Application

To City of North Vancouver Development Planners and City Councillors;

We are writing in support of Alcuin College's amendment to their development application at 63 Mahon Avenue; specifically, to allow construction of an additional floor with amenity space. We would like it on record that we are community advocates; that is, we are no longer enrolled at the school, and have no conflict of interest (financial or otherwise) in adding our support for this development.

The elegant design and scale of the new building will be an exciting addition to Lower Lonsdale and a welcome change to what is currently a gaping eyesore at a prominent corner. The additional on-site parking will free up street parking in the neighbourhood and alleviate congestion at pick-up and drop-off times. The amenity space being offered at no cost to local non-profit organizations should be counted by the CNV as a community benefit and could be secured as an asset through a community use agreement. Pressure on existing community space is increasing as land costs skyrocket and fewer sites are available for redevelopment at a scale that would allow for such amenity space; and other needs such as non-market housing and daycares are being prioritized. I could provide a long list of non-profit social service organizations that are looking for space in Lower Lonsdale.

Alcuin College has worked hard to be a good neighbour and the school community has contributed hours of community service to local community partners, eg. North Shore Neighbourhood House, North Vancouver Recreation and Culture Commission, Salvation Army, St. Andrews' Church, Presentation Theatre. Alcuin College students are actively engaged as environmental stewards in shoreline and park clean-ups and community farming/gardening. Other school activities that foster healthy communities include visits to senior living residences and Smile Days where students are encouraged to find opportunities to perform random acts of kindness.

We were dismayed to learn that Laco Holdings, the developer currently constructing a six-storey building of 50 units to the north of Alcuin's site, has launched a petition against Alcuin's amended development application. They have circulated false and misleading information which I suspect has garnered concerns and baseless objections from self-serving property owners and prospective buyers of units in their building. I trust that the City's development approval staff and Council can see this negative campaign for what it is— utter nonsense. What has Laco Holdings done for the community?

Looking forward to the new and improved construction of Alcuin College,

Sincerely,

Joanne and Darren Franko

From: CasaArtisteBucérias <>
Sent: October-25-20 6:08 PM
To: David Johnson
Subject: Amendment Development on 63 Mahon Ave - St. Alcuin School

Dear Mr. Johnson,

This is to express our opinion that the above amendment on increasing the height and repurpose of the higher floors to a space for events and to the granting of liquor licence on a school premises.

We feel that the Lower Lonsdale area has enough event spaces, hotels, bars and restaurants for this purpose. There are 3 hotels in the area, Lonsdale Hotel, Delta Pinnacle and The Seaside, which have their own catering and events spaces as well. There are other venues such as the Shipyards, Waterfront Park, Polygon Gallery and the new North Van Museum.

The location of the school is on a dangerous corner as far as traffic is concerned, so people pouring out in the night from an event will be at risk crossing West Esplanade. Parking will be a major problem and noise will be an inconvenience to all neighbors in the surrounding area.

Thank you,
Armi and John Grano
608- 155 West 1st Street
North Vancouver

From: Karen and Neil <>
Sent: October-23-20 8:25 PM
To: David Johnson
Subject: Alcuin College amendment

Dear David,

It was brought to my attention by friends of mine (who live in the 6th/Jones area) that they received a flyer in their mailbox earlier this week. This flyer (see attachment) was sent from LACO holdings, asking people (who are not directly affected) to petition against Alcuin College from making an amendment to allow for a fourth floor.

As a parent of an Alcuin student, it makes me angry that the letter tries to paint the school in such poor light. Not only is the letter inaccurate (wrongly telling the neighbours that Alcuin is “for profit”), but you can be assured that parents would not want to be associated with the “party” school that is described in LACO’s letter.

The heart of the matter is that an amendment for a fourth floor would decrease the potential profit of any view units that LACO has. On the other hand, a fourth floor for the school would increase the learning space for students, and allow for family and community events (such as convocations, seminars, yoga classes). Usable space that can be used year round is welcomed news now in these COVID times!

The issues of “late night noise and disturbances” and “a school with a liquor license” are absolutely ridiculous. We are one of the newer families to join Alcuin (we started last fall), and I have been so impressed by the exceptionally high standards that Stella and everyone at Alcuin has shown and maintains, and fully support them in every way.

So much that I want to say, but trying to keep it short (I really would love to share our own personal Alcuin experiences.) If there’s anything I can expand on, please let me know!

Thank you,
Karen Beattie

RE : 63 MAHON AVE – St Alcuin School/College

Dear Neighbours,

St Alcuin, a private for-profit school/college (tuition min \$17,500 per year), is starting construction on their site at 63 Mahon Ave fronting on busy Esplanade Avenue. The private school use was approved by City Council back in December 2016.

A Developer has applied for a text amendment to allow **INCREASED HEIGHT and DENSITY** and to introduce a new use, **"EVENT SPACE"**, on an additional Penthouse Story. This is a **MAJOR CHANGE** and will result in the loss of the Green Roof originally proposed. Plus, it will now be used **7 Days a Week and After Hours**. Hosting of Public Events will be allowed until late night and will **destroy Our Quiet Residential Neighbourhood**. Late night noise and disturbances, increased traffic (only 11 parking spaces at the school) and demand for on street parking will be 7 days a week. As it is we have enough public event spaces in this area and a school with a liquor license doesn't sit right with us.

We CAN do something about this invasion of Our Neighbourhood ...

Call City Council ... <https://www.cnv.org/your-government/mayor-and-council> Call each of them and let them know the **Extra Density and Height, along with the new "EVENT SPACE" on the **Penthouse Level is WRONG FOR OUR NEIGHBOURHOOD.****

The Development Planner for this project at the City of North Vancouver is:

David Johnson | djohnson@cnv.org | 604 990 4219

Sign on to the **City Webpage for this Development ... <https://netstalk.cnv.org/63-mahon-avenue>** and sign up to send your comments and to appear at the upcoming Virtual Public Meeting and Public Hearing for this Development.

City Council is elected to Listen to the Community – use the above links to let them know you are Not Happy with this Change of Use.

Finally, Please Sign and date this online petition confirming that you are against the Change of Use for 63 Mahon. - <http://chnv.it/6SPyPDK4>

Together, our Voices Will Be Heard!

From: clay wats <
Sent: October-23-20 2:11 PM
To: David Johnson
Subject: I approve of St. Alciun

Hi David

I own a house at 530 west 14th. I approve and think St. Alciun should be able to make their new building even better. I have no children that attend the school and did not even know about this until I recieved an angry letter in the mail telling me to complain. I believe cnv should be focused on the future and building better buildings and densifying our community should be at the forefront of our priorities.

Clayton Watson



LAC
HOLDING

306-267 WEST ESPLANADE, NOR

RE : 63 MAHON AVE – S

Dear Neighbours,

St Alcuin, a private for-profit school/college (tuition their site at 63 Mahon Ave fronting on busy Esplan approved by City Council back in December 2016.

A Developer has applied for a text amendment to a introduce a new use, **“EVENT SPACE”**, on an add
CHANGE

From: Brent Hillier <
Sent: October-23-20 3:41 PM
To: David Johnson
Subject: 63 Mahon Ave

I just got a letter asking for me to share that I'm not happy with the changes being made to the development at 63 Mahon Ave.

I'd like to tell you that I LOVE the changes. I think more event space is needed, and I don't see why a school for teenagers WOULD require anymore parking spaces. Keep up the great work!

Brent Hillier

309-150 5th St E
North Vancouver, BC
V7L 1L5

From: Shelly OMeara <>
Sent: October-23-20 9:22 AM
To: David Johnson
Subject: Alcuin School/College

Mr. Johnson:

I am writing with my concerns about the proposed changes to the Alcuin School/College construction.

It has been announced that the school has proposed increased height and density to their original plans. These new additions would allow for “event space” and would cancel plans for the green roof that was originally intended.

I feel that the Lower Lonsdale area has plenty of event space already. John Braithwaite, Lonsdale Quay Hotel, the Pinnacle Hotel at the Pier and The Pipe Shop all provide these kind of spaces. I fail to see how Alcuin School could add anything new to this existing pool of resources. Given that the school has only planned for 11 parking spaces I am concerned where people using this proposed space will park. Street parking is already at a premium in this neighbourhood. I am also worried that renting out roof top event space would increase the noise level in this area. We already have to deal with the noise from the patio at Sailor Hagar’s Pub.

The City of North Vancouver has allowed for a school to be built on this site not a school and party space. Please allow the residents of the Mahon and W1 St area to enjoy their homes without the worry of increased noise and traffic. Questionable decisions have been made in the past regarding this area; the cannabis store directly across the street from a children’s playground being the main one.

Please don’t allow this new proposal to pass.

Thank you for your attention to this matter

Christine O’Meara
224-255 W1 St
North Vancouver

From: Andrew Ablett <>
Sent: October-22-20 9:28 PM
To: David Johnson
Subject: 63 Mahon Avenue Fake News Petition publishing your email seeking to undermine project

Hello David Johnson,

I work in the nearby area to the current location of Alcuin college and I have a few friends whose children attend Alcuin College. Recently I have come across a petition on change.org with destructive fake news and selfish intentions. The petition creators Laco Holdings published your email address telling others to send you emails to stop the development. However they are doing this for extremely selfish reasons, after some research into their company they have purchased 50 units to the North of the location and seem to solely be doing this to undermine the developments near them. They also blatantly lie in the petition, stating the school is for profit (it is not after doing elementary research it is clear it is non-profit) and claiming that the school has a liquor license? This liquor claim is particularly weird and baseless, I know my friends would not send their kids to a school that sold alcohol (I did some research and I could not find said license myself). Overall I find this petition extremely unfair, it paints the kids as spoilt and rich when my friends choose to send their kids to Alcuin in order to better accommodate their learning needs, they are not rich enough to afford Collingwood, Bodwell, Mulgrave or any of the other north shore alternatives. It is unfairly targeting a school when the holdings company seeks to solely benefit themselves under the guise of caring for the nearby neighborhood. I just felt the need to send this email to hopefully admonish some of the baseless negativity bound to come from this slanderous and selfish petition.

Thank you for your time,

Andrew Anderson

From: Frans Tjallingii <>
Sent: October-22-20 3:47 PM
To: David Johnson
Subject: Alcuin College - 63 Mahon

Dear Mr Johnson,

I am a parent at Alcuin College where my daughter Vera who is in grade 8, is very happy. It is a very special school in that it provides a lot of individual attention to the students and allows them to learn in the way that fits them best.

As parents, we are thrilled with the plans of Alcuin to build a new school. They have applied for a permit to be able to add a fourth floor, which is an important part of the school that will be used by students for classes, physical activity and performing arts, year round. We know how important that is for all our children's development, and their physical and mental health and well-being. It is also a space where the wider Alcuin community can come together for family events and convocations. This redesign is a great enhancement, providing a covered area on the third storey that can be used no matter the weather.

We were surprised and disappointed to see that the developer of the building adjacent to the new school is circulating a petition against the adding of a fourth floor to the school. The petition contains a number of statements that are factually incorrect.

I'd like you to be aware of the following points related to the petition that is being distributed:

- Alcuin College is a non-profit society.
- We are not a "school with a liquor licence".
- After school hours, the space would be available for use at no cost to non-profit community partners, such as Big Brothers and Big Sisters.
- This floor is to be a community hub, available to all members of the community for yoga/fitness classes, seminars, and coordinated community events.
- Not only will coordinated activities be governed by municipal bylaw, but they will be vetted by Alcuin's high reputation standards. A charter of conduct will be agreed by any party wishing to utilise the premises prior to being granted use.
- Privacy and limitation of sound transfer has been enhanced by the design for students and nearby residents alike.
- There is an architecturally-designed green wall implemented to beautify the north facade, which didn't exist in the previously approved design.
- The school has obtained double the amount of parking as previously approved, and this will now lessen impact for the property at all times, including during school. Pick-up and drop-off are unaffected and will continue to operate efficiently, as already approved.

I urge you to support the permits for this additional floor. Please do not hesitate to contact me with any questions that you may have.

Sincere regards,
Frans Tjallingii, 790 Edgewood Road, NV

From: Sam <
Sent: October-22-20 12:02 PM
To: Mayor Linda Buchanan
Cc: Holly Back (Councillor); Don Bell (Councillor); Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy; Tony Valente (Councillor); David Johnson
Subject: About Alcuin college new building

Hello, City of North Van representatives,

I am writing to you as a parent of two boys at Alcuin College, to please ask to allow us to build a fourth floor in our school.

We as a family, have been at the school for 6 years and I can tell you it is a lovely community of very respectable parents and respectful kids.

The staff is great, very hard working, respectful and compassionate.

I truly believe we are a very good addition to the community as there is no other school like Alcuin.

For many years we have been lacking space for pe classes and any other expressive arts classes. The floor we are requesting will help us as a community have a space for these as well as community gatherings providing classes for parents and kids.

Please allow Alcuin to build this extra floor it will really make a difference for all of us involved.

Thank you

Samantha Salvat

Alcuin Parent

2539 Westhill Drive, West Vancouver

From: Admin <>
Sent: October-22-20 9:27 AM
To: Mayor Linda Buchanan; Holly Back (Councillor); Don Bell (Councillor); Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy; Tony Valente (Councillor)
Cc: David Johnson
Subject: 63 Mahon,

Hello,

I writing in support for Alcuin College's request for a fourth level. I have read the petition against this and was quite surprised to see the misleading information. All the individuals who signed this did it on the basis of what was written there.

My children attend this non-profit school so I know first hand what activities will be held on this level. None of which involve alcohol. It would be used for convocation and annual family events.

This petition should not be taken into consideration based on false information and misleading the community.

Best Regards,

Sherry Gorval

From: Cesarino Battistel
Sent: October-21-20 5:31 PM
To: David Johnson
Subject: 63 Mahon

Good evening. I heard that the development across the street from my condo has requested permission to build an 'event space' on top of the school. This is outrageous. We're already suffering from the approved marijuana store down the street and now this crazy idea. Come down to the area some time and take a look at the parking problems the heavy traffic down 1st Street and the u-turns, double parking etc that we already deal with on a daily basis. We have Sailor Hagors and the rowdy drunks spilling out onto the streets every night. The fact the City allowed a 'school' on that lot is farcical... going beyond to allow a 'event space' is madness. What do you think that space will be used for? It's going to be a night club, that's what.

Please put a stop to this.

Respectfully,

CM Battistel
270 west 1st Street

From: Zoe Mackoff de Miranda <>
Sent: October-21-20 10:49 AM
To: David Johnson
Subject: 63 MAHON AVE – St Alcuin School/College

Hi David,

Hope all is well.

I live at 277 West 1st Street in the West Quay Building. I live with my husband and two young children in a ground floor unit on the corner of 1st and Mahon, our patio is on Mahon Ave. with stairs that walk up from Mahon. Of everyone living in West Quay, I think we and our neighbours facing Mahon will be the most impacted by the new development of St. Alcuin School.

I have no problem with the school being there and anticipated the area would get busier as it develops, however I am against the addition of extra density, height, and event space. The loss of the green roof would be unfortunate, and with Sailor Hagars and the Cannabis Dispensary on one side of West Quay, the last thing we need is an event space on the other side with a liquor license and late night public events and loud noise.

I agree with the petition that has been put forward and am writing to let you know that Extra Density and Height, along with the new “EVENT SPACE” on the Penthouse Level is WRONG FOR OUR NEIGHBOURHOOD.

Thank you for your time. If you have any questions or if there is anything more I can do to contribute to this process please let me know.

Thank you,
Zoe

Zoe Mackoff de Miranda

111-277 West 1st Street
North Van, BC
V7M 0E8

From: Froess, Ernie <>
Sent: October-20-20 5:36 PM
To: David Johnson
Subject: Comments regarding proposed change to development at 63 Mahon Avenue, North Vancouver

To: David Johnson, Planner
City of North Vancouver

Dear Mr. Johnson:

I reside at 109-277 West 1st Avenue (West Quay) and am writing to express my concerns regarding a proposed zoning amendment for the development located immediately across the street at 63 Mahon Avenue. When I purchased my condominium last year, I was aware that back in December 2016 the City had approved construction of a private K to 12 school at this site to be operated by St. Alcuin College. I understand the development as currently approved is to comprise a two and a half story building (for exclusive use as a school) with a roof-top garden and 11 parking stalls. I learned last week that Lamoureux Architect Inc has applied to increase the height and density of the building to 4 stories, including a Penthouse level that will be used as an 'event space' licensed to serve alcohol. Based on the limited information currently available, this 'event space' will be available for use 7-days a week into the late evening hours.

Assuming that is indeed the case, I believe approving the proposed amendment will have an adverse impact on this quiet and predominantly residential neighbourhood. Combining a licensed event space with a K to Grade 12 school strikes me as incongruous and leads me to question what use the property owner intends for this building over the long term. I'm worried a profit-oriented licensed establishment will attract an unsustainable amount of vehicle traffic as well as cause increased noise. My understanding is that no additional parking stalls are being added to the site. Given the limited street parking available in the area, people attending licensed events at the penthouse may be tempted to park illegally in the publicly-accessible portion of the parkade for 255 & 277 West 1st Street which is reserved for visitors and customers of the businesses that are part of the strata. I'm also concerned events held at this penthouse (presumably celebrations such as wedding receptions and other types of parties) will generate disruptive amounts of street noise in the evening and late at night.

I don't yet have all the facts so I don't want to prejudge anything or impugn the developer's motives based on hearsay and speculation. That said, given that excavation at the site is scheduled to commence this week, it strikes me as very odd the developer is seeking to make fundamental changes to the original plan at such a late stage and with what I consider inadequate notice to residents in the area. Over the weekend I noticed a sign had been posted on the security fence surrounding the site which purportedly gives notice of the zoning change request. Since that portion of Mahon Avenue is now blocked off to pedestrian and vehicle traffic, the sign does not constitute meaningful notice. I only became aware of the proposed zoning amendment when my building's property management company distributed its own notice to the residents at West Quay.

Through the grapevine I learned the developer had scheduled a virtual information session for this Thursday but apparently that has been rescheduled until November. Hopefully the new date will be well-publicized in advance so that concerned residents can participate. I certainly want to learn more about the amended project and provide feedback. I'm not opposed to development at the site and I actually think it'll be beneficial to have a sound barrier between my place and the traffic on Esplanade / Forbes Avenue. I just don't want traffic noise replaced with party revelers and parking disputes.

I hope the proposed zoning amendment will not be approved unless the developer makes a compelling case for this last-minute change and fully addresses the concerns of the neighbouring residents regarding noise and insufficient parking. Should they fail to do so, I would urge CNV to stick to the original plan. While I know my own esthetic preferences aren't going to be the deciding factor, personally I think the original building design with the roof-top garden (as set out in the council meeting agenda package dated November 21, 2016) is much more visually appealing and better suited for that location than the proposed 4-story version.

Thanks for taking the time to read my email..

Yours truly,

Ernie Froess
109-277 West 1st Street
North Vancouver, BC
V7M 0E8

From: Tamy Bleuler <>
Sent: October-20-20 11:46 AM
To: David Johnson
Subject: Opposed October 20.docx

October 20, 2020
City of North Vancouver
Attn David Johnson
djohnson@cnv.org

Re: 63 Mahon Avenue Lamoureux Architect Inc. - zoning amendment to increase to four storeys. As a resident of Mahon Avenue and someone who frequents the lower Lonsdale area for pleasure and for work, I oppose this amendment as it will drastically change the feel of this residential neighbourhood.

