

March 5, 2020

Mike Friesen
City Planner
City of North Vancouver
141 West 14th Street
North Vancouver, BC
V7M 1H9

Dear Mike,

250 East 15th Street – Developer Information Session Summary

This letter is to summarize the details of the developer information session for the rezoning of 250 East 15th Street which took place on May 9, 2019, from 5:00 - 8:00pm at the North Vancouver City Library.

The purpose of the Open House was to present the project to the public and request feedback on the development proposal. Presentation material and in person discussion during the event was centered on this objective. The local community was notified of the Developer Information Session by four methods:

1. Site signage;
2. Mailed notifications to surrounding properties/residents;
3. Newspaper ads;
4. Hand delivered letters to tenants of the existing building.

All of these materials were approved by City staff prior to placement or delivery. Copies of each notification method have been attached hereto as Appendix A.

The developer information session was held in room 3FPR at the North Vancouver City Library, and was set up with the following items:

- **Sign-in station** – upon entering the room, attendees were asked to sign in, were given a brief description of the room layout, and then given a comment card. If the attendee was a current tenant of the existing building, they were given additional information outlining the tenant relocation process. The sign in sheet is attached as Appendix B.
- **Display boards** – Display boards including architectural drawings, landscape drawings, and traffic report findings were set up on tables around the room. Attendees were free to browse the display boards and ask questions of the project team or City staff. Display boards are attached as Appendix C.
- **Comment Forms** – Comment forms were available at tables near the entrance/exit of the room and attendees were encouraged to fill these out. All comment forms that were received are attached as Appendix D.

A number of representatives from the project team and City Staff were in attendance to answer questions. These people included the following:

- Julian Kendall – Cressey Development
- Doug Nelson – Bingham Hill Architects
- Will Blair – Bingham Hill Architects

- Jennifer Stamp – Durante Kreuk Landscape Architects
- Daniel Fung – Bunt Engineering (traffic)
- Mike Friesen – City of North Vancouver (planning)

There were approximately 25 people that attended the information session, 6 of whom left comment forms. The majority of the attendees were tenants from the existing building who came to see the proposed project and receive more information on anticipated project timelines and what the tenant relocation services provided were. A letter specifically regarding the tenant relocation process was handed out to all attendees who were current tenants of the existing building. The comment form feedback from the six forms that were submitted can be summarized as follows:

Comment forms received: 6

- In support: 1
- Conditional support: 3
- Opposed: 2

Common areas of Support included the following:

- The addition of the park;
- Amount of rental housing being added;
- Inclusion of adaptable units;
- Design of project;
- Proximity to the hospital;
- Amount of parking;
- Electric vehicle charging

Common areas of concern included the following:

- Building Height;
- Questions about tree retention;
- Noise of construction site;
- Affordability of future units;
- Finding an affordable alternative to current unit.

Please refer to the appendices attached for further details on the items discussed in this letter.

Sincerely,



Julian Kendall
Director of Development

Cc: Mike Friesen, Planner

APPENDIX A

Nacel Properties Ltd.

200 – 555 8TH Ave. W • Vancouver, B.C. • V5Z 1C6 • Tel: (604) 683-1256 • Fax (604) 683-7690

Dear Resident,

Re: Information Session for a proposed rezoning at 250 East 15th Street, City of North Vancouver

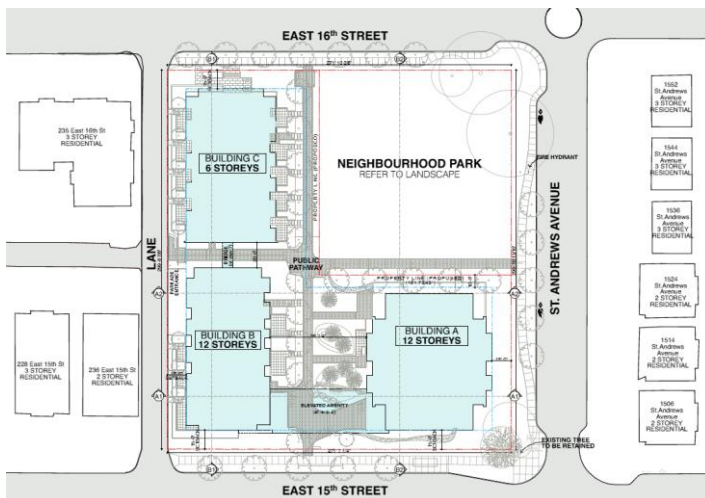
We are writing to invite you to an information session with Nacel Properties Ltd. (the “Applicant”) to review and discuss the proposed redevelopment for 250 East 15th Street. The proposal is for three rental buildings totaling approximately 281 units. The applicant has applied to rezone the site from its current RM-1 /RH-1 zoning to allow for two 12-story and one 6-story residential rental buildings together with an adjacent park. The project is made up of 1 bedroom, 2 bedroom and 3 bedroom units ranging from approximately 565 to 1,250 square feet in size and will include 234 underground residential parking stalls and 28 underground visitor stalls.

