

Wedgewood Ventures Ltd. – Braemar Residential Subdivision Detailed Planning Application

September 17, 2015

Public Information Meeting Summary Report

Executive Summary

On September 17, 2015, Wedgewood Ventures Ltd. hosted a Public Information Meeting at Braemar Elementary School, 3600 Mahon Avenue, North Vancouver, regarding their revised Braemar Residential Subdivision detailed planning application. Approximately 40 members of the community were in attendance and thirty three individuals signed in.

The meeting objectives were to:

- Provide an overview of the Wedgewood Ventures Ltd. revised detailed planning application for the Braemar Residential Subdivision, and
- Provide an opportunity for community input and comment on this application

The Public Information Meeting was successful in achieving the above objectives. Many community members took the opportunity to discuss the proposal on a one-on-one basis with project team members during the 30 minute Open House before the meeting. James Fox, Wedgewood Ventures, then provided an overview of the project.

Many community members took the opportunity to pose questions, provide feedback or identify issues of concern during a Q&A session following the PowerPoint presentation. Issues and feedback raised during the Q&A session are included below in the Public Information Meeting Summary Report. Participants were also invited to complete comment sheets and submit them at the end of the meeting or send them in after the meeting. The comment sheets were collected by the District of North Vancouver representative.

Summary of Findings

Following the presentations, participants were invited to ask questions or offer comments on the project.

Many questions of clarification were posed and answered. Most community members who offered verbal feedback raised issues of concern related to: general school-related

traffic congestion; the loss of trees, green space and wildlife habitat, and the potential for changes to the site hydrology; and parking, turn-arounds and traffic safety on Calder Road. Additional issues of concern included the width of the buffer between the school and the road, allocation of proceeds from the sale of the property, the potential for a protracted building window if the property were to be re-sold, and a desire for more details related to the building design.

A summary of findings follows including positive feedback, issues of concern, and comments or requests. The next section documents each question, answer and comment.

Positive Feedback

- I like the development
- I appreciate the buffer zone and the decreased density

Issues of Concern

- Traffic congestion during pick-up and drop-off
 - Concern about potential for additional new traffic on Calder to exacerbate congestion during drop-off and pick-up periods
 - Concern about reference to parking on Evergreen for school drop-off and drop-off (Recommendation from 2011 Traffic Study)
 - Concern about the ongoing lack of regard for parking restrictions in and around the school
- Removal of large conifers and other trees on the site
 - Concern about the removal of two large hemlock trees from the site.
 - Concern about loss of green space and wildlife habitat
 - Concern about potential changes to the site hydrology
- Extension of Calder Road
 - Desire that the new portion of road be kept open to public use as with the rest of Calder
 - Concern about the absence of a proper cul-de-sac or a proper turn-around area at the current end of Calder
- Size of Buffer
 - Concern about buffer width between the school and the new extension of Calder Road
- Allocation of proceeds from sale of property
 - Concern that the Argyle community will benefit from the sale of this property but the local community will not benefit
- Resale of property

- Concern about the potential for resale of these properties and the potential for a protracted window of building over a period of years if the properties are developed one at a time.
- Project Details
 - Concern about lack of mock-up details regarding the built portion of the proposal.

Comments/ Requests

- Comment: Parking on Calder - Concern about potential for a sign indicating that parking on the new extension to Calder is for the exclusive use of those residents
- Comment: Desire to clarify that Wedgewood Ventures does not yet own the property and will only be able to purchase the property if the application is approved by the community and the District.
- Comment: Concern that the School District was not represented at the meeting and a reminder about the ongoing lack of support for the sale of this School District property by some members of the community.
- Comment: Reminder that the District Development Cost Charge bylaw does not provide for parks and that parks are needed in this community.
- Comment: Reminder that the large hemlock trees, found to be of poor health by the arborist and environmental assessment, withstood the big wind storm of a few weeks ago.
- Comment: Concern that the recommendation to remove the large hemlock trees is a result of the siting of the proposed development and not because they are inherently unhealthy.
- Comment: Acknowledgment that the School District would continue to be responsible for the health of the large trees if the property is not sold
- Comment: Concern that ongoing traffic problems on Mahon will be mirrored on Calder Road.
- Comment: Concern about the ongoing expectation that neighbours will continue to attend meetings and comment on this project. "It feels abusive." Desire to protect public assembly land.
- Comment and request: Concern about loss of forested area as green space for children to play in. Request that the application be reconsidered to retain a larger portion of the forest and only build two new houses.
- Request: Request for data that estimates total traffic levels after the development is completed and a comparison to current traffic levels.