It is unfair to anyone who purchased a home, whether it be freestanding, townhouse or a condo in or around 63 Mahon Avenue expecting that it would remain a quiet area to raise a family, and let's be honest, buying on the North Shore is easy. Your home is your castle.

I have read this "last-minute amendment to change" is to replace the originally planned Green Roof with an Event Space on an additional penthouse floor, if this is true, this will most certainly change the family neighbourhood vibe, with parking issues and noise congestion going well into the weekday and weekend evenings.

Again, please note that I am opposed to the zoning amendment to 63 Mahon Avenue.

Regards

Tamy Bleuler
1427 Mahon Ave
North VaN

Sent from Tamy's iPhone
Be Kind, Be Safe

Dear David Johnson,

I am a resident in Lower Lonsdale. I have heard about the event space at 63 Mahon and am concerned about additional noise in the area that this could create.

Lower Lonsdale already has public spaces and bars and I am worried that an additional event space could only increase the amount of noise that we have to endure being located in a popular part of the city of North Vancouver.

I hope you understand my concern and please add this email to your file as a voice of opposition.

Regards,

Derek Soros
201-733 East 3rd Street
North Vancouver BC

From: Suzi Manery <
Sent: October-20-20 9:31 AM
To: David Johnson
Subject: Re: 63 Mahon Ave

Thanks David!

Many residents at West Quay are concerned about the new application and are trying to get information.

Suzi Manery

From: David Johnson
Sent: Tuesday, October 20, 2020 9:28:05 AM
To: 'Suzi Manery'
Subject: RE: 63 Mahon Ave

Hi Suzi,

I'm glad you were able to find the webpage.

The public meeting has been rescheduled for November 12 and is being organized by the developer. The new date was just confirmed yesterday and should be on the webpage you found soon. The sign that is posted on the property will be updated as well as new notifications to neighbouring properties will be sent out by November 2 from what I'm told.

I'm assuming the plans you are looking for is the Council approved plans from a few years ago. Below is a link from our website to the Council package for their November 21, 2016 meeting when this was introduced. When you open it, scroll down and click on item 16 where it will open to the staff report. All the attachments, including the drawings will be found there.

<https://www.cnv.org/-/media/city-of-north-vancouver/documents/council-meeting-agenda/2016/2016-11-21-regular-agenda-package-for-november-21-2016.pdf>

Please let me know if you have any questions.

Regards,

David Johnson
Development Planner
City of North Vancouver
141 West 14th Street
North Vancouver, BC
V7M 1H9
(604) 990-4219
djohnson@cnv.org

From: Suzi Manery
Sent: October-20-20 8:28 AM
To: David Johnson
Subject: Re: 63 Mahon Ave
Good Morning David,

The PDFs for the new proposal are now online, so I was able to find them.

Can you confirm whether not the developers open house is happening on Oct 22nd? There is no info on the CVN site other than TBA.

Are you able to send me either the original/approved development plans, or a link to those archived materials on the CVN website.

Thank you!

S.

From: David Johnson <djohnson@cnv.org>

Sent: Friday, October 16, 2020 3:28:27 PM

To: Suzi Manery <[_____](#)>

Subject: Automatic reply: 63 Mahon Ave

Due to the ongoing developments related to the COVID-19 pandemic, service levels at the City of North Vancouver have been temporarily modified. City Hall is currently closed to the public. If you wish to drop off plan sets and/or other information, please arrange with me to organize a day and time to do so. Electronic plans should be submitted to help us undertake reviews in this modified work environment. Meetings may be conducted via phone or video conferencing where this can be set up. We thank you for your patience during this time and will continue to work with you as we move through the development review process. I am available via email to respond to your inquiries.

October 16, 2020

David Johnson
Development Planner
City of North Vancouver
djohnson@cnv.org
604 990 4219

BY EMAIL

Dear Mr. Johnson:

We are submitting this letter to the City of North Vancouver as we are strongly opposed to the Change of Use for 63 Mahon Avenue.

I supported the school development that was proposed in 2016. Our building was designed to compliment the original school. The new design for the Event Tower does not.

We committed to the City of North Vancouver's 10/10/10 Program to create affordable living space in our neighbourhood. The newly proposed Event Tower will affect the economics of our Rental Residential Project not to mention, the effects of increased traffic, noise, and safety issues that this will have on our entire neighbourhood. Though the bylaw was changed to public assembly to allow for the private for-profit school, the Tower is a deviation from the 2016 proposal passed by council.

- This is not a public school
- The entire development is not being built for the benefit of the neighbourhood
- The for-profit school is not connected to our neighbourhood

This Event Tower is a for-profit commercial enterprise that is unwelcome. This is clearly a commercial building in a residential area.

I have been conducting business at the 311 West First Street location for 25 years and an additional 25 years at the 211 West First Street location and, as a long-standing member of the community, please take this letter as my strong objection to the Change of Use for 63 Mahon Avenue.

Sincerely,


Walter H. Berukoff
President
Laco Holdings Ltd.

From: Irene Wotton
Sent: November-05-20 3:45 PM
To: David Johnson
Cc: Mayor Linda Buchanan; Holly Back (Councillor); Don Bell (Councillor); Angela Girard (Councillor); Tina Hu (Councillor); Tony Valente (Councillor); Jessica McIlroy
Subject: 63 Mahon Avenue - St. Alcuin School/College

We moved to North Vancouver in the late summer of 2016 and have not been previously aware of the proposal for a private school at 63 Mahon Avenue that had been approved and there is an application to add more space and a new type of use that will extend the hours to what was previously a school only. This is a busy area with lots of vehicular traffic, established residential areas, and there are already event spaces and public spaces in the area that are available for rent. The additional height needed for the proposed add on of event space may block views of residential properties - what they had agreed to is now being changed at the expense of the neighbourhood's residential properties in order to increase potential profits for the developer. This additional licensed event space will draw another group of crowds to special private and public events that will run in the evenings and weekends. The real question that needs to be asked is whether or not this venue is needed and what will its impact be on the residential community.

Licensed venues usually have to provide a certain number of parking spaces for their customers and the school is going to have only 11 spaces with, perhaps, another 11 parking spaces belonging to the school if school staff and/or school special events aren't using them and permit the rental facility to use their spaces. Eleven parking spaces for up to 150 people plus deliveries of food and liquor and event staff - this is a significant amount of people and traffic, and they will be competing for street parking in the evenings and weekend hours. These parking spaces will be half a kilometer away, relying on a shuttle bus to transport people. Most schools have some evening and weekend events for students and their families whether it is fund raising events, student performances, parent meetings, sports day and science fair, or school ceremonies - 11 parking spaces will not meet the all the school's needs let alone those of an additional event. The combination of a public event space with a liquor license in a school building is not usual, nor does it seem like a comfortable or appropriate fit, and a public event space above and beyond school use will extend the hours of use and disturbance to adjacent residential areas in terms of traffic, parking, and the accompanying noise of people as they gather and depart from events. I used to manage a non profit privately run community centre with event space so am well aware how disruptive outside conversations, activities, and parking can be to residential neighbours. It isn't intentional noise - it is just what happens when 150 people gather and leave at about the same time.

The question that needs to be asked, however, is whether or not there is a need for this venue in this area. There are event venues in the lower Lonsdale area: The Pipe Shop, the Pinnacle Hotel, restaurant and pub spaces that undoubtedly accommodate parties and events, and the defunct Cineplex building might be an option for a public venue. There are public markets and events in the open areas as well - is there is an actual need for more event space in this area?

I am opposed to the change in height, density and use in this change/additional use application for 63 Mahon Avenue, based on the information I have been able to find. I don't think this location is

appropriate for this additional proposed use and question whether there is a real demand and need for another event space. When one property is successful in getting an upzoning, this raises the bar for all future redevelopments and the developers will be seeking equal concessions.

Please listen to the residents of the city with regards to the livability of our communities rather than allowing upzonings and uses that may not be compatible with the neighbouring residential properties.

Irene Wotton
#3-650 West Keith Road
North Vancouver, BC V7M 1M6

Sent from my iPad

From: Jerry Guspie <>
Sent: November-04-20 3:38 PM
To: David Johnson
Subject: ReL 63 Mahon Ave- St Alcuin School/College

As a resident living adjacent to the above captioned project, I would like to add my name to the list of residents opposed to the development permit amendment requesting the addition of an Event space to the project.

Parking in the area is already limited. During the day, students from the recently completed St Thomas Aquinas School are parking on residential streets surrounding the school. Special events, such as filming and evening basketball games regularly hosted in the school gym make parking for residents scarce.

Adding another public event space will only add to the competition for parking that should remain available to residents of the area.

Jerry Guspie

From: shamira jetha <
Sent: November-03-20 2:05 PM
To: David Johnson
Cc: Holly Back (Councillor); tvalenete@cnv.org; Angela Girard (Councillor)
Subject: 63 Mahon ave

Dear Mr. D. Johnson and Council members, Ms Back, Ms Girard and Mr. Valente

We are deeply concerned about the request for increase height and density for the above location.

As you know, this area is primarily a residential area. At present the addition of of the cannibus sellind has increased the noise and traffic significantly. There are long line up at the store and increased traffic in our neighbourhood.

Secondly, after the pub closes at night on Fridays and Saturdays after around 11pm there significant increase in the noise level. People are shouting, loitering, swearing and hooting and even dancing and waking up people at night.

The addition of 200 students plus teachers and administrators in the area will already bring significant increase of traffic, noise and changes to our neighbourhood.

The idea of having a children's park, liquor and cannibus store, a pub and school needs to be examined carefully.

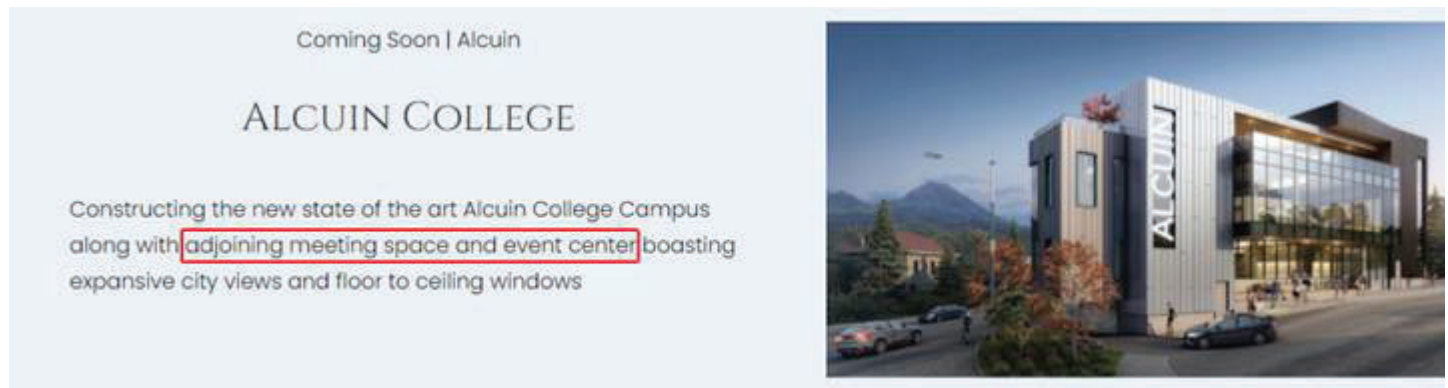
Your attention to this zoning changes are deeply appreciated to our community.

Warm regards
S. Jetha

From: Wally Berukoff <>
Sent: October-30-20 1:09 PM
To: David Johnson
Subject: re- 63 Mahon - Update

Dear David Johnson,

I have come across some new information regarding the future development at 63 Mahon. The developer has recently updated their website with a page on Alcuin College. Here is a snapshot of what they have posted. I have highlighted the concerning language in red:



*“Constructing the new state of the art Alcuin College Campus **along with adjoining meeting space and event center** boasting expansive city views and floor to ceiling windows”*

Here is a link to their website: <https://havaal.ca/project/alcuin-college/>

Seems a bit presumptuous that the developer is touting he is building the meeting space/event center when City Council has not yet decided on the application.

Back on December 5th 2016 at the Public Council Hearing, Stella Ablett (Head of School, Alcuin College) was asked how the students at the school would meet their daily physical activity levels since their proposal doesn't include nor require an indoor gymnasium or outdoor playing fields. Stella replied:

“We also rent space at The North Shore Neighbourhood House gym, as well as Memorial Gym, we're also active at John Braithwaite Community Centres, or Harry Jerome, and we also go to things like Griffin's Boxing and out to Deep Cove Kayak and so it is very much our vision that the students learn to live in the community and enjoy the recreation there and its not restricted to the old idea of perhaps only playing in your school basketball team for example.”

Here is a link to the council meeting video for your reference: <https://www.cnv.org/your-government/council-meetings/2016-meetings/council-videos?videoid=cb1a90c0143a4e298a0330bae78372f7>

Select December 5 from the dropdown menu, the segment begins at 1:39:23.

This Event Center was never part of the approved proposal in 2016 and is obviously not connected to the college other than the fact that it is adjoined to it. Please add this to the file.

Regards,

Walter H. Berukoff
President

Office 604.980.4858
Fax 604.998.1253



Red Lion Management Ltd.
#306-267 West Esplanade
North Vancouver, BC
Canada, V7M 1A5
www.redlionmgmt.com

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Thank you.

From: Karen Brett <>
Sent: October-29-20 4:06 PM
To: David Johnson
Subject: REGARDING MAHON & ESPLANADE

11 PARKING PLACES????? CITY SHOULD INSIST ON MORE PARKING IN THE BLDG. SUPPLIED BY THE BUILDER.

THIS THEORY THAT EVERYONE IS GOING TO RIDE A BIKE & WALK & TRANSIT IS A MYTH.

THE PRIVATE SCHOOL THAT IS AT THE NV AUTO MALL, YOU CANNOT FIND A PARKING PLACE AROUND THERE THROUGH THE DAY BECAUSE STUDENT CARS PARKED IN THE AREA.

THE PROPOSED LOCATION ON ESPLANADE, PARKING WILL TAKE AWAY FROM THE LTD. SPACES FOR BUSINESSES ALONG THAT STREET.

PENTHOUSE LEVEL WITH A LIQUOR LICENSE?? WHY DOES A SCHOOL NEED A LIQUOR LICENSE? ALL STUDENTS ATTENDING UNDERAGE FOR PURCHASING LIQUOR??

THERE ARE PLENTY OF LOCAL BUSINESSES & RESTAURANTS THEY CAN PURCHASE LIQUOR & SUPPORT THE LOCAL BUSINESSES.

Karen Brett



From: Susan <
Sent: October-29-20 3:51 PM
To: David Johnson
Subject: 63 Mahon Avenue

Hello,

Just wanted to let you know I am against the increase in height and density and loss of green roof proposed for this development. For this already busy area, we do not need an event space that will allow use 7 days a week and 24 hours a day. The parking is already a nightmare and there are only 11 parking spaces proposed for this private school. That in itself is ridiculous. I can imagine the chaos with all the parents dropping off the kids every day. Something tells me there will be more than 11 staff members that drive. So to add an event space with 11 parking spaces is crazy. I would just once like to see a developer that actually follows their original proposal and doesn't come back to try to milk it for all it is worth.

Regards,

Susan Craven
228 West 6th Street

Sent from [Mail](#) for Windows 10

From: Julie Bannon Nunes <>
Sent: October-29-20 10:30 AM
To: Mayor Linda Buchanan; Holly Back (Councillor); Don Bell (Councillor); Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy; Tony Valente (Councillor); David Johnson
Subject: Development Application - 63 Mahon Ave.

Greetings,

My daughter was enrolled this year Alcuin College in Grade 5. Her name is Sofia and she is 9 years old. Sofia has suffered in previous years in Public School because of her Dyslexia. She never felt like she fit in, she wanted to disappear while in class.

Now that she has started at Alcuin, she is a different child. Much happier, her confidence is booming and her friendships are solid. I can't say enough about the teaching staff and the care and attention given to each student and the small intimate classroom sizes.

Alcuin is a gift to this community and should be highlighted to the surrounding neighbourhood what an asset it will be.

This school is changing kids lives for the better and providing a safe and supportive environment for them to learn in. Anything to encourage a school like this to flourish should be where the attention is being put by the municipality.

Many thanks,
Julie Nunes

Julie Bannon Nunes
(she/her)
Jules Post Productions Inc.

From: Mehrgan Filsoof <>
Sent: October-28-20 11:13 AM
To: David Johnson
Subject: Fwd: RE: Alcuin College - Support the future site amendment

Good morning Mr. Johnson:

Per the suggestion of the Mayor's Office, I am forwarding my below email to your attention. I do hope that you act favourably on this amendment, as this school provides both an educational function, but just as importantly, a community function.

I thank you for your time and due consideration on this matter.

Sincerely,

Mehrgan Filsoof

----- Forwarded Message -----

Subject: RE: Alcuin College - Support the future site amendment
Date: Mon, 26 Oct 2020 23:08:19 +0000
From: Mayor Linda Buchanan
To: Mehrgan Filsoof

Dear Ms. Filsoof,

Thank you for your email and comments to Mayor Buchanan regarding Alcuin College. At this time, the matter has not come in front of Council and is being processed by City staff. At such time it does come before Council, your comments will be taken into consideration.

Any further questions in regards to this proposal should be directed to City planning staff, in particular Mr.

David Johnson at djohnson@cnv.org.

Best regards,

Tamara

Tamara Connor
Office of Mayor Linda Buchanan
City of North Vancouver
141 W 14th Street, North Vancouver, BC | V7M 1H9
cnv.org



From: Mehrgan Filsoof
Sent: October-22-20 7:54 PM
To: Mayor Linda Buchanan ; Holly Back (Councillor) ; Don Bell (Councillor) ; Angela Girard (Councillor) ;

Tina Hu (Councillor) ; Jessica McIlroy ; Tony Valente (Councillor)

Cc: Parham Tavakoli

Subject: Alcuin College - Support the future site amendment

Dear Mayor Buchanon and fellow Council Members:

I am writing regarding an on-line petition opposing the proposed amendment to allow a fourth floor at the future site of Alcuin College. Many of the claims being made in the petition are unfounded, and as a parent of three children attending Alcuin, I felt it necessary to speak-up.

Firstly, Alcuin is not a for profit school. Per the Governance section in the school's handbook, it is clearly stated, "The St Alcuin College for the Liberal Arts Society is constituted as a non-profit society under the Society Act, British Columbia, and its sole purpose is to operate Alcuin College. It is also a registered charity, and able to recognize suitably the generous donations provided by the parent body."

Secondly, the claims regarding the amount of tuition are incorrect, but also irrelevant. Tuition varies depending on family circumstance and accommodations are made accordingly. Irrespective however, private schools and the students who attend them should not be prejudiced against because families choose a private alternative over a public education for their children. There are a variety of reasons why families may choose a private school and the issue of raising tuition insinuates elitism and in turn biases public opinion.

Thirdly, the amendment has taken parking considerations into account and subsequently doubled the amount so as to lessen the overall impact.

Fourthly, the claim that the proposed amendment would result in "late night noise, disturbances and an invasion of the neighbourhood" is also false. Alcuin's temporary site operates in a similar residential/commercial neighbourhood and the School adheres to all municipal bylaws, as well as upholding its own standards of high repute. Per the School's code of conduct, "Alcuin College has high academic, social and moral standards. Students are expected to be conscientious, caring and principled citizens who support a safe, positive and compassionate community." The same principles would be applied to community members wishing to make use of the amended area.

Fifthly, the amendment fits within the allowed FSR for the associated site. Therefore, the claim that the extra height and density is wrong for the neighbourhood, is purely a matter of opinion, and not per the City's own development guidelines.