We welcome all questions and feedback surrounding the proposed redevelopment at the following Information Session:

Date: Thursday, May 9th, 2019

Time: 5:00 – 8:00pm

**Location of Meeting: North Vancouver City Library
120 West 14th Street, North Vancouver, BC V7M 1N9;
Room 3FPR located on the third floor.**



Sincerely,
NACEL PROPERTIES LTD.

Julian Kendall
Development Manager

DEVELOPMENT APPLICATION

250 East 15th Street

PROPOSAL:

Nacel Properties Ltd. has submitted a Development Application for **250 East 15th Street** to rezone the property in order to permit the construction of two 12-storey and one 6-storey residential rental buildings, as well as a public park. The project will consist of 281 residential rental units and 262 parking spaces.

Nacel Properties Ltd. will be hosting an information session where interested members of the public will have an opportunity to learn about and respond to the application.

APPLICANT:

NAME: Julian Kendall

COMPANY: Nacel Properties Ltd.

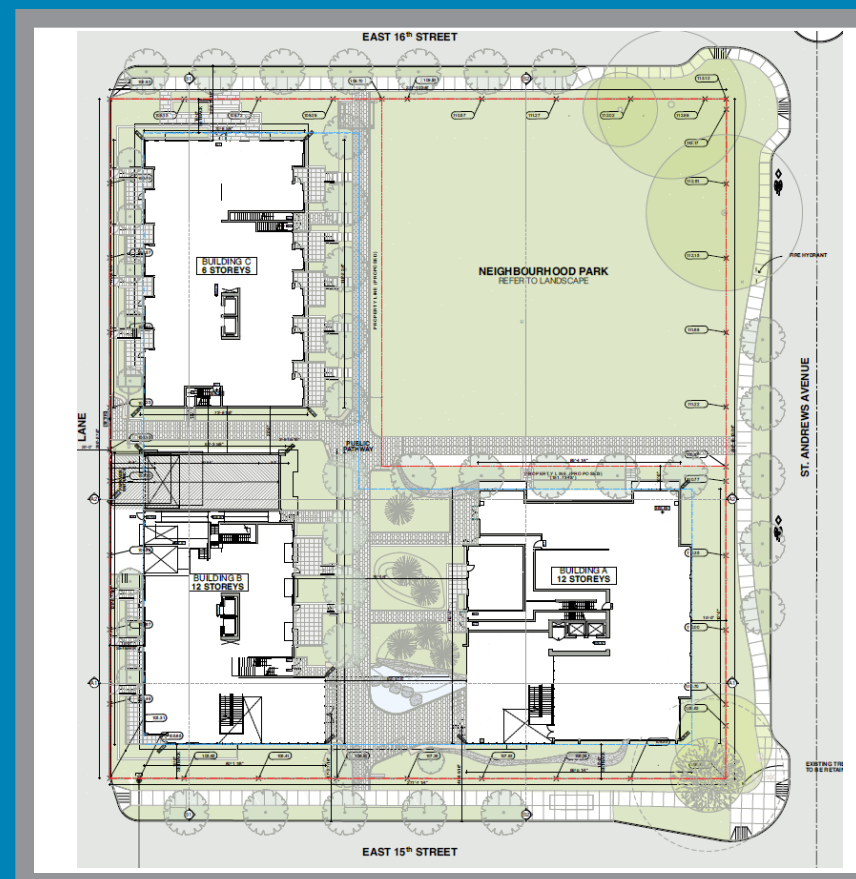
EMAIL: jkendall@cressey.com

PHONE: 604.895.0468

PROPOSED DEVELOPMENT



SITE PLAN



**FOR MORE INFORMATION
AND TO SHARE YOUR OPINION:**

DEVELOPER'S INFORMATION SESSION

LOCATION: North Vancouver City Library
120 W 14th Street
North Vancouver

DATE: Tuesday May 9, 2019

TIME: 5:00PM - 8:00PM

CITY OF NORTH VANCOUVER CONTACT

Mike Friesen, Planner 1

planning@cnv.org 604.983.7357

city
of north
vancouver
cnv.org

PUBLIC INFORMATION SESSION

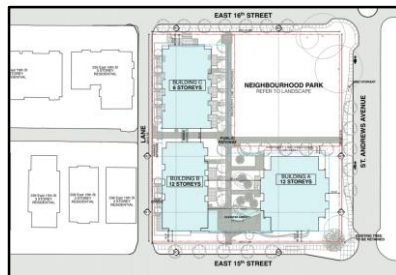
A redevelopment is being proposed for 250 East 15th Street, to construct three rental buildings totaling 281 units. You are invited to an information session with Nacel Properties to review and discuss the project.

Date: Thursday, May 9th, 2019

Time: 5:00 – 8:00pm

Location of Meeting: North Vancouver City Library – 120 West 14th Street, North Vancouver, BC V7M 1N9; Room 3FPR located on the third floor.

The applicant has applied to rezone the site from its current RM-1 /RH-1 zoning to allow for residential rental with a maximum height of 12 stories, and a park. The project is made up of 1 bedroom, 2 bedroom and 3 bedroom units that range between approximately 565 and 1,250 square feet in size and includes 234 residential parking stalls and 28 visitor stalls.



***This is not a Public Hearing. The City of North Vancouver Council will receive a report from staff on the issues raised at the meeting and will formally consider the proposal at a later date.**