Public Information Meeting Summary Report

Welcome and Project Presentation

James Fox, Wedgewood Ventures Ltd. introduced the project team including Ray Letkeman (Architect) and Michael Coulthard (Diamond Head Consulting Ltd.) and provided an overview of the revised detailed planning application.

Question and Answer Session

Following the presentation, participants were invited to ask questions or offer comments on the project. The following questions, comments and issues were raised:

Q1 What does the 18 foot buffer mean?

A1 The buffer is intended to be a planted area between the project and neighbours. Neighbours would be welcome to make requests or suggestions for species to be planted in that area.

Q2 Are you purchasing the land for the same price as before?

A2 Yes, the price is the same. As we know, the real estate market is hot right now. This means that we can pursue this current project with a reduced density and fewer number of homes than the previous application, on a smaller portion of the property. The School District still gets the money that they need for Argyle or wherever they are going to use it and we can make a go of this project.

Q3 Can you please outline the dimensions of what you are buying and what will be included in this strata property?

A3 The property is approximately 238 feet by 200 feet.

Q4 So you are not buying as much property now as you were proposing before?

A4 No, it is about two thirds of the previous size.

Q5 So the School District retains the ownership of the remainder?

A5 Yes, the School District maintains ownership of the remainder of the property. This includes the forested bank which is a good buffer.

- Q6** As a developer, are you in a position to sell those properties as they are right now? I know you aren't planning to sell the product. But right now, could you transfer the ownership of that property to another developer?
- A6** If I owned the properties, then yes, I could resell the properties. But I do not own them right now, and will not until it is rezoned and subdivided from the school. In addition, the zoning of the property will include details regarding the buffer, location of buildings, and landscaping, etc. However it is not our intention to sell. Sometimes, as a developer, you have to sell because of changes in the market. And you may even have to sell a property at a loss. But I need to have that option.
- Q7** You are talking about the buffer zone between the school and the road. How big is that buffer? If the school to the road is 50 feet (trees minus sidewalk), are you leaving 2 or 3 trees?
- A7** The school is 120 feet away from the nearest house, including the road. The landscape plan shows we have dedicated the distance between the edge of the road and the property line to be landscaped and buffered because we don't want to look at the school either. So we have 47 feet to the road and 120 feet to the nearest house.
- C8** There's only 10 feet of trees.
- A8** No, the bank is full of trees. The road is on the property of these homes.
- Q9** Why are you proposing that school drop off takes place on Evergreen? This is a really small road. Why are you proposing that drop off area?
- A9** The recommendation is referring to Evergreen at Mahon. That is where the 2011 Traffic Study recommendations call for road bulges and a raised cross walk. The engineers designed it in conjunction with the District. We are offering to pay for it.
- Q10** Will the road that goes into the property be for the exclusive use of the property owners?
- A10** It will read like an extension of Calder Road. The only reason it is bare land strata is that we didn't want to have to build a municipal 66 foot wide road. Anyone can drive up or down that road. There won't be a gate. It can be written into the zoning that gates are not allowed.