Finally, and most importantly, I would request that you please consider the source of this petition, who is the developer Laco Holdings. As you may well know, Laco Holdings is currently building their own residential project directly behind Alcuin College's site. It, unlike Alcuin, is a for profit entity that has a vested financial interest in preventing an increase in the height of the building going directly in front of it. This is not an issue of protecting the neighbourhood from an invasive entity, but rather an issue of protecting Laco Holdings' own business interests.

I would like to conclude by speaking about Alcuin College itself. This is an incredibly unique school, which fosters a strong sense of community both within the school and amongst its surrounding neighbours. It does not operate in isolation of itself, but rather consistently works in partnership with the community, whether it be through the recreation commission, the City Library, the Foundry, the use of public transit, or other community organisations. Through regular community participation, students develop an awareness and a sense of belonging that allows for an education, which gradually becomes global in scope. Unlike the claims made by the petition, Alcuin would be an asset to any community because it highly values community. The amended fourth floor would allow for greater interaction and the fostering of community relationships. I, therefore, request that you grant the proposed amendment to allow a fourth floor for the future site of Alcuin College.

Thank you for your due consideration to this matter.

Kind Regards,

Mehrgan Filsoof

From: Glenn Fisher <
Sent: October-28-20 10:23 AM
To: David Johnson
Subject: 63 Mahon Ave. St Alcuin School/College . Change of use

Hello. I'm writing to express my concern and disagreement with this project being changed to include an Event Space and additional height to the original scope. The project was approved based on school use and a specified building size, etc. The proposed change will increase traffic density and parking issues, reduce visibility and green space as well as create extra after hours noise. This is not a benefit or value add to the local neighborhood.

Rgds
Glenn Fisher

From: Diane Maureen <>
Sent: October-27-20 9:53 PM
To: David Johnson
Subject: 63 Mahon Ave - St. Alcuin School/college

Hello Mr. Johnson -

Thank you for your mail in bulletin. As CNV Development Planner for the above project I am NOT happy that City Council members are even considering allowing "**extra density and height, along with new event space**" on the penthouse level for this project.

I personally believe this current proposal is unacceptable and playing against the residents and again and siding with the developer.

This has happened too often with new development in this city - **this is a major change and one that should not be approved for a number of reasons.**

A developer submits their plan to City Council and it is accepted as submitted. Then the Developer turns around and wants more density, more height etc. - and City Council buckles!

City Council is elected to listen to the community; but in these incidences it is more about a tax grab and not about the wishes of the residents and neighbours.who voted Council in.

The community is closely watching and listening to how new development is handled and how it could greatly impact the community and we will remember come vote time..

Appreciate you allowing the community to address this project change...

Regards,
Diane M. Wilson

From: Chris Weiz <>
Sent: October-26-20 10:34 AM
To: David Johnson
Subject: Re: 63 Mahon Avenue

Importance: High

Dear Sir,

I am a long time citizen of the North Vancouver City, (35 Years) I have read and viewed your proposal for the above mentioned property with utter horror. I will keep it short and simple, in no way is this design, specifically pertaining to it's called for height and "Event Space" a good fit for this area!

Not to mention it's density footprint in an already over densified small space block good for my community. It is just plain wrong, something you people and Developers will not and cannot understand. If built as proposed it will be a symbol of hatred amongst all residents of the neighborhood and certainly not one of beauty or functionality.

What are you people doing to North Vancouver? You are certainly not making it better, what happened to the "green roof"? probably not "Green" (money wise) for all concerned, i.e. Developer and City combined.

It is wrong, please stop it.

Chris Weiz
North Vancouver.

From: info
Sent: November-12-20 2:32 PM
To: David Johnson
Subject: [EXTERNAL]Alcuin College - Development Amendment

Dear Mr. Johnson:

I am writing you regarding the proposed amendment to the 4th floor of Alcuin College. As an involved member of the community and grandmother of 7 children who attend Alcuin College, I would like to voice my adamant support for this project. As the founder and president of the Canadian Iranian Foundation, a nonprofit organisation facilitating the integration of immigrants to Canadian society, we are always struggling to find affordable community spaces, where we can provide meaningful experiences for the community. A space, such as that proposed by Alcuin, would be a great help to organisations such as ours. It would help bring communities together and allow for better integration and understanding. As a grandmother, I have seen first-hand the type of education that Alcuin provides. One of their core values is fostering a strong sense of community. Students are constantly interacting with their surroundings, whether it be through the City Library, the Harvest Project, the Recreation Commission, or the use of public transit to get around the North Shore. Students are regularly being encourage to be involved in their communities and a 4th floor space would allow for even more engagement between the students and their community. This is a great opportunity for both the students and community organisations to benefit. I sincerely hope you will grant Alcuin College their amendment request and allow for a 4th floor.

Thank you kindly,

Nassreen Filsoof
Founder and President of CIF

From: Sandeep Glover <
Sent: November-12-20 12:47 PM
To: Mayor Linda Buchanan; Holly Back (Councillor); Tony Valente (Councillor); David Johnson; Don Bell (Councillor); Angela Girard (Councillor); jmcllroy@cnv.org; Tina Hu (Councillor)
Cc: glover, stefan (stefan.glover@gmail.com); Stella Ablett
Subject: [EXTERNAL]Alcuin College Development Application

Hello Mayor Buchanan and City Councillors,

We are writing this email to you in strong support of Alcuin College's development application for a 4th floor addition to 63 Mahon Ave, the site of their new school building. As long-time parents of Alcuin College we can speak to the character of the school community, its leaders, and the tremendous value that Alcuin adds to the North Shore community. The addition of the 4th floor will serve to support and amplify Alcuin's community contributions.

Our son started at Alcuin College 6 years ago when he was in grade 2. His learning style did not fit with the instruction model of public school and we noticed his learning growth was being stunted and his self-confidence diminishing. After being segregated from his classmates on a regular basis to the point where he didn't want to attend school, we knew it was time to go. Within just a few months of Grade 2 at Alcuin, he was back! Confident, smiling, and loving learning once again. He is now in grade 7 and has been seeing straight A's and B's for the past few years and is also participating in both NV soccer and NV minor hockey as a result of a passion for athletics shared by his teachers. I don't even want to imagine where he would be if it were not for the teaching philosophy at Alcuin College that built him up and allowed him to thrive.

Our daughter has attended Alcuin since last year and is now in grade 5. She excels in an environment with small class sizes and deep connection with her teachers. At Alcuin, she is given a platform to be seen and heard - and a place where her talents are recognized and encouraged. The community spirit of Alcuin gives her a feeling of belonging and genuine care outside the home. She considers Alcuin her family.

As a long-time K-12 educator and PhD student in Education at Simon Fraser University, I understand the value of community and connection in education – and we love Alcuin's approach of integrating community into their learning practices. The students walk to the City Library, they attend PE classes at local fitness centres and businesses, and they ride public transit for field trips. In these experiences, they learn how to be respectful community members who can interact with people of all ages and backgrounds. Every year, they have SMILE day where they head out into the community to do good deeds. The unwavering care and love for individuals and the community is a core value of the school and is a philosophy that our son and daughter are learning from and absorbing. School and community are synonymous. This is also a beautiful extension of the Punjabi cultural values that we practice as a family, which reflects, 'Seva', meaning selfless service for the community. Alcuin's community model of learning fosters students' deep sense of belonging by facilitating differentiated and personalized learning opportunities and the continual enactment of an ethic of care through their engagements with the broader community.

The 4th floor addition aligns with Alcuin's core value of community. Community connectedness is fundamental to the learning process. This is also why school districts have communal spaces at their board

offices and in their schools. In addition to providing space for student classes, PE, and performing arts, it will be available for use at no cost to community partners such as Big Brothers and Big Sisters, and it will be a community hub for fitness classes, seminars, and coordinated community events.

On a more personal note, Alcuin has altered our family's intergenerational experience as Punjabi Canadians who have resided in North Vancouver for four generations. My late father, was forced out of high school in grade 9 due to racial bullying. And sadly, both of my children have been detrimentally impacted by institutional implicit bias and racism, which resulted in them having to leave their schools and enroll at Alcuin. These events were very stressful on our family. Although my children also carry positive memories with them from their previous schools and there is meaningful work happening in our districts in driving conversations forward to better foster inclusion, equity and reconciliation, I share this information to highlight how Alcuin has allowed our family to heal, grow and alter the trajectory of our intergenerational narrative. This is huge for us. I cannot imagine where we would be without this school. As a family, we sleep more soundly and live happier lives because of this school community and I am dreaming new dreams as a researcher in considering the potentiality for transformative pathways in inclusive education. My children know that they can show up to school as their whole selves and be appreciated by their school and local community and I believe that this is why their love for learning continues to grow.

Please approve the application so that Alcuin College can further its contributions to the North Vancouver community.

Sincerely,

Sandeep & Stefan Glover

Sandeep Kaur Glover

Ph.D. Student, Arts Education, SFU; M.Ed. Contemplative Inquiry, SFU; B.Ed., D.Ed., UBC

Canadian Network for Imagination and Creativity (CNIC), Board of Directors

The Centre for Imagination in Research, Culture & Education (CIRCE), Academic Council

Twitter @GloverKaur

I am honoured to live and work on the ancestral and unceded territories of the Coast Salish peoples of the Səlilwətał (Tsleil-Waututh), Skwxwú7mesh (Squamish), and xʷməθkʷəy̓əm (Musqueam) Nations.

From: Nicholas Gandossi <>
Sent: November-11-20 11:02 AM
To: David Johnson
Subject: [EXTERNAL]St Alquin Application at 63 Mahon Ave

Good morning David,

As an owner at West Quay, I was concerned to hear of the application being put forward by the site to have an Event Space accommodating up to 150 people be approved.

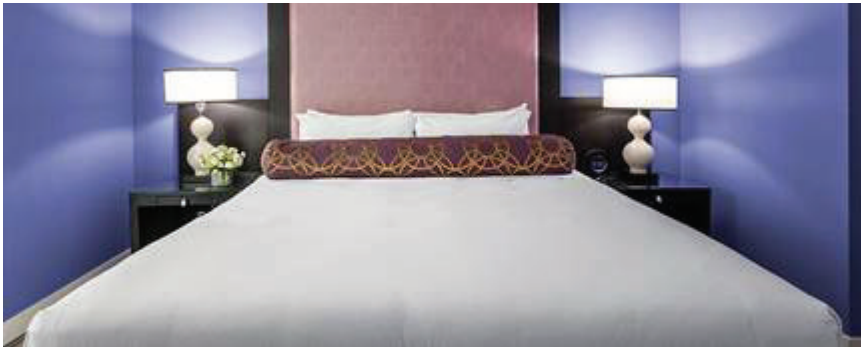
I'm hoping you can answer the following questions:

1. Has a liquor license already been approved for the event space, and if so, at what times will they be permitted to serve alcohol?
2. What are the specific noise bylaws that they would need to adhere to?

Sincerely,

Nicholas Gandossi
General Manager

OPUS Vancouver
322 Davie Street, Vancouver, BC V6B 5Z6, Canada



Uniquely Stylish. Always Fresh.



From: Azar Moh <
Sent: November-10-20 6:56 PM
To: David Johnson
Subject: [EXTERNAL]63 MAHON AVE – St Alcuin School/College

Dear Mr. Johnson,

I am writing to express my biggest concern against the Alcuin school's development application for the extra/fourth floor (meeting and event space).

Back on December 5th 2016 at the City Council Public Hearing ...

Stella Ablett (Head of School, Alcuin College) was asked how the students at the school would meet their daily physical activity levels since their proposal doesn't include nor require an indoor gymnasium or outdoor playing fields?

Stella replied: "We also rent space at The North Shore Neighborhood House gym, as well as Memorial Gym, we're also active at John Braithwaite Community Center, or Harry Jerome, and we also go to things like Griffin's Boxing and out to Deep Cove Kayak and so it is very much our vision that the students learn to live in the community and enjoy the recreation there and it's not restricted to the old idea of perhaps only playing in your school basketball team for example."

The neighborhood has allowed for a school, a learning facility. This neighborhood's atmosphere should not be hindered by including an EVENT SPACE. There will be no control of the comings and goings at certain hours or the amount of parking available to residences and other business in the area. The original agreement needs to be honored.

This neighborhood's dynamic should not be changed and slowly progress to an area of Social Parties and loud events. It is highly disturbing also if a school is given a liquor license to run such a facility. This is a space for learning not large events and gatherings to disrupt the peace and well being of the residents.

I spent my hard earned money purchasing a condo under the pretense of what was approved not what they are trying to change it to at the last minute.

By this change a lot of people including me not only would be suffering from extra noise and lack of parking, we would also lose all our view to the water and lions gate bridge as well which would bring the value of our condos down too.

This is unfair to us who made an informed decision based on what was approved in 2015 and now finding out they are trying to change the plans. It's sneaky and it's wrong !!

Please DO NOT let this happen.

Regards,
Azar

Sent from [Mail](#) for Windows 10

From: Kelly Oswald <
Sent: November-10-20 6:23 PM
To: David Johnson
Subject: [EXTERNAL]63 Mahon Avenue

Dear Mr. David Johnston,

I am writing to you in regards to my strong disapproval of some proposed development changes to 63 Mahon Avenue (Alcuin College). The newly proposed added event space (and subsequent added height), will have an immense impact on our community and surrounding buildings.

There are several reasons why I disapprove of this proposed change, the first being parking. Parking is already a huge issue in the area and by adding an event space this will only add further strain to the already limited number of spaces available. After reviewing the plan I saw they proposed "Eleven off-street" parking spaces. 11 spaces for up to 150 guests (not including staff) is simply unjustifiable and in my humble opinion, actually comical. After years of working as an event planner I can assure you that 11 parking spaces will not be enough to even cover the staff needed for 150 person events let alone all guests and equipment trucks.

The second reason is obstruction of view; the added height will impose on my neighbours view greatly impacting the value of their property as well as their daily enjoyment. If people are looking for an event space with a similar view there are several other options. Event spaces on the north shore with "city and ocean views" are already an extremely saturated market and there is simply no need for another.

The third reason I am opposed to this change is noise. The after hours engagements that would potentially occur here would cause great distress for many of the young families residing in buildings surrounding the space.

Lastly another concern is loitering. Loitering is an uncontrollable factor that comes along with all events and event spaces. Having up to 150 people loitering in our streets after and during events could increase crime in the area. I can also only assume that should the event space be approved that the school would apply for a liquor license for the space, only increasing the chances of substance fueled loitering. I also should not even get started on a school potentially applying for a liquor license.

Thank you very much for taking the time to consider my opinions on this matter.

Kind regards,

Kelly Oswald

From: Paul Janowitz <
Sent: November-10-20 6:00 PM
To: David Johnson
Subject: [EXTERNAL]Re: RE : 63 MAHON AVE – St Alcuin School/College

Hi David, checking back on this. I just received the view impact studies from the developer or Alcuin and it blocks a ton of our view! I certainly oppose this change now that I have seen what it is doing to that corner and blocking the marina and more - not to mention the traffic and danger and increased congestion. Please let me know what I can do to help keep the original approved plans in place that were approved based upon a green roof and limited impact - that is no longer the case.

Thanks!

Paul

On Mon, Oct 26, 2020 at 4:55 PM Paul Janowitz <> wrote:

Hi David,

I hope you are well. I received a letter from Laco Holdings (I believe the developer doing the apartment on Mahon) about a change of use application to 63 Mahon Ave for St Alcuin. I live at 277 West first street on the corner of Mahon and West first in West Quay - 4th floor. So, I look out at both of these developments. I am sort of bummed to lose some of my view but get that housing is needed and density helps create a walkable neighborhood with amenities. However, the tiny corner Alcuin is on (which is a dangerous blind corner of Esplanade as well) does not seem to support a school to start but to add to that another story and event space that removes the green roof and the lower roofline that flowed with the lot and new apartments down to the seashore does not seem like a good idea. It is changing the whole project and what we look out at and would cause major issues with parking and leaving no room on our street for our guest parking and would be quite loud at night if sitting on our balcony.

Can you let me know more details and if I am understanding this correctly?

Thanks!

Paul Janowitz
277 West First St.
Unit 411
North Vancouver V7M 0E8

From: Azar M. <>
Sent: November-10-20 5:27 PM
To: David Johnson
Subject: [EXTERNAL]63 MAHON AVE – St Alcuin School/College

Good afternoon Mr. Johnson,

I am writing to express my biggest concern against the Alcuin school's development application for the fourth floor (meeting and event space).

The developer has recently updated their website with a page on Alcuin College, showing a new/different picture of the building from the one which was proposed on Dec5.2016 city council public hearing (adding a fourth floor for meeting and event center) and stating;

“Constructing the new state of the art Alcuin College Campus along with adjoining meeting space and event center boasting expansive city views and floor to ceiling windows”

Back on December 5th 2016 at the City Council Public Hearing ...

Stella Ablett (Head of School, Alcuin College) was asked how the students at the school would meet their daily physical activity levels since their proposal doesn't include nor require an indoor gymnasium or outdoor playing fields?

Stella replied: “We also rent space at The North Shore Neighborhood House gym, as well as Memorial Gym, we're also active at John Braithwaite Community Center, or Harry Jerome, and we also go to things like Griffin's Boxing and out to Deep Cove Kayak and so it is very much our vision that the students learn to live in the community and enjoy the recreation there and it's not restricted to the old idea of perhaps only playing in your school basketball team for *example.*”

We (the people living at lower Lonsdale and myself living in the building across from this future building) are genuinely concerned with the traffic throughout the Neighborhood but especially in the Cul de Sac at the bottom of Mahon at Esplanade as well as the Lane north of the St Alcuin site. We have concerns re access to the lane; It's use for drop-offs in the am & pickups in the pm. Parking on West 1st & 2nd in the 200 & 300 Blocks will be directly impacted by the extra demand for on street parking generated by the Events Center. We foresee endless circling of cars in our quiet residential neighborhood.

Fire Access issues are also concerning. A shuttle bus is proposed for the Event Center & will be yet another vehicle on clogged Streets.

And above all we would lose all our view toward the water and Lions Gate bridge which was one of the most important reasons I bought this apartment and also the value of apartment would go down considerably.

If I knew about the plan in 2018, I wouldn't have bought this apartment.

Please DO NOT let this happen, We already are suffering from too much noise and traffic in this area, and the school shouldn't be allowed to change its original approved plan after 4 years to make more money at our cost.

Thank you

Regards,

Azar Mohsenipour

Sent from [Mail](#) for Windows 10

From: Joe Lee <>
Sent: November-10-20 2:28 PM
To: Mayor Linda Buchanan; Holly Back (Councillor); Don Bell (Councillor); Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy; Tony Valente (Councillor); David Johnson
Subject: [EXTERNAL]Alcuin

Dear Mayor and Councilors of the City of North Vancouver and Mr. Johnson, the Development Planner for this project:

We are residents of the Promenade at the Quay (503-118 Carrie Cates Crt) and received unsolicited mail from Laco Holdings Ltd. regarding the project at 63 Mahon Ave.

Contrary to how Laco Holdings Ltd. is negatively portraying the project, we are writing to express our support for the latest changes made to the school that includes additional event space.

We do not believe that Lower Lonsdale was ever intended to be a "quiet residential neighbourhood" as the letter is describing. We welcome the vibrancy and diversity of uses of our exciting neighborhood, as well as having the only K-12 school within walking distance of the residents here. We recently have a newborn child and would consider the school as one of our options for sending him to attend in the future due to its quality of education and proximity.

