

120-128 E 14th St, North Vancouver Rezoning Application – Three Shores – Developer Information Session Summary Report

Event Date: Wednesday, March 30th, 2022

Time: 6:00PM – 7:30PM

Location: Online Zoom Webinar

Attendance: 46 members of the public attended virtually. The Three Shores team was in attendance, as was a representative of the City of North Vancouver Planning Department.

Comments: 45 comment forms and 9 emails were submitted before and/or following the DIS.

Meeting Purpose:

- 1) To present development application materials to the community
- 2) To provide an opportunity for the community to ask questions about the development
- 3) To provide an opportunity for the community to comment on the proposal

Notification:

In accordance with City of North Vancouver policies:

Invitation Flyers

DIS Invitation flyers were delivered to 739 addresses within a 40m radius of the site, provided by the City of North Vancouver. Appendix A: Notification includes a copy of this material.

Newspaper Ad

A DIS newspaper ad was placed in the North Shore News on March 16th, 23rd and 30th, 2022. A copy of the ad is included in Appendix A: Notification.

Notification Sign

One DIS notification sign was erected on the site on March 18th, 2022 and was removed on April 4th, 2022. Photos of the installed site sign is included in Appendix A: Notification.

Attendance:

46 members of the public signed in for the virtual meeting. A copy of the attendee list is included in Appendix B: Attendee List.

The following City staff and project team members were in attendance:

City of North Vancouver:

- Emma Chow, Planner 2

Project Team:

- Barry Savage, Three Shores, Developer

- Stephen Vincent, DKL, Landscape Architect
- Mladen Pecanac, IBI Group, Transportation Consultant
- Rhys Leitch, Integra Architecture Inc, Architect

Facilitators:

- Katrina May, Katrina May Consulting
- Charles Pan, Assistant

Overview:

In accordance with the City of North Vancouver’s COVID-19 state of emergency community consultation guidelines, the DIS meeting was held in an online Virtual Developer Information Session format. Meeting participants watched a PowerPoint presentation and a virtual 3D “fly-through” video by members of the Three Shores project team.

Participants were invited to use the Zoom Webinar Q&A function to ask questions or submit comments during the DIS, which were addressed at the end of the presentation during the Question & Answer period. The facilitator read all questions received aloud and directed questions to the appropriate project team member to respond verbally for all participants to hear. Answers were transcribed by the facilitator and posted for all to see.

The project presentation and facilitated Question & Answer period took approximately 90 minutes. The facilitators received several questions and comments about the project and recorded them for inclusion in this summary report, attached as a separate Appendix C: Public Dialogue.

Participants were invited to submit written comments (using the City’s standard comment form or via email) to the applicant and/or the municipal development planner, following the DIS. 45 comment forms and 9 emails were submitted before or after the DIS.

The key themes of the questions during the Developer Information Session related to the height of the building and distance from adjacent buildings, and how that relates to private views from the adjacent buildings. Many questions arose on the permitted height and density for the site and the increasing density due to recent development along and surrounding 14th street. The applicant noted that the height complies with the OCP for the area, and that density was purchased from the City for this site from a donor site (the Harry Jerome Lands). Planning staff further explained the concept of a “density transfer” in the City of North Vancouver, as well as the fact that the site is located in a major focal node of Lonsdale City Centre, identified as a priority location for higher density development.

Questions arose over the impact on traffic that this project would have to an already congested area, particularly along the lanes to the west and north of the property. The traffic consultant advised that the width of the lane meets City requirements and should allow two vehicles to pass one another. The traffic consultant also noted that commercial use of the lane, such as for loading, would diminish in the evenings when residential traffic typically increases.

Other questions included the size range of the homes available, the size and location of outdoor amenity spaces, whether or not the parking stalls were equipped with EV charging stations, and if rental housing or affordable housing would be provided as part of this proposal.

Comment Sheet and Email Summary:

Participants were invited to submit comments during a 7-day response period after the DIS meeting. 45 comment forms and 9 emails were submitted before or after the DIS. 31 of the responses were in support and 20 were opposed to the proposed project. These are submitted as a separate Appendix D: Public Comments.

Those in favour of the project noted support for the building design, for the variety of housing, office and retail opportunities, in particular the availability of new commercial space. The suggestion was made to earmark the commercial space for medical and dental uses.

Those opposed to the project noted concern over the building height and proximity to neighbouring buildings, blocking private views. The suggestion was made to reduce the building height or to step back upper floors in order to block less light. There is concern over the amount of density in Central Lonsdale, and the impacts of this density including increased traffic, parking challenges and noise and disruption from ongoing construction in the area.

Conclusion:

The purpose of this online Virtual Developer Information Session was to present to the community the proposed rezoning application and the development concept, and to provide attendees with an opportunity to ask clarifying questions and comment on the proposal. 739 DIS notification flyers were distributed by mail to the surrounding community, and 46 community members signed into the DIS. Three newspaper ads notified the community of the DIS, and 1 DIS notification sign was posted on the property. A total of 45 comment forms and 9 e-mails were submitted.