- C11** Will there be a sign that says “this is private property and don’t park here”?
We can’t put up a sign on our part of the street so they shouldn’t be able to either.
- C12** You don’t own the land yet. You have an option to purchase. The School District still owns the property. And the only way that you’ll be able to purchase the property is if we’re all happy and the District is happy.
- A12** Correct. I do not own it yet.
- Q13** Is Calder going to be extended right through the property?
- A13** No, the road will be extended to access the four homes but will still be a dead end.
- Q14** At the moment we have a quasi cul-de-sac. It is very difficult to come down and turn around. So people are backing into driveways or potentially backing into unsafe areas where kids may be. There is no cul-de-sac and the road is going to become longer and it will take longer for drivers to realize that there is nowhere to go. The road looks really narrow. What happens when people drive up there looking for a place to drop their kids off?
- C15** There will be a sign at Evergreen saying that you can’t park there. And everyone already parks around there now.
- A15** There is already sign at Evergreen saying you can’t drive up Mahon to drop off your children. This is an enforcement issue. In the previous proposal there was a cul-de-sac proposed and we had a lot of discussion about how people would turn around. Rightly or wrongly, District staff decided that the cul-de-sac was not wanted. Maybe this needs to be revisited or a hammerhead turnaround needs to be added to facilitate turning around.
- C16** I was at the last meeting when they were discussing the cul-de-sac. I thought it was a little strange because there were only 2 people that loudly said they didn’t want it. It was disappointing when the District said that people didn’t want the cul-de-sac. That cul-de-sac was important.
- A16** They need to be able to turn around there. We weren’t trying to get out of building it. If there is a desire for a smaller cul-de-sac or a hammerhead then we should explore that. If you want this, let us know. (The facilitator

reminded participants to make their preferences known on the comment sheets.)

- Q17** You need to focus on this subject with the District. On Mahon there is a sign that indicates the times when you are not allowed to drive up to the school. But it is a continual runaway all through the school day. Cars park up there and kids are picked up and dropped off regularly every hour. It won't work to say that cars can't go up Calder. As you know, parents are an unusual group of people. They'll do whatever they feel like. They'll drive right up.
- A17** Another comment I heard earlier this evening is that there are no sidewalks along Calder. The traffic study suggests that students should get dropped off and walk to the stairs. However, because there is no sidewalk, they have to walk up the middle of the road. And when it is garbage day, apparently there are trucks there too.
- Q18** When are we going to have some results of this feedback? We don't hear the feedback.
- A18** (Kathleen Larsen, Community Planner, DNV): All of your feedback is taken into consideration. After this public information meeting and when we have received all your comment sheets, we will go through them and highlight themes. We will also have the facilitator's summary report from this meeting documenting the questions and concerns raised here. Comments will also be received from the DNV Environment, Engineering, Fire and Traffic departments. Issues or comments that can be addressed will be communicated to Wedgewood Ventures Ltd. and may result in possible revisions to the plan. When that is done, I will prepare a report to Council introducing the project. In that report, I will summarize the concerns and document any changes that have been made to respond to different concerns. If Council feels there is merit, there may be a Public Hearing and you would all be notified and invited to attend, and there would be a sign on the property. The Public Hearing would give you a chance to hear about the report and speak to Council about the proposal.
- C19** It is a shame that the School District is not represented. There are a lot of people like myself that feel that this property should never have been deemed surplus. We need it for another purpose. This project does not solve the problem on Calder. It gives these properties an exclusive benefit that the rest of the street does not share. We will continue to put up with the traffic that the District has done nothing about in the last year

since there was a public meeting when it was brought to their attention. These properties get all the benefits and none of the negatives of living on Calder in the vicinity of the school. And this school is not a good neighbour to the community that lives around it.

Q20 Does that road include space for parking?

A20 (Ray Letkeman – Architect) Yes. This is a 6 meter wide road that provides access to each home. Each home has a 2 car garage under the home and an additional parking bay beside it. Each home has 3 parking spots. The road is too narrow to park on.

Q21 If there was a sidewalk would it be on the side closer to the school?

A22 I imagine it would be on that side.

C23 Traffic has been a problem at this school for 30 years. The only problem I have with this is that you have removed what is not a substantial enough cul-de-sac. Four houses aren't the issue. If you have a Silverdale sized proper sized cul-de-sac with an extension of a road off of it, that extension isn't the problem. The cars will have enough places to park. The problem is that you can't tell people not to park there. I was on the PAC for 6 years and the traffic problem at this school will never be resolved because all access is via cul-de-sacs. There is nothing you can do except having someone stand at every cul-de-sac with a sign saying you can't park there. You need to have a better sized cul-de-sac at the end of Calder. I like the development, I just don't like the fact that there isn't a cul-de-sac at the existing end of Calder.

Q24 You're saying these properties/ this property is strata title. I thought it would be fee simple.