Respectfully yours,
Joe and Mingmei,
Residents of the City of North Vancouver
503-118 Carrie Cates Court

From: Daniel Watson
Sent: November-10-20 10:28 AM
To: David Johnson; aida
Subject: FW: 63 Mahon Ave , St Alcuin school/College

Dear Aida,

Thank you for taking the time to write to the City.

By way of this e-mail I'm forwarding your concerns to David Johnson the Planner for this applications.

Thanks,

Daniel Watson, MSc (Eng) | Transportation Planner
Planning & Development

From: AiDa Yazdanpanah
Sent: November-09-20 5:17 PM
To: Daniel Watson
Subject: [EXTERNAL]63 Mahon Ave , St Alcuin school/College

Good evening,

I am writing to express my growing concern against the Alcuin school's development application for the fourth floor (meeting and event space).

The developer has recently updated their website with a page on Alcuin College, showing a new picture of the building from the one which was proposed on December 5th 2016 at the city council public hearing (adding a fourth floor for meeting and event center) stating the following;

"Constructing the new state of the art Alcuin College Campus along with adjoining meeting space and event center boasting expansive city views and floor to ceiling windows"

Back on December 5th 2016 at the City Council Public Hearing, Stella Ablett (Head of School, Alcuin College) was asked how the students at the school would meet their daily physical activity requirements since their proposal doesn't include or require, an indoor gymnasium or outdoor playing fields.

Stella replied: "We also rent space at The North Shore Neighborhood House gym, as well as the Memorial Gym, we're also active at John Braithwaite Community Center, or Harry Jerome, and we also go to things like Griffin's Boxing and out to Deep Cove Kayak and so it is very much our vision that the

students learn to live in the community and enjoy the recreation there and it's not restricted to the old idea of perhaps only playing in your school basketball team for example."

We (the people living at lower Lonsdale living in the building across from this future building) are tremendously concerned with the traffic throughout the Neighborhood, especially in the Cul de Sac at the bottom of Mahon at Esplanade as well as the Lane north of the St Alcuin site. We have concerns regarding access to the lane, and it's use for drop-offs in the AM & pickups in the PM. Parking on West 1st & 2nd in the 200 & 300 Blocks will be directly impacted by the extra demand for on street parking generated by the "Events Center". There will inevitably be endless circling of cars in our quiet residential neighborhood.

Fire Access issues are also concerning. A shuttle bus is proposed for the Event Center & will be yet another large vehicle on these already clogged Streets.

Please DO NOT allow this to happen. We are already suffering from too much noise and traffic in this area, and the school shouldn't be allowed to change its original approved plan to make more money **at our cost**.

Thank you,
Aida Yazdanpanah

From: Daniel Watson
Sent: November-10-20 10:28 AM
To: Alec Leverton; David Johnson
Subject: RE: [EXTERNAL]63 Mahon Ave , St Alcuin school/College

Dear Mr Leverton,

Thank you for taking the time to write to the City.

By way of this e-mail I'm forwarding your concerns to David Johnson the Planner for this applications.

Thanks,

Daniel Watson, MSc (Eng) | Transportation Planner
Planning & Development

From: Alec Leverton
Sent: November-09-20 5:13 PM
To: Daniel Watson
Subject: [EXTERNAL]63 Mahon Ave , St Alcuin school/College

Good evening,

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The developer has recently updated their website with a page on Alcuin College, showing a new picture of the building from the one which was proposed on December 5th 2016 at the city council public hearing (adding a fourth floor for meeting and event center) stating the following;

“Constructing the new state of the art Alcuin College Campus along with adjoining meeting space and event center boasting expansive city views and floor to ceiling windows”

Back on December 5th 2016 at the City Council Public Hearing, Stella Ablett (Head of School, Alcuin College) was asked how the students at the school would meet their daily physical activity requirements since their proposal doesn't include or require, an indoor gymnasium or outdoor playing fields.

Stella replied: “We also rent space at The North Shore Neighborhood House gym, as well as the Memorial Gym, we’re also active at John Braithwaite Community Center, or Harry Jerome, and we also go to things like Griffin’s Boxing and out to Deep Cove Kayak and so it is very much our vision that the students learn to live in the community and enjoy the recreation there and it’s not restricted to the old idea of perhaps only playing in your school basketball team for example.”

We (the people living at lower Lonsdale living in the building across from this future building) are tremendously concerned with the traffic throughout the Neighborhood, especially in the Cul de Sac at the bottom of Mahon at Esplanade as well as the Lane north of the St Alcuin site. We have concerns regarding access to the lane, and it’s use for drop-offs in the AM & pickups in the PM. Parking on West 1st & 2nd in the 200 & 300 Blocks will be directly impacted by the extra demand for on street parking generated by the "Events Center". There will inevitably be endless circling of cars in our quiet residential neighborhood.

Fire Access issues are also concerning. A shuttle bus is proposed for the Event Center & will be yet another large vehicle on these already clogged Streets.

Please DO NOT allow this to happen. We are already suffering from too much noise and traffic in this area, and the school shouldn’t be allowed to change its original approved plan to make more money **at our cost**.

Thank you

Alec R. Leverton

From: Adrian Dickman <
Sent: November-09-20 11:59 PM
To: David Johnson
Subject: [EXTERNAL]63 Mahon Avenue – St Alcuin College development

Good evening Mr. Johnson,

I'm writing to express concern over the Alcuin College development at 63 Mahon Avenue.

The developer has recently applied for an amendment to their original application from December 2016, allowing for increased density and height. The developer is also requesting new usages, specifically the creation of "event space" in an additional penthouse story. The school will go from being used during standard school hours to 7 days a week with after hours usage.

I'm concerned about this for a number of reasons.

This is currently a quiet residential neighbourhood, and these changes to the original design will fundamentally alter that. Creation of event space, that can be used at all hours 7 days a week, will fundamentally alter the neighbourhoods character. This a major change from what was approved in 2016, and is unfair on the residents who moved in since 2016 who had no reason to expect a space allowing after hours events would be built. Originally, only a school, operating during school hours was anticipated.

Furthermore, the space is also getting a liquor license. This is ridiculous on its face, given that this is meant to be a school and not a bar. Alcuin is a K to 12 school... how many of the students are able to drink anyways. This will just lead to more late night events, creating more noise and traffic in the neighbourhood.

Lastly, the school drop offs and pick ups will already be altering the character of this quiet neighbourhood. Further allowing more density and activity at all hours will make the area unbearable for the schools' neighbours.

This is a huge change for the neighbourhood. There is already too much noise and traffic in the neighbourhood. Allowing the school to building more density and using the spaces all days of the week, after hours, will just make the situation worse. I would humbly request you deny the application. There are better locations in North Vancouver, more suited to the school's desire for "event space". Residents have made decisions on where to live based on the 2016 plans, and it's unfair to change that after the fact.

Thank you for your time.

Kind regards,
Adrian Dickman
North Vancouver resident

From: AiDa Yazdanpanah <>
Sent: November-09-20 8:35 PM
To: David Johnson
Subject: [EXTERNAL]63 Mahon Ave , St Alcuin school/College

Good evening,

I am writing to express my growing concern against the Alcuin school's development application for the fourth floor (meeting and event space).

The developer has recently updated their website with a page on Alcuin College, showing a new picture of the building from the one which was proposed on December 5th 2016 at the city council public hearing (adding a fourth floor for meeting and event center) stating the following; "Constructing the new state of the art Alcuin College Campus along with adjoining meeting space and event center boasting expansive city views and floor to ceiling windows"

Back on December 5th 2016 at the City Council Public Hearing, Stella Ablett (Head of School, Alcuin College) was asked how the students at the school would meet their daily physical activity requirements since their proposal doesn't include or require, an indoor gymnasium or outdoor playing fields.

Stella replied: "We also rent space at The North Shore Neighborhood House gym, as well as the Memorial Gym, we're also active at John Braithwaite Community Center, or Harry Jerome, and we also go to things like Griffin's Boxing and out to Deep Cove Kayak and so it is very much our vision that the students learn to live in the community and enjoy the recreation there and it's not restricted to the old idea of perhaps only playing in your school basketball team for example."

We (the people living at lower Lonsdale living in the building across from this future building) are tremendously concerned with the traffic throughout the Neighborhood, especially in the Cul de Sac at the bottom of Mahon at Esplanade as well as the Lane north of the St Alcuin site. We have concerns regarding access to the lane, and it's use for drop-offs in the AM & pickups in the PM. Parking on West 1st & 2nd in the 200 & 300 Blocks will be directly impacted by the extra demand for on street parking generated by the "Events Center". There will inevitably be endless circling of cars in our quiet residential neighborhood.

Fire Access issues are also concerning. A shuttle bus is proposed for the Event Center & will be yet another large vehicle on these already clogged Streets.

Please **DO NOT** allow this to happen. We are already suffering from too much noise and traffic in this area, and the school shouldn't be allowed to change its original approved plan to make more money **at our cost**.

Thank you

Aida Yazdanpanah

From: linda hamer <>
Sent: November-09-20 3:15 PM
To: David Johnson
Subject: [EXTERNAL]Alcuin College Development

Dear Mr Johnson
I am forwarding my letter to the Mayor to you for your consideration.
Linda Hamer

Sent from my iPhone

Begin forwarded message:

From: linda hamer
Date: November 8, 2020 at 4:50:41 PM PST
To: mayor@cnv.org
Subject: Alcuin College Development

Madam Mayor

I am an owner resident at One Oark Lane, 170 West First Street, In the City of North Vancouver. I was more than surprised to receive a somewhat misleading petition from Larco Holdings, who are currently constructing a six storey unit to the north of the Alcuin College site.

I gather that my building, as well as all others in the vicinity, have been papered with the petition. 117 plus residents in this block alone have found the petition stuffed into mailboxes. We are several blocks away from the Alcuin development so there should be little or no impact on our parking facility, especially since residents in this area who live in the many condo buildings, have ample parking spots within the condo parking lots.

I am very conversant with Alcuin College and its vision. As the Founding Head of Mulgrave School in West Vancouver, I know how much meticulous planning must go into every aspect of birthing a new educational institution, just how many hurdles must be leaped over before vision becomes reality.

I have visited Alcuin many times, as the Principals and the Deputy Principals served with me at Mulgrave. They are, in my opinion, all outstanding educators, with a profound passion for enriching the lives of their students.

I have always been impressed by the calm, peaceful and contented atmosphere which permeates the learning areas, despite their current limited situation.

The students are thoroughly engaged, focused and respectful. They must be a pleasure to teach and their parents are very much a dedicated and very supportive community.

Alcuin College is a non profit society and is required to conform to municipal law.

The application to allow the development of a fourth level, which currently sits before the City of North Vancouver, would allow for an enclosed amenity. space.

This area would be used for example, in class teaching, for PE/ outdoor activities when there is

inclement weather, for parent teacher meetings, for Convocation ceremonies, (once a year) and for performing arts classes.

It will be available, rent free, for community groups such as Guides etc, but no organization will be allowed to use the space without permission having been formally granted and regulations accepted.

Alcuin College, by the way, does NOT possess a liquor licence. Additional parking spaces have already been granted, plus in the condo building directly opposite the school, there is visitor parking typically readily available.

The City of North Vancouver boasts five elementary schools, two high schools, as well as five private schools, one of which is Alcuin College.

I note from the City of North Vancouver School Board minutes, that enrolment has continued to grow this year, particularly in the elementary grades, as well as, to a lesser degree , in the ESL student body.

As a result, there are more (never ideal) split grades in the school system which is already currently under the additional strain of Covid.

More building, more young families moving into the area, more students, more pressure on the schools, the teachers and the administrators. Solutions will need to be found, sooner rather than later, no doubt.

Alcuin College is an asset for the community, not a liability and I applaud its efforts to provide an education of excellence in a custom designed building in our community.

Linda Hamer, BA, B Ed, M Ed
Founding Head
Mulgrave School
West Vancouver

Sent from my iPhone

From: Dave Clendenan <>
Sent: November-09-20 11:08 AM
To: Mayor Linda Buchanan; Holly Back (Councillor); Don Bell (Councillor); Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy; Tony Valente (Councillor); David Johnson
Subject: Development Application - 63 Mahon Ave (Alcuin College)

Mayor Buchanan and City Councillors,

This email is in support of Alcuin College's development application for a fourth floor addition to 63 Mahon Ave, the site of their new school building.

The proposed fourth-floor amenity space will be greatly used and appreciated by classes during the day and has been designed for physical activity in all weather - a fantastic benefit in our rainy climate. The space will be used during after-school hours (school ends at 3pm) for non-profit and local community groups looking for a clean, safe space in a central area close to public transit. I worked in the non-profit sector for many years and am familiar with the need to find safe spaces to deliver community programs, so another option for North Vancouver groups will be welcome, in my opinion.

My son attends the school and we have found it to be a safe, inclusive, and welcoming environment for all of its students. I am a long-time North Vancouver resident and believe the fourth floor of the new building will benefit the school as well as the overall community.

I am also concerned that there is a change.org petition that is disseminating outright falsehoods about the plans, in order to rile up opposition in the neighborhood. This appears to be from a developer, who isn't even a real part of the community. Given the blatant lies in the wording of the petition, I do not believe that any signatures it gathers should have any impact on the outcome of the decision made by council and staff.

Thank you,

Dave Clendenan

From: Jan Creighton <>
Sent: November-06-20 11:06 AM
To: David Johnson
Subject: Alcuin College

As a resident of the City of North Vancouver living on 2nd St West at the corner of Mahon Avenue, I'm very concerned about the building of Alcuin College. My neighbours and I wrote to council and attended the meeting regarding the first proposal for development of this site. We did not feel our concerns were addressed at all. Now an addition is being proposed to the site with a planned event centre. First, this is a very busy traffic corner. I can't see how children can arrive safely at the school. Second, there is very little parking on nearby streets now as existing buildings don't provide enough parking for their residents and many people park in the area to use the sea bus or other transit or do business locally. Third, this is a residential area and an event centre would cause disturbing noise in the evenings and into the early morning hours as well as put further strain on parking in the area. Please don't allow this proposal to go forward.

Thank you, Janet Creighton,
303-307 2nd St West,
North Vancouver, BC, V7M1E2

Sent from my iPad

From: Bev <>
Sent: February-24-21 2:52 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing

To Whom It May Concern:

I write this in support of the 63 Mahon Avenue proposal before you Monday, March 1st. A neighbour, I am in no manner affiliated with Alcuin College, and address you in the hope of your swift approval Monday.

Alcuin is a " good neighbour": it is educating the future citizens of our community, while building a better environment at its present location. When a developer objected to the design, at its own cost, the school's volunteer community amended the plans, increasing the views- and one assumes- the profits for the developer.

About the space: it is to be a school gathering- place and will extend the use to include pro-bono lease by non- profits, including the North Shore's Girl Guides and Big Brother groups, demonstrating both planning integrity and community leadership.

Please consider this proposal ; Alcuin is a very good neighbour, and do we not need more of these?

B.A. McEwan
301-138 Esplanade East
V7L4X9

Beverley McEwan

From: Donna Taylor <>
Sent: February-24-21 7:07 PM
To: Submissions
Subject: 63 Mahon - March 1, 2021

To Her Worship Mayor Buchanan and Council,

I am writing in support of the 4th floor amendment for St. Alcuin College.

The City has provided support and permits for the construction of the new school. The addition of the 4th floor is an enhancement of the initial plans, exemplary in both design and function. Unfortunately, the 4th floor is being opposed by Laco Holdings. This is, of course, part of the process for amendments but this has become seriously problematic because Laco is spreading false information about the school, the school's intentions and the use and value of the 4th floor. I am the owner of a construction business myself and am appalled by the actions Laco has spearheaded. They have created difficulties for the school, have cost valuable resources (the school is not for profit) and has caused a great deal of unnecessary frustration for the applicant and the City.

I wanted to raise my concerns about the false information that is being circulated. I also want to express my trust in the Council and planning department processes to ensure fair and just consideration of the Alcuin's amendment to their building plans.

Thank you for the opportunity for input and for your consideration.

Sincerely,

Bruce Taylor
President
Duron Group of Companies

North Vancouver resident
3790 Riviere Place, North Vancouver

From: Regina Mak <>
Sent: February-22-21 8:51 PM
To: Submissions
Subject: Zoning Amendment Bylaw, 2021, No.8819 in respect of 63 Mahon Avenue

Dear Sirs,

I am in receipt of the notice of Public Hearing regarding the subject matter and am **strongly object to such zoning.**

Thank you for your kind attention to this matter.

Yours sincerely,

Regina Mak

APPENDIX I

Comments from Change.org online petition

Recipient: North Vancouver Residents & Businesses - Lower Lonsdale Area

Letter: Greetings,
Change of Use - 63 Mahon Avenue

Comments

Name	Location	Date	Comment
Janice Blore	North Vancouver, Canada	2020-10-17	"I am a neighbour. We don't need any increase in density, with evening events, liquor licenses, and increased parking, in an area with limited parking available. There is enough noise at night from my other neighbour, of Sailor Hagar's Pub! This was approved with minimal and positive impact to the neighbourhood. These proposed changes, make it very undesirable. thank you"
Bahli Weldihiwet	North Vancouver District, Canada	2020-10-17	"Totally opposed, you only build a liquor space on top of a private school, in a community where no one can afford your services and looking into your indigenous neighbours who need more addiction and mental health support if you are disconnected from reality. We need the green space as earlier proposed. This block has had enough with the approved weed smoking, late night sailors shenanigans. Absolute zero density benefit for literally anyone but the builder."
Rory Webb	North vancouver, Canada	2020-10-17	"I firmly oppose the amendment to increase density and replaceme green-roof with an event space at the 63 Mahon development. I am a longtime resident of Lower Lonsdale with firm ties to the community. I chose to live on the west side of Chesterfield primarily because of its uniquely quiet and lush space, where young families can Momentarily escape the bustle of the Quay.By introducing a for-profit private school that prides itself in class-sizes of 10, adding an event space and greater density doesn't appear helpful to advancing higher education if that space is being used for adult weddings and Christmas parties. We already have more than enough event spaces available. Sacrificing blue sky by building higher for benefiting a few wealthy parties isn't fair to the entire community. Traffic congestion and parking will be a nightmare, noise will echo across the streets, and residential feel will be lost. It's too bad that this amendment is being put forward before the new development next to it completes,"
Gina Hassan	North Vancouver, Canada	2020-10-17	"Not happy about this change in plans. We don't want this in our neighborhood."
Karlee Takasaki	Surrey, Canada	2020-10-17	"Terrible plan."
Dana Bettles	North vancouver, Canada	2020-10-17	"I live a cross the street. I spent my hard earned money purchasing a condo for my family and I. We bought under the pretence of what was approved not what they are trying to change last minute. I'm signing because this is unfair to the people who made an informed decision and are now finding out they are trying to change the plans. It's sneaky and it's wrong !!"
Shane Richards	North Vancouver, Canada	2020-10-17	"As a neighbour, I am strongly against this! The last thing we need is an event space adding noise and extra height obstructing our view! We get enough noise from the local pub as it is, and street parking