Members of the public could participate in this consultation process in three ways:

- Watching a virtual project presentation during the DIS, including a 3D virtual “fly-through” video
- Asking questions of the project team and/or City Planner during the DIS
- Submitting written comments after the DIS

The DIS meeting length and format was sufficient to provide all participants an opportunity to learn more about the proposed project, ask questions, and make any comments they wished to provide that evening. Participants asked the development team and City Planner a variety of specific questions, mostly related to building height, density, view impacts, parking and traffic implications and the overall pace of development in the Lower Lonsdale area.

Appendix A: Notification

Newspaper Advertisement: North Shore News, Wednesday, March 16th, 2022

SPECIAL REPORT

Investigation into daughter's death points to gaps in ER care

JANE SEYD
 jane@nsnews.com

A grieving mother says a report by B.C.'s College of Physicians and Surgeons into the care her daughter received at Lions Gate Hospital's emergency ward has done little to provide accountability for why her daughter died.

Ann Forry's 29-year-old daughter Natasha Forry died in October 2020, after a small infection went undetected by doctors until well after it had developed into widespread septic shock that was shutting down her internal organs.

“It was a complete collapse of care for Natasha ... Twenty-nine-year-olds don't die like this.”

ANN FORRY

Forry went to Lions Gate Hospital four times between

Oct. 2 and 12, 2020, her condition worsening with each visit. She was never given antibiotics but was sent home with pain medications, until her final visit when she was rushed to the intensive care unit having difficulty breathing.

Natasha died later that day.

A report recently produced by an inquiry committee of the college



Natasha Forry died in October 2020 at North Vancouver's Lions Gate Hospital after seeking care at the ER four times. Her mother says there is inadequate accountability for the treatment she received. COURTESY ANN FORRY

examined the actions of eight doctors who saw Natasha at Lions Gate Hospital, finding fault with only one of those physicians, an emergency room physician who saw Forry on her third visit to the

ER. The report from the college's inquiry committee found Forry's vital signs were not checked and documented following treatment, which might have provided an indication of her worsening condition.

A "significant drop" in Forry's "serum-albumen" - which can indicate a serious infection - was also "underappreciated" according to the report.

The committee noted the doctor would be asked to take part in an interview to discuss those concerns "and means of enhancing the care of future patients."

But that's little comfort to Natasha's mother Ann Forry, who said she has no confidence the report from the college will result in any changes.

'COMPLETE COLLAPSE OF CARE'

"There's no justice for me," she said.

"It was a complete collapse of care for Natasha ... 29-year-olds don't just die like this."

Forry said the events leading up to her daughter's death at Lions Gate Hospital should be of concern to everyone on the North Shore.

"This isn't just my problem," she said.

Forry said she thought her daughter was in the best place possible when she repeatedly went to Lions Gate. "My error was trusting the hospital," she said. "It cost my daughter her life."

The 18-page report from the inquiry committee detailed all events leading up to Natasha Forry's death. According to the report, on Oct. 2 2020, the young woman visited the emergency department with an infected cyst in her pelvic area.

Continued on page 39

VIRTUAL DEVELOPER'S INFORMATION SESSION

Three Shores Management has submitted a rezoning application to the City of North Vancouver for 120 - 128 East 14th Street to support the development of a 21 storey residential and commercial (retail and office) mixed use building. Interested members of the public are invited to attend a Virtual Developer's Information Session with the applicant for an early opportunity to review the proposal, ask questions, and submit a comment form.

How to Participate:
 Please register in advance at: www.120east14th.com or contact the applicant.

Date & Time:
 Wednesday March 30, 2021
 6:00 PM - 6:15 PM - Presentation
 6:15 PM - 7:30 PM - Q & A

Applicant Contact
 Barry Savage
 Three Shores Management
 e: bsavage@threeshores.ca
 t: 778-366-2367

City of North Vancouver Contact
 Emma Chow
 Development Planning
 e: echow@cnv.org
 t: 604-982-3919



THREE SHORES

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

Development Proposal

PUBLIC INFO MEETING

VIRTUAL Open House: March 21 - April 11, 2022
 Visit: DNV.org/public-meeting

This is not a public hearing. District of North Vancouver Council will formally consider the proposal at a later date.

PROPOSAL: 1900-50 Sandown Place



- 24** stacked townhouse units
- 41** parking spaces
- 50** bicycle parking spaces

WE ARE HERE

PUBLIC INFO MEETING → **PUBLIC HEARING** →

Questions?
 Matthew Cheng, Matthew Cheng Architect Inc.
matthew@mcal.ca / 604-731-3012

MATTHEW CHENG ARCHITECT INC.

Newspaper Advertisement: North Shore News, Wednesday March 23, 2022

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Iranian Olympian involved with club

Continued from page 32

said that he grew up in clubs like the North Shore Wrestling Club, and is excited to bring his son there, noting the opportunities that wrestling can offer through scholarships in post-secondary education.

"I just think that there are endless possibilities. I grew up in a small club in Moose Jaw, Sask., a small town, and we've had four Olympians come out of that club, because in our community, wrestling was an important thing," said Abdou.