A24 It's only called bare land strata because of the road. The only obligation for these houses is that they'll need to maintain their own road.

Q25 They'll also maintain their own landscaping?

A25 Yes, they'll also have a landscape plan and they'll have to maintain the buffer. These things will be written into the zoning. In terms of zoning, form, shape and height, it will be the same as elsewhere in this neighbourhood (RSNQ). We're proposing to use a CD zone to address some of these issues. A CD zone is something that is used to give specific direction re: what can be built. The specifics would be similar to

existing zoning with the addition of how to deal with the neighbours on issues like plantings. A CD zone (comprehensive development zone) is very specific in prescribing what you can do.

Q26 Where is Argyle Secondary School? You mentioned money going there.

A26 It is in Lynn Valley. In the big picture, the reason why the School District is considering selling surplus properties is because they have projects to be financed. At the moment, Argyle is the top priority. So money from this project will go to pay down debts and help them to finance building a new high school.

Q27 And so we don't get anything out of it?

A27 You get these other things that we are doing.

C28 I live in Delbrook and our kids have gone to this school so we are as much a part of this discussion as those that live next to the school.

A28 Many students from Braemar go to Argyle or Handsworth. Some of this school community are already driving here and they may possibly go to Argyle.

C29 Most of them will go to Handsworth.

Q30 Speaking of amenities, what were you thinking of? Not a statue I hope.

A30 Amenities are something that the community should talk with the District about.

C31 I am sure that you are aware that the District Development Cost Charge bylaw doesn't have anything in it for parks. They trashed that a couple of years ago. We need money for parks in this area because we don't have any.

Q32 I am curious about the secondary suites. Is this area zoned for secondary suites?

A32 (Kathleen Larsen, Community Planner, DNV) – Secondary suites are allowed throughout the District in every zone as long as they don't exceed the maximum size (square footage) and three parking spots are provided on-site (2 for the home plus 1 for the suite).

- Q33** You mentioned that the extension road will be 6 metres wide. How wide is the existing Calder Road? How much narrower will the extension be? Will it be possible for people to park on the side of the road?
- A33** (Ray – Architect) You can't park on a 6 metre road because of restrictions for firetrucks. Visitors will park on the driveway or the visitor parking stall but not on the street.
- A33** (James) It looks like Calder is about 5.5 metres wide (the paved part). Looking at the survey, it appears to be about the same size as the rest of Calder, but this needs to be confirmed.
- Q34** Are you going to totally clear cut the property or are you going to leave any of the big evergreens?
- A34** The big evergreens have been assessed to be not safe to retain adjacent to new homes, so they are going.
- Q35** Who determined that they were unhealthy?
- A35** An arborist and an environmental engineer.
- Q36** What did they determine was the invasive species?
- A36** It's not because of the invasive species.
- A37** (Mike Coulthard, Diamond Head Consulting Ltd.) – Most of the trees on the site are young deciduous trees. There are a two fairly significant sized hemlock trees which are the ones you may be talking about. They are proposed to be removed. When you assess trees for hazards which I do quite often and am certified to do, there are certain defects you look for. When you build a house or a structure near a tree, the tree needs to be healthy and sound so that, in the case of a big windstorm like a couple of weeks ago, there's no risk of them falling and hitting the house. One of the big hemlocks on this property has a big sweep at the base and poor rooting, unfortunately. The two large trees are both hemlocks which are not the best species as they are quite prone to getting decay. The second hemlock is growing on the property line and likely has some decay in the middle. However, it is also covered with ivy so it is hard to assess the real condition of the trunk.
- Q38** So on that whole site there are only two big evergreens? And everything else will be clearcut?