Name	Location	Date	Comment
			is already restricted. Adding density, height and an event space is the exactly opposite of what should be done!"
Leontyne Burdett	Abbotsford, Canada	2020-10-17	"The proposed changes will negatively impact the neighborhood."
Shane Richards	North Vancouver, Canada	2020-10-17	"As a neighbour, I am strongly against this! The last thing we need is an event space adding noise and extra height obstructing our view! We get enough noise from the local pub as it is, and street parking is already restricted. Adding density, height and an event space is the exact opposite of what should be done!"
Bahli Weldihiwet	North Vancouver District, Canada	2020-10-18	"We are already having issues with parking for our guest visitors at this end of the street. This is even before the 6 story rental next door is finished and we already know that this small lot already will increase enough density and traffic problems as it is. A target of over 200students with their parents and teachers coming in and out of this technically dead end street next to high traffic intersection isn't going to cut it. Traffic was NOT properly addressed by the city and its planners in 2015. Where are the community centres, libraries, parks, childcare centres, affordable housing that the density bonus is meant for? They haven't provided a gymnasium for their own students why do they need to add noise for our children and seniors at night.This is a rude and sneaky way of trying to get this approved and a destruction of our community and the aesthetic of the corner by blocking mountain views/ adding a destruction to the already accident hot spot of Esplanade and Mahon let alone not considering midn"
Sheryl Rivers	North Vancouver, Canada	2020-10-19	"I live on the Esplanade village right next to this. I have elder aunties living right across the street. This concerns me about the usage after hours. I will also ask Squamish Nation leadership if there was any consultation. Certainly not with the residents."
Scenery Slater	West Vancouver, Canada	2020-10-19	"Nearby residents deserve to have their quality of life maintained - or better still improved."
Tania Buch	North Vancouver, Canada	2020-10-19	"there is no need for INCREASED HEIGHT & DENSITY or a school that only privileged kids can attend in North Vancouver. School should be available to all!"
KASH WAI	North Vancouver, Hong Kong	2020-10-20	"As a property owner of West Quay. We simply dislike Extra Density and Height, along with the new "EVENT SPACE" on the Penthouse Level is WRONG FOR OUR NEIGHBOURHOOD."
Ashley Wai	North Vancouver, Canada	2020-10-20	"Strongly disagree with this event place at such a peaceful neighborhood."
Garry Gust	North Vancouver, Canada	2020-10-22	"Neighbourhoods deserve a semblance of peaceful existence."
Sean McLaughlan	east 10th st, Canada	2020-10-22	"Corrupt council will most likely not listen to the residents of Mahon Ave. as those sitting on council are all primarily federal Liberals which means they are Globalists and Globalists are all about authoritarian governance, high density, high tax bureaucrats that could'nt care less what constituents want. Good luck in stopping

Name	Location	Date	Comment
			these Globalist jag offs sitting on North Van council, they are corrupt to their core."
Nicole Unger	North Vancouver, Canada	2020-10-27	"People living in this area have seen huge development and growth and have embraced a great deal of it. They have also accepted the crazy increase in noise from traffic, trains, businesses, and pedestrians, as well as, the difficulties finding parking and making our way through the crowded, construction laden roads. This does not mean that we should have to accept more and more and more until it makes living here unbearable. It is time to draw a line in the sand. We all deserve to have some peace, quiet, and relaxation when we are at home and if we let this change go forward it will take away even more of that."
Jimmy Lewis	Canada	2020-10-27	"Laco Holdings Ltd. is a suspicious company with ties to foreign investments, and has a vested interest in seeing the plight of this neighborhood. It makes sense they would create this petition to spread blatant lies to make an extra buck no matter the costs to the community. Do some research and you'll see Laco holdings is building a 60 story building literally next door to this school. Google Laco Holdings and you will see its registered itself in tax haven's on the Virgin Islands, and is clearly evading Canadian taxes. Do some deeper searching and you'll see its a company knee deep in lawsuits. How a company that is making millions off the of the backs of Vancouverites and in the same breath stoop so low as to create a hit piece on a local school is beyond me, but comes to no ones surprise. Please do some research before signing this petition."
tina benoit	north van, Canada	2020-10-27	"Once you grant increased height, it is a snowball effect and homeowners lose. City planners are also not thinking about the traffic implications all over North Vancouver"
Harbux (vicky) sra	North Vancouver, Canada	2020-10-27	"The neighbourhood has allow for a school, a learning facility. This neighbourhoods atmosphere should not be hindered by including an EVENT SPACE. There will be no control of the comings and goings at certain hours or the amount of parking available to residences and other buisness in the area. The original agreement needs to be honored. This neighbourhood's dynamic should not be changed and slowly progress to an area of Social Parties and loud events. It is highly disturbing also if a school is given a liquor licence to run such a facility. This is a space for learning not large events and gatherings to disrupt the peace and well being of the residents."
Irmina Agres	North Vancouver, Canada	2020-10-28	"It's terrible idea in this quiet residential area. I strongly oppose!"
Joanne White	North Vancouver, Canada	2020-10-28	"This is a huge change of usage, height and density. Sneaking it in last minute is underhanded of the Developer and disrespectful of the review and consultation process. I live two blocks away and am a property owner. Our neighbourhood already feels the lack of street

Name	Location	Date	Comment
			parking. And I'm concerned about the usage after hours, noise and increased traffic. This is not a good fit for our neighbourhood."
Amanda Burmas	Vancouver, Canada	2020-10-28	"I am signing this because these are substantial changes that could have sent the project into a completely different approval process initially. Seeking an Additional Penthouse level, Event Space and a Liquor License significantly changes the impact on the immediate local area. And frankly, these "amendments" are items that most certainly should have been proposed/considered in the initial project application."
Amanda Burmas	Vancouver, Canada	2020-10-28	"There are too many scummy developers like this in Vancouver"
Valerie Dashti	North Vancouver, Canada	2020-10-30	"I originally was alarmed. I live in the area. I've since spoken with the city and called the builder and school. There's a lot of misinformation here! Careful. Laco is misleading. -there's no liquor licence or bar, and it will never be a bar-this is being proposed as a community amenity space, not how its being it's portrayed. It's actually a benefit to we nearby residents. -it's a non-profit school partnering with parents to create the space We're being mislead by Laco...who owns the site behind! They have a motive for it not blocking any additional view and are using us with false scare tactics. I discovered this with only 20 minutes of phone calls. Everyone was very open to speak and upfront. I originally supported this petition until I learned more. Shame on the creator of this petition for deceiving us for their own motives. These are outright lies."
Judith Thomson	North Vancouver, Canada	2020-10-30	"Enough is enough"

Name	Location	Date	Comment
			The new plans do not exceed the allowed FSR for the site. 63 Mahon is not exactly situated in a "quiet residential neighbourhood." I urge neighbours to do their own research on the project and not rely on LACO's self-interested lies."
Gregory Nozick	Calgary, Canada	2020-11-04	"I live in the neighborhood and parking is already next to impossible if you don't have a private spot"
Steph Martel	North van, Canada	2020-11-04	"The parking would be terrible - nothing in the building contemplated"
Therese Lehouillier	North Vancouver, Canada	2020-11-07	"Thanks Shirley for bringing attention to this"
Valerie Dashti	North Vancouver, Canada	2020-11-09	"I joined the conversation and my comment was deleted. I live very near. My repeat comment is that I did a short amount of basic fact finding by calling the school and the builder (a parent) after discovery that the petition was created by the developer behind the school...who has a direct conflict. I learned:-there is no liquor licence-the events offered are not late night loud events as described. They are community events governed by the school. -it is being donated to non-profit community groups-the school itself is non-profit-privacy is actually enhanced -the green roof still exists and has been added to-more parking has been added Shame on Laco for misleading us. And shame on them for my previous comment being deleted as well as others with similar content that I viewed. Laco, you are the scum developer lying about the school it seems, not the school by providing a community offering. This is a sad way to fight dirty. I'm looking forward to they opening their doors to us for healthy activity. It's a"
Adrian Dickman	North Vancouver, Canada	2020-11-11	"We shouldn't be fundamentally altering the nature of this currently quiet neighbourhood."
Helia Yazdanpanah	North Vancouver, Canada	2020-11-11	"I am signing this because This neighborhoods atmosphere should not be hindered by including an EVENT SPACE. There will be no control of the comings and goings at certain hours or the amount of parking available to residences and other business in the area. The original agreement needs to be honored. This neighborhood's dynamic should not be changed to an area of Social Parties and loud events. It is highly disturbing also if a school is given a liquor license to run such a facility. This is a space for learning not large events and gatherings to disrupt the peace of the residents.I spent my hard earned money purchasing a condo under the pretense of what was approved not what they are trying to change to at last minute. This extra floor takes all our view to the water and lions gate bridge as well and brings the value of our property down. They should not to be allowed to change their already approved plan to make more money at our cost."
Susan Tyra Patterson	North Vancouver, Canada	2020-11-11	"When I purchased the condo at West Quay I specifically looked at the property at 63 Mahon Ave to ensure that any development would not obstruct my views. While the parking issue alone is a

Name	Location	Date	Comment
			major concern, the noise after school hours would mean closing windows to just partially silence the intrusion. PLEASE DO NOT LET THIS HAPPEN."
Azar Mohsenipour	North Vancouver, Canada	2020-11-11	"I am signing this because this neighborhoods atmosphere should not be hindered by including an event center. There will be no control of the comings and goings at the late hours. Only the original agreement should be honored. This neighborhood's dynamic should not be changed to an area of Social Parties and loud events. It is highly disturbing also if a school is given a liquor license. School is a space for learning not large events and gatherings.I spent my hard earned money purchasing a condo in 2018 under the pretense of what was approved in 2016 not what they are trying to change to at last minute.This extra floor takes all our view to the water and lions gate bridge as well and brings the value of our property down. They should not to be allowed to change their already approved plan to make more money at our cost."
Azar Mohsenipour	North Vancouver, Canada	2020-11-11	"We (the people living at lower Lonsdale and myself living in the building across from this future building) are genuinely concerned with the traffic throughout the Neighborhood but especially in the Cul de Sac at the bottom of Mahon at Esplanade as well as the Lane north of the St Alcuin site. Please DO NOT let this happen, the school shouldn't be allowed to change its original approved plan to make more money at our cost."
Donna Taylor	North Vancouver, Canada	2020-11-11	"The addition to this school will provide a valuable community resource, can only be used according to municipal bylaws and the school is not for profit. The information by Laco is providing false information ."

Name	Location	Date	Comment
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Azar Mohsenipour	North Vancouver, Canada	2020-11-12	<p>"When I purchased the condo at West Quay I specifically looked at the property at 63 Mahon Ave to ensure that any development would not obstruct my views. While the parking is an issue, the noise after school hours would mean closing windows at all times. We already have more than enough event spaces available. Sacrificing blue sky by building higher for benefiting a few wealthy parties isn't fair to the entire community. Traffic congestion and parking will be a nightmare, noise will echo across the streets, and residential feel will be lost.PLEASE DO NOT LET THIS HAPPEN."</p>
Miranda Bichin	Vancouver, Canada	2020-11-12	<p>"The ad in the North Shore News says that it is a 4 story school building but according to the project comparison sheet on the let's talk page the height difference is 22 ft which is more like 2.5 storys making this almost a 6.5 story building when all is said and done. This has not been mentioned anywhere else and is clearly false advertising."</p>

Valerie Dashti	North Vancouver, Canada	2020-11-13	<p>"This is the THIRD TIME my comment was deleted and I must speak again. As I said....I took very little time to fact find by calling the school and builder. The petition is riddled with lies. I was initially</p>
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Name	Location	Date	Comment
			<p>very concerned until I learned facts. -it's not a change of use. The roof deck will be used otherwise -it is non-profit-there is not a liquor license-the privacy has been enhanced for myself and neighbours -it is a good cause! With responsible people who I've now come to trust-this is a community benefit!!You've deleted my comments and comments of others who expressed similar concern about your motive. The building stands to block your view. Not our views. You are sneaky and shameful"</p>

APPENDIX II
Emails regarding DIS

APPENDIX III

Emails from www.63mahon.com website survey

From: D. M. [REDACTED]
Subject: Fw: URGENT ALCUIN COLLEGE DEVELOPMENT
Date: January 4, 2021 at 5:39 PM
To: sheryl.riversconsulting@gmail.com

here it is Sheryl..

Alcuin college has applied for an addendum to the original proposal...that being to apply for an " events " license allowing them to host events for up to 350 people .? with a liquor license..

up till 10:30 or 11... ? not just college events ..but for anyone wanting to pay to use the facilities...

this could mean noise...drinking ,littering ..etc etc ..plus it is right across the

from the Urgent and Critical Care Unit at 221 Esplanade ..which has only 4 parking spots in front...

this will impact us all ..we have lots of problems with the new STA school...parking. speeding in out area...cars were parking in Glenn and Linda's driveway..she can tell you about the problems we face..

The construction company was also very sneaky and low key...no consultation with us...they felt their sign was sufficient...

this is what Alcuin is doing being sneaky.

we had 30 cement trucks along Forbes...2 years of HELL..construction workers littering...smoking leaving hundreds of butts..

will tell u more when we talk ...

regards

Donna Miranda

If you decide to forward this to anyone .before you do . PLEASE REMOVE my email address and name by deleting it (highlight and delete or backspace)

Say NO to spammers!

From: D. M. <[REDACTED]>
Sent: November 10, 2020 1:59 PM
To: brandon_djoseph@squamish.net <brandon_djoseph@squamish.net>
Cc: France_Chinembiri@squamish.net <France_Chinembiri@squamish.net>
Subject: URGENT ALCUIN COLLEGE DEVELOPMENT

Hi Brandon ,

see web "Change of Use petition .
It has all The pertinent info

Developer Planner for
this project @ City of North Vancouver is :
David Johnson 604-990-4219
djohnson@cnv.org

I spoke with him via phone
and found him to be very informative and congenial .

Further to our conversation regarding the pending development of Alcuin College @ 63 Mahon
Ave North Van (200
Students plus teachers with only 11 parking spots

The developer has applied to make significant changes that will seriously impact the parking at
the
Mosquito Creek Marina as well as West Esplanade on the mission reserve and the Urgent
and Critical Care Centre at 221 Esplanade .

Wednesday November 4 ,2020 North Shore News
Say there are plans to develop a 9 story building at the vacant Cinema lot

Find info/ petition sent out by Laco Holdings that are
Building a 50 unit condo adjacent to or behind the
College that will have 200
Students plus teachers with only 11 spots
I think there is a City of North Van meeting coming up very soon
David Johnson can fill you in .

Regards
Donna Miranda
ps I have a more in depth e mail I will be sending

Sent from my iPhone

From: D. M.
Subject: ALCUIN COLLEGE
Date: January 18, 2021 at 1:12 PM
To: sheryl.riversconsulting@gmail.com



To :Whom It May Concern,

I am totally **opposed** to the construction of Alcuin College at 63 Mahon Ave North Vancouver ..

A private for profit college...with 200 students plus teachers and only 11 parking spots.. there are plans for student drop off and pick up area ..and buses .which will create more congestion to an already very busy thoroughfare.

As an example..we already have a private school at the top of Forbes and West 6th being St.Thomas Aquinas Catholic School.

Arrogant parents make u turns,parking and or block residents PRIVATE driveways..making residents late for work or appointments ,they sit **IDLING** their cars..(polluting the environment)while they wait for their able bodied young students to be picked up so they don't have to walk

Residents have come close to being broadsided or hit by speeding cars travelling in the dangerous " S " curve.
Esplanade and Forbes has a similar road curve.which will be

I envision the Alcuin College will be a repeat of a number of problems for Squamish Nation residents .

I understand the developer Lamoreaux Architect of the Alcuin College has plans of changing the initial plan of 2 1/2 floors to 4...as well as other changes... including a late night **EVENTS** clause with a liquor license till 11:00 pm ,allowing 150 people outside of school hours .

Local health official Adrian Dix and Dr Bonnie Henry and world officials

say COVID is going to be around for a very long time...and is on the rise...an EVENTS permit makes absolutely NO sense.

Social distancing at schools now,restrictions have put in place for very small household gatherings ,Covid impacts our everyday life on so many levels...

Frontline workers risk their lives looking after us...

Millions of people have died and we have developers who want more people crammed into a tiny area putting more at risk ..all for profit..is the money worth it ? this is morally wrong.

I understand there will only be 11 parking spots..and there is a 50 unit apartment directly behind the college...

Where is everyone going to park...???? my calculations are 200 students plus teachers at Alcuin College

PLUS the 50 unit apartment developed by Laco Holdings Ltd (averaging 2 people per unit next door could bring perhaps up to 400 people to the area daily...then the special night event

The NEW Urgent Critical are unit at 221 Esplanade has only 4 spots and is an **essential service** to our community.

What if there were an emergency and the Alcuin College was hosting an evening event with crowds ..this could perhaps result in death of someone trying to get into 221 Esplanade across the street from the college...

Where are all these people going to park? Mosquito Creek Marina is on Squamish Nation land ,has pay parking for Marina patrons , houseboats .staff and businesses .they too have special events during business hours ...no late night events

I don't think they will appreciate their parking lot crammed with Alcuin College students ,teachers and the 50 unit apartment dwellers...plus the development of stories of apartments at the old Cinema location,

I envision people parking on our Squamish Nation Mission Reserve residential area on Esplanade ..also along Forbes up to West 6th Street as previously mentioned Squamish Nation and all surrounding apartment dwellers have to put up with St Thomas private school nightmare as aforementioned ...

We don't need another private for profit college.

I feel all of the surrounding community both commercial ,residential and Squamish Nation should be made aware of this ..

I feel that developer Brad Lamoueux's plan of erecting a sign with developers name is NOT sufficient and does not inform the community of plans and changes that will affect our neighbourhood forever.

This is exactly what happened at St Thomas Aquinas Private School there was **NO consultation** with surrounding community members...we don't **need** another private school on such a small lot in an already heavily congested area.,, bordered by Squamish Nation land .and lots of other apartment dwellers and businesses .

People will just look at it as a sign, nothing else..

I've heard the November 12 meeting was not well attended .. perhaps because no one knew about it...

.I will also be contacting Squamish Nation Council with my personal research done on this development .

Regards

D Miranda
Squamish Nation Elder
421 West 4th St
North Vancouver
BC
V7M 1G7



Samantha Potter <samantha@poonigroup.com>

Alcuin School Development - 63 Mahon Avenue, North Vancouver

1 message

Adrian Dickman <>

Fri, Jan 8, 2021 at 11:30 PM

To: "samantha@poonigroup.com" <samantha@poonigroup.com>

Good evening Samantha,

I would like to respond regarding the public consultation efforts for the new proposal for development of the above mentioned property.

I live nearby and have concerns with the proposed development.

Specifically, the newly proposed height is 3x the originally proposed height. This directly impacts those of us who made purchase decisions on the lower height assumptions. The new proposals would result in blocked views and reduced home values.

Furthermore, with the addition of preapproved school, event space, etc. traffic will become unbearable. The new height will add more density and more traffic.

However, first and foremost, my main concern is that this development just keeps growing taller and taller. When will the developer be satisfied? I would hope this development revert to the original proposal, which existing locals based their own plans on. It feels like a bait-and switch, and that we'll be surprised in a few weeks with something even taller.

Thank you for your time.

Kind regards,
Adrian Dickman



Samantha Potter <samantha@poonigroup.com>

63 Mahon Ave. Project

1 message

AiDa Yazdanpanah <

Fri, Jan 8, 2021 at 9:50 AM

To: "samantha@poonigroup.com" <samantha@poonigroup.com>

Good morning Samantha,

Happy Friday!

I'm writing to you today to communicate my utmost concern and disapproval against the Alcuin School's development application for the extra building level (meeting and event space). This would increase the height of this building twice from what was originally approved back in 2017. Originally 13.3m, the new proposal now sits at 29.26m.

This is simply unacceptable and extremely unfair. I live in a very close building to this new development and there are some obvious reasons for this not to be approved:

- The noises created by this development will increase significantly.
- This will block major views of the ocean, bridge and mountains for myself along with many nearby residents - affecting the value of their homes (the value of my house will no doubt decrease significantly compared to what I bought it for 2 years ago).
- Traffic is already a huge problem in this area and with a proposed 'event/meeting' space, this will only add to the traffic that builds up around this area.
- Parking, again already tight and limited, adding further demand and traffic will simply make parking in this area impossible.

I strongly suggest that you and your representatives do not allow this further addition to this development to take place and instead, commit to approving and proceeding with the original proposal.

I hope to hear from you with the news that myself, and the residents of this neighbour wish to hear. If not, we will need to take matters further.

Thank you,

Aida



Samantha Potter <samantha@poonigroup.com>

63 Mahon Ave. Project

1 message

Alec Leverton <
To: samantha@poonigroup.com

Fri, Jan 8, 2021 at 9:39 AM

Dear Samantha,

I'm writing to you today to communicate my utmost concern and disapproval against the Alcuin School's development application for the extra building level (meeting and event space). This would subsequently double the height from what was originally approved back in 2017. Originally 13.3m, the new proposal now sits at 29.26m.

This is simply unacceptable. I live in the very close neighbour to this new development and there are some obvious reasons for this not to be approved:

- This will block major views of the ocean, bridge and mountains for many nearby residents - affecting the value of their homes.
- Traffic is already a huge problem in this area and with a proposed 'event/meeting' space, this will only add to the traffic that builds up around this area.
- Parking, again already tight and limited, adding further demand and traffic will simply make parking in this area impossible.

I strongly suggest that you and your representatives do not allow this further addition to this development to take place and instead, commit to approving and proceeding with the original proposal.

I hope to hear from you with the news that myself, and the residents of this neighbour wish to hear. If not, we will need to take matters further.

Kindest regards,

Alec R. Leverton I

Tell Us What You Think of This Proposal


You can submit your comments in two ways:

1. Filling out the form online at www.63mahon.com
 2. Emailing your comments to Samantha at samantha@poonigroup.com
- If you intend to submit comments, please do so before **January 8, 2021**.

Name: AMARDEEP KHOSLA Date: JAN 4, 2021

Email: _____

Address: 552 6th St EAST
NORTH VANCOUVER

Signature: 

1. Did you receive information about the rezoning proposal in the mail (from the City of North Vancouver)? Yes No

2. Did you attend the Virtual Developer Information Session held on November 12, 2020? Yes No

3. Do you support this proposal? Yes No

4. Do you think the proposed height (i.e., 96 ft, equivalent to approximately 9 storeys) is appropriate for this location? Yes No

5. Do you think an event space is appropriate for this location? Yes No

6. In the space provided below, let us know if there is there anything that could be considered in the proposal that might make you more [or less] supportive of the proposal?

INADEQUATE PARKING FOR SUCH A LARGE
EVENT SPACE.

Pooni Group and River's Consulting have been engaged to solicit feedback from the community about the 63 Mahon Avenue proposal, neither consultancy is affiliated with the owner or applicant of 63 Mahon Avenue.



Samantha Potter <samantha@poonigroup.com>

63 Mahon Ave.

1 message

Azar M. <>

Wed, Jan 6, 2021 at 5:58 PM

To: "samantha@poonigroup.com" <samantha@poonigroup.com>

Hello Samantha,

My name is Azar Mohsenipour and I am writing to express my biggest concern against the Alcuin school's development application for the extra floor (meeting and event space) which would add the height more than twice (from 13.3m to 29.26m) as it was approved in 2017.

There are so many reasons for this application to be disqualified;

1-I bought my apartment at [277 -1st street West](#) in 2018 knowing that I could live my soon retiring time in a quiet area and have the beautiful water view from my apartment.

2-We already are suffering from too much noise and traffic in this area, and anyway the school shouldn't be allowed to change its original approved plan after over 4 years to make more money at our cost.

3-The event center is not necessary at all, as the owner Stella Ablett in public hearing in Dec2016 had said "We rent space at The North Shore Neighborhood House gym, as well as Memorial Gym, we're also active at John Braithwaite Community Center, or Harry Jerome, and we also go to things like Griffin's Boxing and out to Deep Cove Kayak and so it is very much our vision that the students learn to live in the community and enjoy the recreation there and it's not restricted to the old idea of perhaps only playing in your school basketball team for example."

4-Now she has become greedy and wants to ruin our life and not only close our water view out and cause more noise and traffic in this area but also she would bring the value of our apartments down by building a monstrous building right in front of ours.

5-Me and a lot of my neighbors living in the building across from this future building are concerned with the traffic and noise throughout the Neighborhood but especially in the Cul-de-Sac at the bottom of Mahon at Esplanade. We have concerns about access to the lane; It's use for drop-offs in the am & pickups in the pm.

6-Parking on West 1st & 2nd in the 200 & 300 Blocks will be directly impacted by the extra demand for on street parking's generated by the Events Center. We foresee endless circling of cars in our quiet residential neighborhood.

7-Fire Access issues are also concerning. A shuttle bus is proposed for the Event Center & will be yet another vehicle on clogged Streets. *We foresee endless circling of cars in our quiet residential neighborhood.*

Please DO NOT let this happen,

Regards,

1/6/2021

Pooni Group Mail - 63 Mahon Ave.

Azar Mohsenipour

Thank you

Sent from [Mail](#) for Windows 10



Samantha Potter <samantha@poonigroup.com>

Fwd: Regarding 63 Mahon Avenue

1 message

Sheryl Rivers <>

Mon, Jan 4, 2021 at 3:24 PM

To: Samantha Potter <samantha@poonigroup.com>

Will send these to you, just in case your not getting them. I will keep any from my Nation.

Thanks

Sent from my iPhone

Begin forwarded message:

From: Benny Yeo <>
Date: January 4, 2021 at 3:03:14 PM PST
To: sheryl.riversconsulting@gmail.com
Subject: Regarding 63 Mahon Avenue

Hello Sheryl,

My name is Benny and I am writing this to express my opinions and concerns regarding the new development at 63 Mahon Avenue.

I have reviewed the updated project proposal (2020), architectural plans, and other architectural documents published by the developer and Alcuin College.

After reviewing them, it has become my concern not only as an individual in the architectural field, but also as a resident who lives directly across Mahon Avenue (in 277 West 1st Street), that the additional height and the addition of an event room may decrease the level of privacy and quality of life for many of those currently residing adjacent to the new development. I personally worry that the addition of an event space may cause visual and auditory disturbance throughout the day, as it faces directly into our unit. Also, the existing view to the mountains and its breathtaking surroundings that our unit offers will be disturbed, despite the "studies" they have done to assure the view blockage will be minimal. I would like to express that a populated room of students and faculty members facing directly into our unit (and many others) is not an ideal living environment for residents in our building.

I understand the significant work that Alcuin College does to provide education for a variety of population, but it is important to note that the new development will greatly impact the quality of life of many residents who by no means disagree with the purpose of the development.

I would like to know if there will be any compensations or means to make the residents feel more supportive for the proposal, as the current proposal exhibits many cases in which the quality of life and privacy of a large number of residents will be affected.

Thank you,
Benny Yeo



Samantha Potter <samantha@poonigroup.com>

Fwd: 63 mahon

1 message

Sheryl Rivers <>

Tue, Jan 5, 2021 at 11:46 AM

To: Samantha Potter <samantha@poonigroup.com>

Sent from my iPad

Begin forwarded message:

From: brenda nakanishi <>
Date: January 5, 2021 at 11:10:11 AM PST
To: sheryl.
Subject: 63 mahon

Do not support the new proposal. Increasing the building size from 2.5 to 4 stories does not accurately reflect the actual increase that more than doubles the height of the building! I question the intent of the original development plan when this type of change is requested. I support the concerns (noise, parking) of the neighbours in that area regarding the addition of an "event space". A combined total of 22 parking spaces seems inadequate for 150 person event space. The CNV should not be creating a new zoning definition for event space at this point in the process.

Tell Us What You Think of This Proposal

You can submit your comments in two ways:

1. Filling out the form online at www.63mahon.com
 2. Emailing your comments to Samantha at samantha@poonigroup.com
- If you intend to submit comments, please do so before **January 8, 2021**.

Name: BHALLUCCI Date: JAN 7/2021

Email: _____

Address: 1-215 E KEITH RD
N. VAN

Signature: [Signature]

1. Did you receive information about the rezoning proposal in the mail (from the City of North Vancouver)? Yes No

2. Did you attend the Virtual Developer Information Session held on November 12, 2020? Yes No

3. Do you support this proposal? partly Yes No

4. Do you think the proposed height (i.e., 96 ft, equivalent to approximately 9 storeys) is appropriate for this location? Yes No

5. Do you think an event space is appropriate for this location? Not sure Yes No

6. In the space provided below, let us know if there is there anything that could be considered in the proposal that might make you more [or less] supportive of the proposal?

• Remote parking in my opinion is too far to be useful
• Event space likely to generate 45 to 60 vehicles = 22 stalls??

Pooni Group and River's Consulting have been engaged to solicit feedback from the community about the 63 Mahon Avenue proposal, neither consultancy is affiliated with the owner or applicant of 63 Mahon Avenue.



Samantha Potter <samantha@poonigroup.com>

63 Mahon

1 message

Cari A <>

Mon, Jan 4, 2021 at 11:19 AM

To: "samantha@poonigroup.com" <samantha@poonigroup.com>

Hello,

My concern for the proposed development at 63 Mahon is in regards to the parking that is planned. Only 11 stalls on site, and 11 more stalls off site is insufficient for a school and an event space of 150 people. While we may hope that people would take public transit, the truth is that many people will not, for multiple reasons (health, weather, late hours, long commutes, etc). Street parking is already utilized to a great extent by the current businesses and residents in the area. I believe it is naive to think that 22 parking stalls (11 of which are half a kilometer away) will be enough for this project, and that this will have a detrimental impact on the neighbourhood, as well as cause future contention.

Thank you for your time,

Cari Anderson
325 3rd st west.



Samantha Potter <samantha@poonigroup.com>

63 Mahon Avenue new proposal

1 message

David Gimenez <>

Mon, Jan 4, 2021 at 10:10 AM

To: samantha@poonigroup.com

Hi Samantha,

Regarding the 63 Mahon Ave 2020 new proposal, I just wanted to add that I don't agree with the new proposed height but I'm ok with the old one and the rest of the project. The new proposal is much higher than the buildings around this project.

Kind Regards,
David



Samantha Potter <samantha@poonigroup.com>

63 Mahon Public Comment

1 message

Gillian Clark <>

Wed, Dec 30, 2020 at 7:17 PM

To: samantha@poonigroup.com

Hello Samantha,

I received the letter of information regarding the proposed changes at 63 Mahon.

I'm opposed to the new additional changes for a few reasons.

Adding 3 more storeys is inappropriate for the environment, blocking the view of the Burrard Inlet for the residents of the apartment building on Esplanade and other residents north of Esplanade between Mahon and Forbes. The additional 3 stories also create shadow and shade in an already dark environment where direct sunlight is a valued commodity. From the south of the structure, the mountain view would be blocked by the additional 3 stories.

11 parking spots were already insufficient for a building of this size, but now adding only 11 more parking spaces offsite does not offer sufficient parking for the additional people who might be using the building under the new proposal. The additional parking offsite should be added without adding any square footage to the structure.

The green roof was one feature in the original design that could have proved environmentally friendly and in the new proposal, it appears to be covered over by additional concrete and metal. Environmental impact must be considered not just for the nearby residents whose views will be blocked, but also for the green spaces that should accompany this building. Certainly the green roof must not be abandoned. This was a small concession to the community that made the new structure appealing and sustainable. Even if the space shown in the new rendering suggests that an outdoor space will continue to exist beneath the new layers of structure, in the shade, plants will not grow and thrive. Without green spaces the young students who attend the private school will not grow and thrive.

Namasté,

Gillian Clark



Gillian Clark

[683 West Victoria Park](#)

North Vancouver BC V7M0A2

SwerveStudio.com

Gillian@swervestudio.com



image001.png
8K



Samantha Potter <samantha@poonigroup.com>

63 Mahon Development Comments

1 message

G R Hawkins <>

Thu, Dec 31, 2020 at 11:18 AM

To: sheryl.rivers, samantha@poonigroup.com]

Cc: devel@cnv.org, planning@cnv.org

Good Morning Sheryl & Samantha;

As solicited by your website, and recent mailout, I want to provide some feedback on the proposal for the 63 Mahon Ave project in North Vancouver.

I have no issue with the school being there, but my concern is doubling its size, and adding the 150 person venue, could easily more than double the amount of vehicle traffic of students going to and from school everyday, and traffic related to non-school events in the 150 person venue, in an area already congested traffic area.

I believe this traffic congestion will also add to further impact and traffic issues at the surrounding intersections of Forbes and 3rd, Chesterfield and West Esplanade, Mahon and 3rd, and Lonsdale and West Esplanade.

It is for these reasons I am in opposition of the proposal to double this developments size.

Respectfully submitted

Graham Hawkins
North Vancouver

CC: City Of North Vancouver Planning and Development.



Samantha Potter <samantha@poonigroup.com>

Alcuin School Development - 63 Mahon Avenue, North Vancouver

1 message

Helia Yazdanpanah <>
To: samantha@poonigroup.com

Fri, Jan 8, 2021 at 11:13 AM

Good morning Samantha,

In response to your public engagement efforts for the new proposal for development of the above mentioned property, I'm writing to communicate my severe concern and disapproval against the Alcuin School's development application for the extra building levels for the newly proposed event space. This would result in the doubling of the originally approved height of 13.3 m from back in 2017 to the new height of 29.26 m.

As a member of the community and a person who lives very close to this building and will be directly affected by this new space, I'd like to request with utmost urgency that this new permit request be disqualified. Here are my reasons:

1. A 29.26 m tall building will block major views of the ocean, bridge and mountains for many nearby residents, affecting the value of their homes.
2. Traffic is already a huge problem in this area and with a proposed 'event meeting' space, this will cause a lot of issues for the actual residents in this neighbourhood who would have to battle it out every day.
3. Parking in this area is a major problem and concern for us. It is near impossible to find a parking spot anywhere on Esplanade, 1st or 2nd streets. The proposed school will surely already make this problem exponentially worse. Now an added event space will make things unimaginable. The cars circling around for 30 minutes looking for parking will add to problem #2 above of added unnecessary traffic.
4. This area is very much a quiet residential neighbourhood. The added noise levels both from the school and now this proposed event space which translates to a massive party room on the top floors of this building is highly concerning for us. School drop off and pick ups and the school buses are concerning enough, clogging the streets and disrupting the peace and quiet, but this unnecessary event space is the cherry on top!
5. As an urban planning company, the major question you need to ask is, WHO is this event space going to benefit? The residents of the neighbourhood? Certainly not! As a person who's been living in North Vancouver for almost 20 years, let me assure you, this event space is not a consideration for us. With the recent huge development of the Lonsdale Quay area and the newly opened gallery and many restaurants and bars in that area, there are event/party spaces aplenty. The hotels, the gallery, the restaurants provide ample space for us. The simple fact is that the event space being proposed here is of no benefit to the neighbourhood. It is simply to fatten the pockets of the developers. We all know this. it is time to acknowledge it and put the residents' interest first.

I strongly ask that you and the Pooni Group do not allow this addition to this development to take place and instead, commit to proceeding with the original proposal.

Thank you.

Regards,

Helia Yazdanpanah



Samantha Potter <samantha@poonigroup.com>

63 Mahon

1 message

Hubbards <t>

Mon, Jan 4, 2021 at 3:50 PM

To: samantha@poonigroup.com

Good Afternoon Samantha,

I just wanted to add to the comment about the proposal for 63 Mahon.

I feel it would be a grave error to add to the already approved proposal of 43.7Ft. I don't believe we want the North Shore to resemble Metrotown or Brentwood in Burnaby. Keep the neighbourhood a community to be proud of, not a high rise village.

Regards, C. Hubbard

Tell Us What You Think of This Proposal

You can submit your comments in two ways:

1. Filling out the form online at www.63mahon.com
 2. Emailing your comments to Samantha at samantha@poonigroup.com
- If you intend to submit comments, please do so before **January 8, 2021**.

Name: BEV LIDDLE Date: 12/30/20
Email: [REDACTED]
Address: #308- 270 W 1st St
North Vancouver BC V7M 1B4
Signature: *B. Liddle*

1. Did you receive information about the rezoning proposal in the mail (from the City of North Vancouver)? Yes No
2. Did you attend the Virtual Developer Information Session held on November 12, 2020? Yes No
3. Do you support this proposal? Yes No
4. Do you think the proposed height (i.e., 96 ft, equivalent to approximately 9 storeys) is appropriate for this location? Yes No
5. Do you think an event space is appropriate for this location? Yes No
6. In the space provided below, let us know if there is there anything that could be considered in the proposal that might make you more [or less] supportive of the proposal?

11 parking spots 450m away is INSUFFICIENT!
Parking around the site is already too little + problematic.
It's a residential area - we don't need EVENT space.



Samantha Potter <samantha@poonigroup.com>

Fwd: 63 Mahon

1 message

Sheryl Rivers <sheryl.rivers>

Tue, Jan 5, 2021 at 6:28 PM

To: Samantha Potter <samantha@poonigroup.com>

Sent from my iPad

Begin forwarded message:

From: Jerry Guspie <>
Date: January 5, 2021 at 5:18:17 PM PST
To: sheryl.riversconsulting@gmail.com
Subject: 63 Mahon

I have submitted the online form at www.63mahon.com <<http://www.63mahon.com>> indicating that I am not in support of the proposed Amendment to the Development Permit for 63 Mahon.

Following are my comments:

- * As a local resident, I do not feel the additional FSR and Height being requested will improve the contextual fit of the project into the surrounding neighbourhood.
- * While the design calls for 4 storeys only, the actual height is equivalent to a 9 storey building...much higher than the surrounding existing buildings, and any of the new adjacent buildings on Esplanade.
- * The building façade rises straight up from the street and contributes little to the pedestrian experience, beyond shadowing and blocking views of the north shore mountains.
- * The additional floor area requested is to host special events for up to 150 guests, in addition to the staff and students.....yet is providing only 11 additional parking spaces, almost ½ km away. These spaces would scarcely cover the needs of staff required to accommodate an event of that size. Arguably, some event guests may use the Seabus and walk the ½ km from the terminal but, I suspect many will search out on street parking in the surrounding neighbourhood. (Google Maps already includes a notice that "parking is usually not easy near this destination".
- * The original development allowed only 11 parking spaces, presumably for staff, but makes minimal provisions for student drop off and pick up. Parents picking up students from the nearby St Thomas Aquinas are already creating traffic congestion in the area during morning and evening rush hours and after hours school events. Amending the Development Permit to allow an Event Space to host an additional 150 individuals during or after school hours will make matters worse for local residents.
- * The amendment makes no mention of additional loading bay provisions for deliveries or handling additional garbage and recycling generated by event spaces.

Please confirm receipt of this email.

Thanks!!

Jerry Guspie

j

 **winmail.dat**
6K



Samantha Potter <samantha@poonigroup.com>

63 Mahon

1 message

Joe Lee <>

Fri, Jan 1, 2021 at 8:50 AM

To: sheryl.riversconsulting@gmail.com, samantha@poonigroup.com

Hi there,

We are residents of 503-118 [Carrie Cates Crt](#) and received a letter regarding 63 Mahon.

We are confused that on question 4 at the back, why is the building represented as 9 storeys high?

We took a look at the drawings on CNV's website. The peak is 96' high but level one is 31'6" high and the average grade is 26'6" high.

Is this another letter seeking to stop this project? At least keep the facts straight!