- A38** (Mike) There are only two big significant trees on site that will both have to be cut for the proposed project. All areas within the lots will be cleared, but in the landscape plan there will be mostly all native species planted. The buffer zone around the lots provides a good opportunity to replant native trees.
- Q39** So if this proposal doesn't go through and those trees are deemed a hazard, then I presume that the School District will come in and take them down, regardless.
- A39** (Mike) Yes, if the School District had them assessed and they are within striking distance of a target then yes, they have to take them down. I should add that there is a difference if a tree is in a yard or near a house. A house has more threat because people live there. If it is within striking distance of a house, then it would have to be removed.
- Q40** If the tree is healthy then it would not come down.
- A40** (Mike) Yes, park trees are kept unless they are deemed unsafe.
- C41** How would we know if this tree is healthy then?
- A41** (Mike) You would have someone like me assess it. But the risk level and acceptable threshold changes if you put a house closer to that tree. There is a higher risk of hitting that house.
- Q42** Aren't those trees the School Board's responsibility?
- A42** (Mike) Yes, they have been.
- Q43** What was the start date and end date of your assessment of this property?
- A43** (Mike) We did it two or three months ago (June or July). It was just two days on site; it was a small area. The report is available on Wedgewood Ventures' website. In a survey we take into consideration the vegetation and habitat features and wildlife we see on site. It is a habitat based assessment.
- Q40** Just to clarify, you made your assessment in the forest in two days.
- A40** (Mike) Yes, and there are limitations to doing assessments like this. You can't identify every species that lives in that area unless you sit there for four seasons of the year. It is very difficult to do a complete inventory

assessment of any natural area for that reason. You need to do it year after year.

Q41 Did you say that one of the bigger trees has ivy around it?

A41 (Mike) Yes, the one that is difficult to assess has really dense ivy wrapped around it.

C42 About 2 weeks ago on the North Shore we had a huge windstorm, probably one of the biggest windstorm I've seen in this neighbourhood in 20 years. Those trees are still there.

A42 (Mike) Yes, they are still there, that is true. Assessing trees is difficult. A lot of poor trees stay standing and some healthy ones come down. You can never call a tree totally safe either. Some totally structurally sound trees will come down in those storms and others that are really poor will stay standing. The assessment system is based on risk and requires that the tree owner identify their risk threshold.

Q43 If it is your business to assess trees, aren't you better to be safe in your assessment to cover yourself?

A43 (Mike) It's a risk system with a rating system of 1-12. The risk level that makes a tree unsafe is actually up to the owner of the tree. The system classifies trees in risk categories of low-medium-high according to an industry standard. Some people have a lower risk threshold, others have a higher risk threshold. Some people who own parks (like cities) keep lower rated trees because their priority is to retain trees on that site. Some people don't want risk on their property. So even a tree assessed to have a medium risk may be taken down because the owner doesn't want to take on that risk. On a site like this, in order to safely keep a big tree like that, you need to protect a big zone undisturbed around it. Those roots go out 8-10 metres. So when you are doing a proposal like this, excavation and foundations can't go into those zones. Therefore in developments like this, the only trees you can keep safely are usually on the outer edges.

Q44 If you clear cut that area, how is that going to affect the drainage in that area? Trees are so important for drainage. What will you do with the water running down that site?

- A44** (Mike) You address that all through the engineering and storm water systems.
- A44** (James) On our last couple of projects, we've installed rain gardens and infiltration systems. The objective here is to not throw water into pipes. The water that would be sucked up by trees we can infiltrate into the land in other ways. We would definitely do the same here.
- Q45** Going back to the big hemlocks that were there. If there was no development, there would not be a reason to remove those hemlocks. It is because there is going to be a development and you're going to be disturbing the soil around them, that the hemlocks are needing to be removed. Correct?
- A45** (Mike) Yes. Also, you're bringing a target and human life in and around those trees. You're increasing the presence of humans and structures. Most roots are in the top 1 metre of soil. As soon as you are digging into the top surface for all those buildings and roads, it's hard to keep trees safely.
- C46** So if someone proposing a development and hires your company because they are putting in a development, and they want to know how those trees are being affected, it ends up that the trees may need to be removed because that is where they want to build. If they weren't going to be building there, then they wouldn't need to be removed. This is an assessment from someone who is assessing the trees for a development coming into this site. If we were to hire someone to assess this area, they could do that and be unbiased.
- A46** (Mike) I have been doing this for 20 years. I am a member of two professional associations. I am unbiased. You have a natural green area. It is proposed to be cleared. We take an inventory of what is there. We want to document what you're losing and suggest what you can do to mitigate or compensate for it. No one is trying to say you aren't going to lose something. We try to document what is the value that is there and how can you compensate for it? If a tree is healthy and structurally stable, we make recommendations for design changes to accommodate that tree. For example if a garage comes into a root zone, we recommend to move the garage. But if the tree is in the middle of a lot and you're building a house there, the tree will have to come out.

A46 (James) We are talking about if trees are of good quality and value and not risky. We do design projects around trees. The purpose of our assessment was to look at how healthy these trees were. We already had an arborist assessment in addition to this broader environmental assessment. This was not a biased assessment. It was completely independent. In this case, we haven't been told that there is a really valuable tree here. We didn't hear that.

C47 I guess it depends on what you call valuable.

A47 Correct. And we have made changes in the past to accommodate that. We often replant way more than we take out. For example, I don't know if you've seen what we put in at Argyle. It is a jungle there. There are way more plants at Argyle than there were before. And it turned out really well for the water infiltration and the stream, etc. If the value isn't there to redesign than we ask how we can make it better when we rebuild. That is our approach here. Perhaps we need more detail on how we are going to deal with the buffer. Our intent is not to mow down excellent trees.

C48 I've lived in the neighbourhood for over 50 years. It's amazing how much of a problem we have with underground streams coming down. I live on Everglade (parallel to Mahon) and the neighbours have had troubles in their basements. They've all had to put sump pumps in. So I don't know what you'll be getting into above the school. This year the school storm sewer had trees growing into the sewer and we had 6 inches of water running across Evergreen. They had to sand bag it this winter when there were heavy rains. You'll have to be careful with the water coming from your end of Calder into the school area. The drainage will have to be looked at really carefully. Even when they put a big house next door to me on Everglade, the people on the Evergreen side had trouble with water running into their basement. They had to put a new drainage system in. So it affects surrounding areas more than you realize. That school (Braemar) was built over 50 years ago. So this will be a matter to be considered if you're going to put this development in.

Q49 Can you put the slide with the traffic numbers up please? The numbers aren't good without a reference. What is this traffic adding onto? I am concerned about how much the traffic will increase on that piece of Calder?

A49 I am not sure that the 2011 study has those numbers; whether they looked at that. We did a study on what our incremental increase would be. We

did not compare it to the existing. I can't tell you what the current numbers are on Calder, I can only tell you what the additional number of cars would be. At worst, if everyone was using a car, there would be an increase of 7 cars in a peak hour. This would be the worst case with everyone having a suite and two cars.

C50 We are concerned about a 50% increase on that street.

Q51 I would like to know who is Wedgewood Ventures and who is involved. There are seven School Board Trustees each of whom are paid a part time stipend. Are there any trustees who perhaps in their professional life might work in a development industry or related industry who might be working with or have worked for Wedgewood Ventures?

A51 No. And by the way, I am Wedgewood along with my partner who is sitting back there.

Q52 If you acquire this property, you said that you have the right to resell it. Would you sell it as a complete four houses?

A52 We would like to build them.

Q53 But if you decide that you can't or don't want to build it. Could you sell individual lots?

A53 Yes, I could sell individual lots (like a subdivision).

C54 So four different individuals could build those houses at their leisure. It is the timeline that I am interested in. Therefore, one could build one next year, and then the next one 3 years down the road, and so on. So we could have continuous building for years until they are all built and that would be completely unsatisfactory.

C55 When you proposed 7 units and applied for rezoning, it failed. To go back and get it approved, you would need to have changed something. I don't see anything changed here except that there are fewer cars (from 7 to 4 cars).

A55 There are a lot of other changes: positioning, location, mass, the School Board retaining a big piece of the land adjacent to the school, and the additional contributions that we are proposing.

C56 The reason it failed was because of traffic issues.