Regards,
Joe and Mingmei



Samantha Potter <samantha@poonigroup.com>

63 Mahon, North Vancouver, Rezoning Amendment

1 message

June <>

Thu, Dec 31, 2020 at 12:44 AM

To: "samantha@poonigroup.com" <samantha@poonigroup.com>

It is rather deceptive looking at the rendering of the new building at 63 Mahon. In fact the new private school sits on a very small irregular lot and surrounded by West Quay and other residential buildings.

The proposal to add another 1.5 storeys to accommodate an event space of approximately 5,000 sf with the capacity to hold 150 individuals is clearly not appropriate for this site because:

1. The addition of 11 off site parking to the approved 11 on-site parking is definitely inadequate if the event space has a 150 person capacity.
2. We need to consider the issue of traffic congestion due to attendees, as well as students parking along West 1st and Mahon Streets which is primarily a residential area. There is not a lot of street parking in the vicinity and there is no room to create more parking spaces.
3. There is no bus servicing this area of Esplanade and Mahon Ave. The seabus terminal is quite a distance away.
4. The addition does not integrate with the design of the approved building. It appears to be 2 separate spaces - the school and the event space. Perhaps the intent is to operate as 2 independent spaces so that the event space is available to other users during business/school hours as well as evenings to generate more revenue for the owner. There is also the issue of traffic noise during the evenings.
5. Is the roof garden open to the event attendees during evenings? If so, then there is potential noise concern.
6. The new height would probably block the view to the west for some of the West Quay units facing Mahon Ave.

I strongly believe that the City of North Vancouver should not proceed with the rezoning amendment.

Ching-Lei

Sent from [Mail](#) for Windows 10



Samantha Potter <samantha@poonigroup.com>

63 Mahon Ave

1 message

Ken Harrison <>

Thu, Dec 31, 2020 at 3:53 PM

To: samantha@poonigroup.com

Cc: External link <djohnson@cnv.org>

I received with my mail today an invitation to comment on the application to revise the rezoning for the subject address.

In response to the questions on that form:

1. I did not receive information in the mail about the revised proposal, from CNV or anyone else.
2. I did not know about, nor did I attend, the Virtual Developer Session on 12 Nov 2020.
3. I do not support this proposal.
4. I do not think the proposed 9 storey height is appropriate for this location.
5. I do not think an event space is appropriate for this location.

The proposal as laid out in the notice is confusing and contradictory. It says in three places (including question 4 above) that the application is for a height of approximately 9 storeys, but the summary states "Total Storeys 4" and the illustrated "Proposed concept in 2020" shows a building of 4 storeys. This discrepancy of 5 storeys is very concerning, and suspicious. A 4-storey structure at this busy intersection might work, but a 9-storey structure would be completely out of character for that neighbourhood.

There is no public transit serving that location, and a total of 11 parking spaces would be too few for a 4-storey structure, much less for a 9-storey one.

The Esplanade/Forbes traffic route is a very busy one, added to which are the coincident intersections with Mahon and the southern road providing access to BCIT, the large office building at the corner, the marina, and the residences on the Reserve. This is a particularly bad location for a school, which will inevitably involve vehicular pick-up and drop-off congestion, even at the 4-storey size. Doubling its size, and then adding an event space on top, will exacerbate to an untenable degree.

In response to the request to let you "know if there is anything that could be considered ... that might make" me more supportive, my response is to leave the existing 2017 approval unchanged.

Ken Harrison

[33 Chesterfield Place](#) – 1303

North Vancouver, BC

V7M 3K4



Samantha Potter <samantha@poonigroup.com>

63 Mahon

1 message

Krysha Derbyshire <>
To: samantha@poonigroup.com

Sat, Jan 2, 2021 at 6:05 PM

I just submitted my answers to your questionnaire through the website. I should like to add some comments regarding my non-support of the proposal:

1. In principle I feel that applicants should decide initially what is economic and what is not , and private schools and other uses should not expect the community to accommodate their wishes just because they have
2. Failed to do a proper business analysis. If they cannot afford the site, they should look for a cheaper location.
3. The proposed height is quite out of scale with the surrounding neighbourhood and needs to be lowered. In particular views from the waterfront to the mountains need to be considered – there is a particularly good view up the Capilano Valley towards the Lions which should be kept free of intrusion – I am not sure if this proposal would impact on this or not – you need a clear day to check this out.
4. The parking is entirely inadequate. It maybe OK for school use but for an event space for public use there needs to be much more either dedicated parking or arrangements for availability of site but close by – 11 extra spaces doesn't even begin to come close. Event spaces are often used for “dress-up” events , weddings, parties etc. I know the city thinks cars are evil and everyone should bike everywhere but I don't know many (if any) women who attend parties wearing good clothes and high heels and arrive on foot or by bike or bus. I used to host an annual event for 150 people at the Eagles Hall further along Esplanade for a couple of years until had to relocate it because many people came late after searching for non-existing parking and having to walk from 5-10 blocks away. (We moved it to the Rec Centre on Lonsdale which has a large parking lot.)

I trust you are consulting with the adjacent First Nations which will certainly be affected if a large community event space is built at 63 Mahon.

Thank you for your consideration,

K Derbyshire



Samantha Potter <samantha@poonigroup.com>

Re: [EXTERNAL]RE: 63 Mahon Avenue - Development Proposal

1 message

Brad Lamoureux <brad@lamoureuxarchitect.ca>

Fri, Jan 8, 2021 at 2:01 PM

To: Leslie Watson <>

Cc: David Johnson <djohnson@cnv.org>, samantha@poonigroup.com, planning@cnv.org

Hi Leslie,

The 5 stories includes the buried Parking Garage
We do this because in our Code Consultants' report, the building is described in this way in terms of life- safety strategies.
The project is a 4 story Building

Regards,
Brad

Brad Lamoureux
Architect, AIBC MRAIC
Principal

Lamoureux Architect Incorporated

3392 Marine Drive
West Vancouver BC
Canada V7V 1M9
phone: 604-925-5170

brad@lamoureuxarchitect.ca
www.lamoureuxarchitect.ca

On Jan 8, 2021, at 1:36 PM, Leslie Watson <> wrote:

Thanks for your response David.

However the information I got was indeed from the CNV "Let's Talk" Current Development Applications website which contains a link to the Architectural Plans.

This Architectural Drawings on page 18 states:

NUMBER OF FLOORS: 5 STOREYS
DENSITY: 2.56 FSR
LOT COVERAGE: 82%
HEIGHT: 96'-0" [29.26 m]

Brad has explained the height of 96 feet refers to the height above sea level, and the actual building height is 70 feet, so appreciate this clarification. (Still 20 feet over zoning allowance). However if the proposed number of floors is **5 storeys**, this conflicts with the information on the CNV website which states "The application is for a text amendment to the existing CD-684 Zone to allow for **an additional floor to a two and one-half storey** private school. This may lead the reader to assume a 3 ½ storey building – perhaps around 40 – 50 feet in height. So if you are trying your best to ensure that people get the most accurate information, I personally find this information misleading.

Regards

Leslie

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

From: David Johnson [<mailto:djohnson@cnv.org>]

Sent: January 8, 2021 11:57 AM

To: Leslie Watson; 'Brad Lamoureux'

Cc: samantha@poonigroup.com

Subject: Re: [EXTERNAL]RE: [63 Mahon Avenue](#) - Development Proposal

Hi Leslie,

Thank you for taking the time to reach out to us.

We have sent a letter to the Pooni Group expressing our concerns over the pamphlet that was mailed out, as we felt that some of the information contained in it could cause public confusion.

We are trying our best to ensure that people get the most accurate information on the application. We have been directing people to go to our website that has the drawings that were submitted along with other information so people can get a clear picture on what is being proposed.

Let's Talk<<https://letstalk.cnv.org/63-mahon-avenue>>

Sincerely,

David Johnson

Development Planner, Planning and Development Department

t: 604.990.4219 | e: djohnson@cnv.org<<mailto:djohnson@cnv.org>>

City of North Vancouver

141 West 14th Street, North Vancouver, BC V7M 1H9

Reception: 604.985.7761 | www.cnv.org<<http://www.cnv.org>>

From: Leslie Watson <>

Sent: January 8, 2021 11:25 AM

To: 'Brad Lamoureux'

Cc: David Johnson; samantha@poonigroup.com

Subject: [EXTERNAL]RE: [63 Mahon Avenue](#) - Development Proposal

Thank you for the clarification Brad.

You state that The height of 96 feet noted in the Pooni presentation is incorrect.

However your own architectural drawings on page 18 shows:

PROJECT INFORMATION

HEIGHT: 96'-0" [29.26 m]

As stated, this development does not directly affect me, and I am neither opposed nor in agreement with the amendment request.

I am, however, concerned with the City of North Vancouver being fully transparent and unless there are very strong reasons, to not deviate from the OCP.

I would encourage City Council to respect the effort that went into creating the OCP and also the reliance on this information when people purchase properties.

I am sure the neighbourhood residents considered future developments prior to purchase of their homes, and relied on the OCP for this information.

Regards
Leslie

From: Brad Lamoureux [<mailto:brad@lamoureuxarchitect.ca>]
Sent: January 8, 2021 9:49 AM
To: Leslie Watson
Cc: djohnson@cnv.org; samantha@poonigroup.com
Subject: Re: 63 Mahon Avenue - Development Proposal

Hi Leslie,

Thank you for you email inquiry.

I will answer to this directly, because there are statistical errors in the Pooni presentation that I can easily address.

The height of 96 feet noted in the Pooni presentation is incorrect
This number is a survey elevation for the the roof peak, it is Not the Building height
The Building height of 70 feet (69'-6") is correct.
The difference between the approved 3 story 2017 design and the current design is 1 additional floor, which increases the overall height by 20 feet.
The Zoning allows for 50 feet in height, so we are seeking an additional 20 feet in height (not 52.3 ft) in the text amendment process.

The City of North Vancouver has recommended the text amendment process as an appropriate method for evaluating this change in the Building design.
The additional storey allows secures valuable space for the School and the Community.
With the additional floor, the overall density of the project will be 2.6 FSR (we are proposing 2.56 FSR), which is allowed for in this particular Lower Lonsdale zone.

I apologize for the confusion created by inaccuracies in the Pooni report.
This was an independent report, not commissioned by, or endorsed by ourselves or our Client
If you have any further questions, I am happy to answer

Regards,
Brad

Brad Lamoureux
Architect, AIBC MRAIC
Principal

Lamoureux Architect Incorporated
[3392 Marine Drive](#)
[West Vancouver BC](#)
[Canada V7V 1M9](#)
phone: 604-925-5170

brad@lamoureuxarchitect.ca<<mailto:brad@lamoureuxarchitect.ca>>
www.lamoureuxarchitect.ca<<http://www.lamoureuxarchitect.ca>>

On Jan 7, 2021, at 9:25 PM, Leslie Watson <lewatson@shaw.ca<<mailto:lewatson@shaw.ca>>>>
wrote:

Good afternoon Mr. Johnson

I received a leaflet in the mail from Samatha @ Pooni Group describing this development proposal.

I am neither in agreement nor opposed to this development because I find there are a lot of discrepancies in the presentation to amend the CD-684 Zone to LL-3.

The first item that disturbed me was the description on the City's website describing the changes as "The application is for a text amendment to the existing CD-684 Zone to allow for an additional floor to a two and one-half storey private school".

A person reading this may think that's "no big deal" and not read further.

Yet the mailout shows a difference of 52.3 feet – which would be a very large additional floor. Also, I am not sure how this qualifies as a "text amendment".

The second item that confused me were the architectural drawings where page 18 has the following conflicting information:

PROJECT INFORMATION

HEIGHT: 96'-0" [29.26 m]

ZONING AMENDMENT REQUESTS

BUILDING HEIGHT: Increase Building Height to 70'

6A04 (4) Maximum Building Height for LL-3 Zone is 50'

If the new zoning allows for a maximum building height of 50', the request is for a building height of 70', yet the actual building height is 96', I find this very confusing.

I question why the city would allow such a large deviation from the OCP and zoning bylaws.

This seems very unfair to the residents that depend on the OCP and zoning when purchasing a property that may now be adversely affected.

Thanks for hearing my concerns today.

Regards

Leslie Watson

[3-241 4th Street East](#)

[North Vancouver, BC V7L 1J1](#)



Samantha Potter <samantha@poonigroup.com>

63rd Mahon Ave. proposal, north van.

1 message

Marie Jones <>

Fri, Jan 8, 2021 at 4:27 PM

To: "samantha@poonigroup.com" <samantha@poonigroup.com>

Hello Samantha,

RE: response to 63 rd Mahon Ave. proposal

1. Yes, I Received information from CNV on the rezoning proposal.
2. Did not attend the virtual developer info session.
3. I do not support this proposal..
4. The proposed height of approximately 96 feet is not appropriate for this location. It will block the view for many residents living in the condo's above west 1st street.
5. No an event space is not appropriate for this location. It should be left as a residential area only.
6. There is not adequate parking available in the area currently. With the recent change to this neighbourhood with West Quay condominium building and other condo's in the area there isn't enough parking.
Events should be held elsewhere the Centennial Theatre on Lonsdale is suitable for holding events.

Thanks,

Marie Jones



Samantha Potter <samantha@poonigroup.com>

63 Mahon

1 message

Matt Scheffer <>

Thu, Dec 31, 2020 at 9:28 AM

To: "samantha@poonigroup.com" <samantha@poonigroup.com>

Hello Samantha,

Thank you for sending out the proposal for 63 Mahon.

I filled in a questionnaire online, was unable to leave my comments there.

I would like to point out; the proposal is for a 13 grade private institution with only 11 parking spots? I understand there will be another lot a 450m away. Why not dig down? Reduce your footprint? It may add additional stress on my neighborhood parking.

My biggest concern is the increased height. It is way too high! You will be blocking my natural light and view. There is no way I can support anything near that height.

Thank you

Matthew Scheffer

Sent from my iPad



Samantha Potter <samantha@poonigroup.com>

63 Mahon Feedback

1 message

Paul <> To:
samantha@poonigroup.com

Tue, Jan 5, 2021 at 12:20 PM

Name: Paul Cooper

Email: Address: 417 15th St W,

North Van Signed: Paul Cooper!



Info from city: no

Virtual Developer session: no

Support proposal: yes

Height appropriate: yes

Event space appropriate: yes

Comments:

1. The location is transitional, e.g. right on the border of office/industrial & multi-story residential & low-rise residential and also other schools. Hence, arguments about “appropriate use” could go any direction, but my view is that it is a great location for this kind of development.
2. Event spaces like this would likely be critical to assisting the school to self-fund sustainably for many years, which would be admirable and should be encouraged. In comparison, the downsides (slightly higher structure and slightly more traffic from time to time) seem less significant.



Samantha Potter <samantha@poonigroup.com>

Fwd: 63 Mahon

1 message

Sheryl Rivers <sheryl.riversconsulting@gmail.com>
To: Samantha Potter <samantha@poonigroup.com>

Tue, Jan 5, 2021 at 2:32 PM

Sent from my iPad

Begin forwarded message:

From: Robert Wilmot <>
Date: January 5, 2021 at 2:28:42 PM PST
To: sheryl.riversconsulting@gmail.com
Subject: 63 Mahon

Hello Sheryl.

I received the "Rezoning Text Amendment" for the above in my mailbox within the past few days. Sure doesn't leave much time between then and the "Comments" return date of January 8. Regardless.

I have completed and returned the On-Line form, but I'm disappointed that apart from allowing for the ticking off a few boxes, the On-Line form does not provide space for written comments. An email, this, has to be completed. A one step process would have been appreciated. However, onto my comments about the Rezoning application.

I am against doubling the height of this building and changing the plan. I have to wonder if the designers were being fully transparent when they submitted the original and approved rezoning application in February 2017? Had neither the firm nor the college not given thought to an event space that would double the height of the building prior to submission? Why would they wait until excavation has commenced before submitting a further rezoning application? Was the thinking that if they applied for a proposed height of 96 feet they would be turned down, so perhaps it would be better to wait until shovels were in the ground before submitting the real application. I have no idea how legitimate my questions are, but I am left wondering.

I am aware that when the City approved the plan in 2017 part of the rationale would be that the new site could serve more students living in the local area, though at a current cost of \$17,500 per academic year tuition fee, a \$10,000 debenture while the child is in the school and a non refundable \$375 application/admission fee, I think the new school will really only be available to students coming from homes with high incomes and as the college does not operate on a school catchment basis, those students will be coming from other parts of the Lower Mainland, and elsewhere, while children from low and middle income homes in the Lower Lonsdale area will need to continue to access overcrowded public schools that are not within walking distance.

Going from 2.5 storeys/50 feet to 6 storeys/90 feet high does not get my support. Now if it was to provide some subsidized/low cost housing for families and seniors, which is

something North Vancouver badly needs, I would support that.

Thanks for the opportunity to provide comment.

Robert Wilmot
435 11th Street East
North Vancouver
V7L 2H3



Samantha Potter <samantha@poonigroup.com>

63 Mahon Avenue North Vancouver

1 message

Soussan Goldareh <>

Sat, Jan 9, 2021 at 11:15 PM

To: samantha@poonigroup.com

We Soussan and Jerry 1806-[188 Esplanade E, North Vancouver, BC](#), are not supporting the proposal for increasing height of the building 63 Mahon Avenue let alone the event space on top. Lower Lonsdale and especially Esplanade Avenue is already flooded with too many condos. There are too many people, dogs, too many cars, bikes, heavy trucks, traffic issues, and not enough parking that is already unbearable for the community. Please stop adding more condos and bringing more population to the lower Lonsdale area. The City of North Vancouver kept adding to the density of the all condo buildings, already ruined the Lower Lonsdale, please don't make it worse.

Thanks



Samantha Potter <samantha@poonigroup.com>

63 Mahon

1 message

Stephen Mclsaac <

Fri, Jan 1, 2021 at 5:35 PM

To: "samantha@poonigroup.com" <samantha@poonigroup.com>

Hi Sheryl,

I have been living and working @ 306 West 1st Street and have been watching the development going on directly beside 63 Mahon; which I think is very much over the top when compared to other developments in the area. The development beside 63 Mahon has 23 parking spots already very little parking on site for a 50 unit rental plus 1 full floor of commercial currently being built. When I went to this site meeting I asked both the city planner and developer if they had planned any space for delivery or moving in/out they had not and simply stated they would do this in the alley where the school is being built.

The city planner seemed to think everyone will just use smart rental cars or transit...as he drove to the site meeting. Well; I see these rental car service providers being fewer and parking right now is hard to get for my visitors let alone any new residents or a school that's being planned. This added development is irresponsible for such a small space in which they only have 7 parking spaces. Most school kids get dropped off and picked up by a parent and will put enough stress on our neighborhood.

I'm not a fan of restrictions but this extra development is not needed and really hope it doesn't proceed.

JMHO

Steve Mclsaac

Sent from [Mail](#) for Windows 10

Tell Us What You Think of This Proposal

You can submit your comments in two ways:

1. Filling out the form online at www.63mahon.com
 2. Emailing your comments to Samantha at samantha@poonigroup.com
- If you intend to submit comments, please do so before **January 8, 2021**.

Name: Susan Craven Date: JAN 2

Email: _____

Address: 228 West 6th St
N.V

Signature: 

1. Did you receive information about the rezoning proposal in the mail (from the City of North Vancouver)? Yes No

2. Did you attend the Virtual Developer Information Session held on November 12, 2020? Yes No

3. Do you support this proposal? Yes No

4. Do you think the proposed height (i.e., 96 ft, equivalent to approximately 9 storeys) is appropriate for this location? Yes No

5. Do you think an event space is appropriate for this location? Yes No

6. In the space provided below, let us know if there is there anything that could be considered in the proposal that might make you more [or less] supportive of the proposal?