- A56** That is why we are trying to address traffic issues. Will it solve Calder's problems? No. But will it improve the neighbourhood in a broader sense? Yes.
- C57** They have been trying to fix Calder (Mahon?) for 12 years. And you're going to try to do the same thing on Calder for another 12 years.
- A57** There was a big traffic study done in 2011 partly in response to the repurposing of Balmoral School. Since this project started, I have heard people talking about issues on Calder. We had a cul-de-sac in the previous proposal. Then it was taken out. I am hearing that we need to address that again. Maybe it was a vocal minority that wanted it taken out. We are trying to improve things. We are willing to put something in to improve the situation.
- C58** The cul-de-sac doesn't solve the problem. The problem is parking and people waiting for those students. If we are going to have to lose our property, the only benefit would be if this parking problem could be eliminated. I don't see anything here that gives us any benefit. We are losing the forest and we are not having the parking problem eliminated. We don't have any benefit.
- C59** I appreciate the buffer zone and the decreased density, etc. But the thing I am opposed to is the loss of forest space and not just for me. I love being near the forest. I will really miss it. I am more concerned in the long term that a school property is making this decision. We have increased density of housing all over North Vancouver and less and less wild spaces. It is critical that kids have access to green spaces that are not purified. The way it stands now, this forest is a mess and I see a lot of invasive species. I needs tidying up and I don't see the School District spending money on this. But I am going to suggest something a little narrower than that and still having the development. For example, cutting it down by half, like only two houses but with more green space. The green space would be naturalized but still usable.
- Q60** Over the years, we have had good mock-up details of the houses with square footage and layout and so on. Why is that absent tonight?
- A60** This application is a little different because it is a subdivision. We wanted to focus on the zoning control and the look. Those drawings are still the flavor of what we want to build. We are focusing on the zoning so everyone knows exactly what it will involve (shape, height, pitches, buffer).

It is little different than a town house project where everything is laid out and detailed. In the last project there were seven smaller houses which was pretty unique. We had to show details to show how it was going to look and how it would work. This time we are focusing on how the land will be used and, more importantly, how to use other parcels of land to maintain buffer zones, etc. That 18 feet is a pretty wide swath of land.

Q61 What is the total house size?

A61 These houses, per the zoning, could be 3800 to 4000 square feet. In the previous proposal they were smaller, but now they can be built bigger.

Q62 I am having a real difficulty with this meeting because one of the major players is not here (the School Board). Why are they not here?

A62 I wanted to talk about the proposal. I know that a lot of you have ideological issues about the sale of land. But I needed you to hear about the proposal. If they were here, we wouldn't even get through this presentation.

C63 We went last year. This has been going on for years now. It feels abusive. We all collected up and went down there and we have spoken. We want to protect public assembly land. It is not about Mr. Fox's development. Once it is gone it is gone. That way, many people will benefit from that property. This way, only one person will benefit. We have said this at District Hall. At the end of the day, it will be the District that will decide on the zoning but I don't know how many times we will have to say this again. How many people need to hear this? That is why the majority of people are here and it is because they feel very strongly about their community. Nothing can change that.

C64 There is nothing you can build that will compensate for the loss of the beauty of forest and the trees. Nothing.

Q65 Who makes money out of this? Repurposing of the land and rezoning it makes the land much more valuable. Who gets that? The District, the School Board or you?

A66 I make money because I am the developer. The School Board liquidates cash to redeploy in a project that they have earmarked. And the District and community should get some money out of it too. And that's what we're trying to work out here, tangible things like addressing other traffic calming things, a turn-around, etc. The School Board is committed to

doing something because they need to. I am here to come up with a proposal that works. It doesn't work for everybody obviously. Over the years, we have come back and this is a significantly different proposal than last time. It is an opportunity. We can fine tune things and address some of these issues you have raised. There is a philosophical question about selling School Board land, but that is not my conversation. We have done lots of infill projects. You can look at what we did at Argyle. I am here to propose a use so that the School District can get their money out of this property to put to use.

Next Steps and Closing Comments

Kathleen Larson, Community Planner with the DNV, outlined the next steps in this process. The District is open to hearing all of your responses. The next step for this project is for the facilitators meeting summary report and comment sheets to be received at the District Office. Comments will also be received from the District Environmental, Engineering, Traffic and Fire departments. The proponent may then be asked to make revisions. A report will then be prepared for Council. This could be as early as November. This would be followed by a Public Hearing at which time residents will be invited to come and speak before Council about the application.

Participants were encouraged to submit comments via the written comment forms, email or fax to Kathleen Larsen at the District of North Vancouver (klarsen@dnv.org) by October 2, 2015.