Parking is already a nightmare in that location
are you people crazy. Why is it you
developers always have to push the limits
and make people angry. I do NOT support an
additional 52 feet in height. & 11 stalls for parking
What a joke.

Pooni Group and River's Consulting have been engaged to solicit feedback from the community about the 63 Mahon Avenue proposal, neither consultancy is affiliated with the owner or applicant of 63 Mahon Avenue.



Samantha Potter <samantha@poonigroup.com>

Fwd: 63 Mahon Proposal

1 message

Sheryl Rivers <sheryl.riversconsulting@gmail.com>
To: Samantha Potter <samantha@poonigroup.com>

Mon, Jan 4, 2021 at 11:00 PM

Sent from my iPad

Begin forwarded message:

From: Susan Ennis <>
Date: January 4, 2021 at 8:51:04 PM PST
To: sheryl.riversconsulting@gmail.com
Subject: 63 Mahon Proposal

With yet another project beginning its construction do you not think or care we've just about hit our threshold of 'construction fatigue' involving ALOT more traffic in our neighbourhood, traffic interruptions, the noise of it all from 0700 hrs until ?????!!

We do not need another event Center here, we are served well with the Shipyards, hotels with event centres, the Quay.

You are taking away our peace, you think offering up 11 REALLY off site parking spaces is going to appease our ever growing parking needs?

Our accident rate is high enough around here what is your traffic projection for our area even though it is already 5 years behind realistically. You cannot even accommodate your teaching staff parking requirements and we won't discuss student pick ups.

You are going to be shadowing what little sunshine we get on such a limited basis with what you are currently building on such a small site.

Susan I. Ennis
Sent from my iPhone

From: chase mana <c>
Sent: February-24-21 7:43 PM
To: Submissions
Subject: Alcuin College - 63 Mahon Public Hearing

To whom it may concern,

I am a past resident of 1125 St Andrew's. A long time ago Alcuin College took up the building at St. George's. There was some scepticism to start between my neighbours when we found out they would be coming. We worried about things like pick up and drop off, loud kids, and disrupting our residential block. Neighbours were actually pleasantly surprised. Alcuin College ended up being the greatest neighbours. Everything operates smoothly and they're very polite. All of the neighbours that I knew liked the school. They were real neighbours fitting in. I saw the building being used in evenings and weekends too without any issues whatsoever. I haven't been there for many years but I know they are great neighbours. I got a petition in the mail a few months ago and I recognized their name. It said many things that I know aren't true and that they shouldn't be called. I hope that the new neighbours don't ruin it for them without actually getting to know them first because that doesn't seem fair. I'd be happy to live across the street from them. I'm a supporter.

Chase Manalo

From: Marissa Beg <>
Sent: February-25-21 9:47 AM
To: Submissions
Subject: Feedback for upcoming Public Hearing

Mayor Buchanan and city councillors,
I am writing this email in support of Alcuin College's development application for a fourth floor addition to 63 Mahon Ave, the site of their new school building.

This will be our son's 6th year at Alcuin, in fact it is the only school he has ever known. It was never our intention to send our son to a private school but when his preschool teacher shared that she felt he would do better in a smaller setting and suggested Alcuin, we took her advice. Over the past five years we have watched him thrive in an environment that champions a diverse, curiosity led education and supports and respects children as individuals.

Throughout the years we have been impressed with the way Alcuin embraces and supports our local community. Students spend a great deal of time in their community; they ride local transit on field trips, visit local art galleries and museums, participate in activities like boxing and Jiu Jitsu at local businesses as part of their PE programs, all the while bringing with them core values of respect and kindness. The school also participates in local charitable programs such as Backpack Buddies, collects donations for the Harvest Project and champions SMILE day each year where students go out into the community volunteering their time and performing kind deeds.

I was discouraged to learn of the petition against the proposal to include a fourth floor in the new Alcuin school plan particularly as it paints this application as something that will detract from the community. On the contrary, I think it will be a significant benefit to the community as the fourth floor space has been designed with giving back to the community in mind; in addition to being utilized for student purposes ranging from classes to family events to convocations, the fourth floor will also be offered at no cost to local non profits like Big Brothers and Big Sisters. Furthermore, this floor will be available to community members for things like yoga classes and community events.

I also feel that the petition unfairly portrays Alcuin as a school for the rich. My husband is the sole income earner in our household and he works in the trades. The annual tuition we pay is significant for us and as mentioned, our choice to send our son to Alcuin came from the realization that he needed something different than the public system could offer, not from a desire for a fancy private school. There are many families like ours at Alcuin and the fourth floor will help parents like us by providing the school with the means to raise funds by renting out the space to carefully vetted groups. This in turn will offset costs and help to keep Alcuin's tuition fees at a far lower level than many other private schools.

In closing I would ask that you please approve the application. Alcuin is a wonderful member of the local community and the addition of a fourth floor to the school plan will be a significant benefit, not just to our school community, but to the surrounding community as well.

Sincerely,
Marissa Beg
440 East Windsor Road, North Vancouver

From: Doug Smith <>
Sent: February-25-21 9:48 AM
To: Submissions
Subject: 63 Mahon Avenue March 1 Public Hearing.

This email is and the attached letter is to support the proposal for the 4th storey gymnasium/community hub. We are hoping that our local groups can benefit from the Community Amenity Agreement that is identified in David Johnson's staff report. It is increasingly challenging to find opportunities to support our youth based adventure and leadership program with diminishing public spaces, such as schools, churches and other local properties being stretched thin by growing user groups. Ideally, this proposal will offer additional opportunities to us and other organizations to increase youth participation and thereby advance positive community impact.

Doug Smith
Operations Manager, Western Canada
One Scouts Canada – Field Operations
PO Box 67026, Northland Village
Calgary, AB T2L 2L2



MISSION OF SCOUTING

To help develop well rounded youth, better prepared for success in the world.

This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copying of this e-mail or the information it contains by other than an intended recipient is unauthorized. If you received this e-mail in error, please advise me (by return e-mail or otherwise) immediately.



Scouts Canada
Western Canada Operations

Calgary
2140 Brownsea Drive NW
Calgary AB, T2N 3G9

Edmonton
14205 109 Avenue
Edmonton AB, T5N 1H5

British Columbia
PO Box 97206 STN MAIN
Richmond BC, V6X 8H3

1-888-SCOUTS-NOW

T 403-283-4993
TF 888-726-8876
F 403-283-6844

September 1, 2020

To Whom It May Concern,

This letter is to express that Scouts Canada would be interested in being considered as a user group for the new facility located at 300 Esplanade W, North Vancouver, BC. After having a discussion with Ryan Deakin at Havaal Real Estate Group, I shared with him that this type of opportunity could support many of our local groups and be a great place for our youth to use as part of our Scouting program.

Please do not hesitate to contact me if there is any additional support I can provide at <>

Doug Smith
Operations Manager, Western Canada
Scouts Canada

From: Harold Nahanee
Sent: February-25-21 10:02 AM
To: Submissions
Subject: People Hearing I Support Alcuin College

Hello my name is Harold M. Nahanee, I'm from Squamish Nation my address is 318 West 4 th Street , My ancestral name is Mexwewx7yuuk my family and Nation are well informed about this school and support the building of this 4 storey, we as a nation look forward to using the facility for private functions and to also share and teach our traditions with Alcuin College. I would also like to share that Sheryl Rivers is being payed to misrepresent the Squamish Nation, the proper protocols have been used and will be glad to have Alcuin College across the street from our lands .

Harold M. Nahanee
318 West 4th Street
North Vancouver

Letter of Support

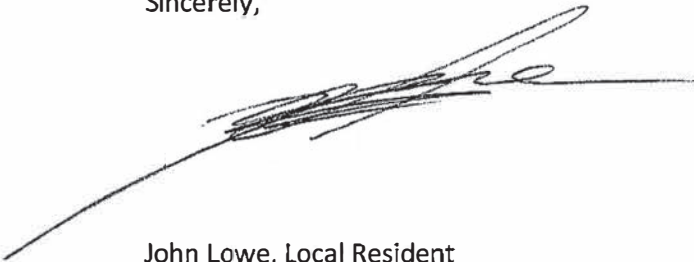
RE: Alcuin School & Community Space

63 Mahon Ave. North Vancouver

To whom it may concern,

My name is John Lowe, Local Resident, here in Lower Lonsdale North Vancouver. I do support the Alcuin School in my neighbourhood. My fiancée and I are getting married, and having children in this growing area. I see the school as an asset to the community for education and a space for community gathering. Like myself, I am one of many young families that I know that support this school in our area. We have seen petitions that are not reflective of the lower Lonsdale community sentiment. This will allow growing families to continue to stay in Lower Lonsdale for education and family lifestyle purposes. That is important for my family, and also for my friends in the local area.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Lowe', with a long horizontal line extending to the right.

John Lowe, Local Resident

602-123 W 1st ST

North Vancouver, BC V7M0E5

From: Annie Korajian <>
Sent: February-25-21 12:53 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing

Dear Mayor Buchanan and Councillors,

My name is Annie Korajian, and I am writing in support of Alcuin College's application for an amendment to the building permit at 63 Mahon Avenue. As a member of staff for 4 years, I know the importance of this proposed space for our school. We are a small community of teachers, students and their families. It has been part of our school's character, from the beginning, to be responsible citizens of the City of North Vancouver, supporting local community events and utilising public spaces. We are an independent, not-for-profit organization that truly promotes a love of learning, adapting to how each student best learns, thinks and inquires.

We have been leasing from St Andrew's United Church since 2012, and we finally have the funds available and a vision for a beautiful four-storey building, which fits in the allowable FSR. The opportunity to have this additional floor would allow us to:

- have a learning space for all-weather participation in physical activity and the performing arts;
- have a place for convocation and family events;
- host non-profit community partners such as Big Brothers and Big Sisters, at no cost;
- to have a community space for activities such as yoga classes and local community events.

Our school has been a part of a residential neighbourhood for over eight years, and we are aware of the impact that our presence can have on the local community. Our architects and developers have worked hard, designing the building to maximise privacy and minimise noise transfer to our neighbours. We have obtained double the amount of parking previously approved. Community events would be in keeping with City of North Vancouver bylaws and our own high standards.

I hope that you will support us in taking this important next step for our school and community. We have a unique opportunity to share this space as a community hub in Lower Lonsdale. Thank you for your kind consideration.

Sincerely,
Annie Korajian
Grade 5-6 Teacher
Alcuin College

From: sheyda pouroskouï <>
Sent: February-25-21 1:32 PM
To: Submissions
Subject: 63 Mahon

I support the Alcuin College plan to add a 4th floor and Community Hub. I have supported since very early on partly because my grandparents are excited to use the space. They're both in their 80's and I pray that the pandemic will end in time for the various seniors activities to begin. They really need it. I've spoken to building reps and they really care. I've expressed support to the school reps so far. I also expressed my distaste for some things that have been happening that I'll explain. They suggested I voice my opinion here to the government. I took part in an opposing party's change.org petition by pointing out how ridiculous the claims they're making are and countering with facts. Deleted. Again. Deleted. Again. Deleted. Each time I posted I wrote in how many times they deleted it already. Then there was a calm before the Facebook storm. That video is insane. So I posted comments again. Deleted. I'm so mad. If these cowards are going to stir things up they should at least take criticism or different views. We don't have to listen to them. Like are they trying to start an open community discussion or just fool people? It's such propaganda and fear mongering. Not cool. Anyways. Yes! I support the school. Yes I support community use. I grew up in North Van and I think this is really good for all of us. Please approve it.

Sheyda Pourskouï
123-735 West 15th Street
North Vancouver

From: shubha krishnan <>
Sent: February-25-21 1:35 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing - 63 Mahon

Your Worship and Councillors:

My name is Rajalakshmi Krishnan and I live at 359 West 15th Street in North Vancouver. I am writing to express my support for the amendment application submitted by Alcuin to add a 4th floor to the approved school building at 63 Mahon Avenue.

My son is in Grade 3 at Alcuin. We enrolled him in the school because we believe that the school provides students with a top quality academic education while instilling in them a strong focus on community engagement and resource stewardship. I am excited about the proposed 4th floor amenity space because it has been developed in keeping with and in furtherance of the school's vision. At every step of its development application, the school has sought engagement and consultation on its application. It has engaged diligently with parents, future neighbours around the building site, community groups and the Squamish Nation to provide information on its plans and solicit feedback. The plans have been carefully reviewed, revised and vetted by the school's independent board, in addition to City staff.

This is how the school has conducted itself since its inception and it continues to act with honesty and integrity in this process. Based on its record, there is good basis for believing that the school will act reasonably in its use of the 4th floor space and will not rent the space to users for late night parties that will cause significant noise and disturbance for its neighbours. Furthermore, the school has already agreed with City staff to put in place a Good Neighbour Agreement reasonably limiting noise and use after school hours. It has also agreed with City staff to require renters to abide by the school's Charter thereby limiting all use of the space to what is reasonable to maintain the integrity and reputation of the school.

The development of this 4th floor amenity space also offers a significant opportunity for the community. In keeping with the vision of the school, the space will be available, after school hours, to community members, including non-profit, community partners (like Big Brothers and Big Sisters) at no cost. It is expected to serve as a community hub integrating the school with our community. There are very few, if any, such amenity spaces in Lower Lonsdale that are available to non-profit, community organizations at no cost. Every school in North Vancouver has a school gym but none have made their gyms available for 10 hours/week to non-profits at no cost. This amenity space at the school will therefore not only benefit Alcuin students and their families, it will also offer a valuable resource for our community and the organizations that serve us. In these difficult times, having access to a space like this one at Alcuin (at no cost), can be critical for non-profit, community organizations that are struggling to stay afloat.

Based on the significant benefits the space will offer and Alcuin's track record of acting with integrity since its inception and throughout this process, I hope you will approve Alcuin's request for the addition of the 4th floor amenity space.

Yours sincerely,

Rajalakshmi Krishnan
359 West 15th Street
North Vancouver

From: Nick Jones <>
Sent: February-25-21 1:38 PM
To: Submissions
Subject: Feedback for upcoming Public Hearing RE 63 Mahon Ave, North Vancouver

Dear CNV Council Team

My Name is Nick Jones and my daughter attends Alcuin College. She has attended since Kindergarten and the last 6 years have been an valuable and enjoyable educational experience for her. I have heard the same from other parents of kids at Alcuin and in general I think we are lucky to have this education for our children on the North Shore.

As part of its development of their new permanent location at 63 Mahon Ave, Alcuin college is asking for approval to expand their build plan to include a multi-use space on a new top floor. This space will be a great addition to Alcuin as a space to use for convocations, assemblies, indoor gym and other activities. As well, this space will be available for non-school, community use. From what I understand, the availability of a large space such as this would be a welcome addition to the lower Lonsdale community.

I also know that there has been much mis-information spread by a builder working on a neighboring lot about how this space will be used. The notion – that he is spreading – that Alcuin is a “party school” and that this new space would be used for late night parties is just ridiculous. I think it is a sad reflection of the nature of the individual in question (who apparently has a long history of this type of “fake news” activities). I would ask you to ignore these falsehoods and instead base your decision on the positive record of Alcuin College as a member of the CNV community.

Thanks in advance for your attention to this submission for your consideration and for your ongoing efforts as the CNV Council.

@ Your Service

Nick Jones
Parent of Alcuin student

WHO: Lamoureux Architect Incorporated
WHAT: Zoning Bylaw, 1995, No. 6700,
 Amendment Bylaw, 2021, No. 8819
WHERE: **63 Mahon Avenue**
WHEN: Monday, March 1, 2021 at 5:30 pm
HOW: View the meeting online at
cnv.org/LiveStreaming



Notice is hereby given that Council will consider:

Zoning Amendment Bylaw, 2021, No. 8819

to amend the current Comprehensive Development 684 (CD-684) Zone to add 1 floor on top of the original 2.5 storey approval, and to increase the allowable density from 1.90 times the lot area to 2.60 times the lot area for a multi-use space for a private school. Eleven vehicle parking stalls are provided in the underground parkade, with another 11 parking stalls to be provided in an off-site location.

As City Hall remains closed to the public, the Public Hearing will be held electronically via "WebEx". All persons who believe their interest in property may be affected by the proposed bylaw will be afforded an opportunity to speak at the Public Hearing and/or by email or written submission. To ensure all submissions are available for Council at the Public Hearing, certain deadlines have been implemented.

For email submissions (preferred): Include your name and address and send to input@cnv.org **no later than 12:00 noon on Monday, March 1, 2021.**

For written submissions: Include your name and address and mail or deposit into a drop-box at City Hall **no later than 4:00 pm on Friday, Feb. 26, 2021**, as documents are subject to a 24-hour quarantine period before opening due to COVID-19.

To speak at the Public Hearing by phone: Pre-register by completing the online form at cnv.org/PublicHearings. Persons can also pre-register by phoning 604-990-4230 and providing contact information so call-in instructions can be forwarded to you. **All pre-registration must be submitted no later than 12:00 noon on Monday, March 1, 2021.**

Speakers who have not pre-registered will also have an opportunity to provide input at cnv.org/PublicHearings. Call-in details will be displayed on-screen at the Public Hearing (watch web livestream). Once all registered speakers have provided input, the Mayor will call for a recess to allow additional speakers time to phone in.

Once the Public Hearing has concluded, no further information or submissions can be considered by Council.

The proposed Zoning Amendment Bylaw, background material and presentations of staff and the applicant will be available for viewing online at cnv.org/PublicHearings on Friday, Feb. 19, 2021.

Please direct any inquiries to David Johnson, Planner, at djohnson@cnv.org or 604-990-4219.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8819

A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8819**” (Brad Lamoureux / Lamoureux Architect Incorporated, 63 Mahon Avenue, CD-684 Text Amendment).
2. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Amending the following section to Section 1100, removing “CD-684 Comprehensive Development 684 Zone” in its entirety and replacing it as follows:

“CD-684 Comprehensive Development 684 Zone”

In the CD-684 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-3 Zone, except that:

- (1) One Principal Building shall be permitted on one Lot;
- (2) The permitted Principal Use on the Lot shall be limited to:
 - (a) Assembly Use;
 - (b) Accessory Off-Street Parking;
- (3) The maximum Gross Floor Area shall be 1.20 FSR, provided that this amount may be increased by exceeding the ASHRAE 90.1, 2016 standards by 14% to a maximum of 2.60 FSR;
- (4) Section 6A04(3) shall be varied to allow a lot coverage of 82% above the second Storey;
- (5) Section 6A04(4) shall be varied to allow a Principal Building height of no more than 19.9 metres (65.3 feet);
- (6) Section 6A04(5)(a) shall be varied to allow a zero setback to the Rear Lot Line or a flanking lane;
- (7) Section 6A04(6) shall be waived;
- (8) Section 906(4)(c)(i) shall be varied to allow access for off-street parking off of Mahon Avenue;
- (9) Section 906(5)(b) shall be varied to allow a minimum driveway width of 4.0 metres (13.12 feet);

- (10) Section 908(8) shall be varied to support a minimum of 11 off-street parking stalls;
- (11) Section 1001 shall be varied to remove the requirement for an off-street Loading Space;
- (12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

READ a first time on the 1st day of February, 2021.

READ a second time on the 1st day of February, 2021.

READ a third time on the <> day of <>, 2021.

ADOPTED on the <> day of <>, 2021.

MAYOR

CORPORATE OFFICER