Another significant figure who has been helping out at the club is former Iranian national wrestling coach Monsour Barzegar. An Olympic silver medalist and world champion, he has been bringing his grandson in for coaching. Wrestling is the national sport of Iran, and holds great significance in the Iranian-Canadian community, with Barzegar carrying status amongst the wrestling community.

"When I wrestled on the national team for Canada, he was the head coach of Iran," said Abdou. "So I used to wrestle against his top wrestlers. He's a wrestling legend. It'd be exciting for me just to be around him and maybe pick up some things for my own team."

Abdou compared Barzegar to hockey greats such as Bobby Orr, Gordie Howe, and Wayne Gretzky, adding that his presence could possibly increase the number of Iranian-Canadians that want to come out and put their kids in wrestling in Canada. Speaking to the North Shore News

through a translator, his son Manziar, Monsour Barzegar expressed the importance of a good coach and talked about how important wrestling is to him and his children.

"My father believes that he should guide the new generation to the right way to find their purpose and be a good member of their community," said Manziar. Both Barzegars expressed how wrestling isn't just a sport for them, it's something that holds great importance to their family and community, and that they were excited to share it with the people at the club.

The North Shore Wrestling Club runs programs for elementary-aged children, high school students, and adult classes, and offers a place for wrestlers on the North Shore to train in the off-season, as it runs all year long. Thom also mentioned that there have been no reported COVID cases associated with wrestlers in B.C.

"You don't need to wrestle yourself to bring your kid there. Your kid doesn't need to fit a certain mould, body type or background or skill set. It's really a space for anybody," said Thom. "Wrestling is often a sport where people end up that just don't fit in anywhere else. We've got an open door for those people."

The club operates out of Gloria Dei Lutheran Church at 1110 Gladwin Drive in North Vancouver. Visit westsidereswrestling.com/north-shore-wrestling for more information or for registration details.

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City of North Vancouver Contact

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SNOWSHOE PATH

Trail grooming machines damage Mount Seymour's trees

BRENT RICHTER
 @brentrichter

A North Vancouver trail user is calling out Mt Seymour and BC Parks after resort contractors used heavy machinery to groom a rarely used trail, taking out or damaging a swath of trees in the process.

The northernmost snowshoe trail, marked the E Trail and also known as the Cougar Trail, is within the resort's boundaries, but is usually roped off, said Mike Hanafin.

Hanafin was aghast when he crossed onto the trail recently and saw tracks from a snow groomer.

"I didn't go very far and I saw at least half a dozen to a dozen trees that had been either decapitated or damaged on the slides. Parts of them were just lopped off by this Sno-Cat machine," he said. "I saw there was a tree in the way, boom, they went right over. Where they were trying to squeeze between bigger trees, they just rammed it through there and damaged bigger trees. That, to me, is just inexcusable."

Beyond his obvious concerns about the environmental damage, Hanafin questions the wisdom of grooming the E Trail at all, as it starts out quite tame but becomes highly challenging with steep sections and creek crossings. By grooming it, Hanafin worries it will woo in snowshoers

who aren't prepared for the backcountry conditions.

"It's not an area where people who aren't experienced and equipped should be venturing into," he said.

Hanafin wrote about his concerns to Mt Seymour Resorts management and to the Ministry Environment and Climate Change Strategy, which oversees BC Parks and grants Mt. Seymour Resorts its licence to operate in the provincial park. It's not the first time this has happened, he noted, having taken the ministry to task for damaging up to 100 trees on the main Mount Seymour trail in 2020.

Rory Moorhead, outdoor education manager for Mt Seymour Resorts, wrote back to Hanafin on March 16.

"Concerning the damaged trees you observed within the ski area boundaries, both the Mt. Seymour Main Trail and Cougar trails are not the standard we want to uphold when providing recreational services," he wrote. "As a result, we will be continuing our remediation work cleaning up the damaged trees and providing maintenance to the trails in an appropriate and environmentally sensitive manner to accommodate winter access. Furthermore, we will refrain from grooming these trails until sufficient snowpack ensures there isn't further damage in the future."

Hanafin, however, did not receive a



The use of heavy equipment to groom a rarely used trail on Mount Seymour, earlier this month, has left damage to trees. MIKE HANAFIN

response from the province. The Ministry of Environment did release a statement to the North Shore News.

"BC Parks works closely with Mt Seymour Resorts to confine the grooming to the designated route on the Seymour Main Trail, to avoid damage to vegetation," the statement read. "Park rangers regularly patrol the route and are expected to report any deviation from the agreed-upon grooming program. Any damage observed,

without sufficient rationale or justification, may result in enforcement action taken under the Park Act."

Hanafin said the province takes far too much of a hands-off approach to the park.

"That's just a standard boilerplate. The ministry just puts out a response and hopes it goes away. And that is typically how the ministry deals with just about everything, as far as I've seen," he said. "So far, I haven't seen any accountability."

SEE SOMETHING WILD?

CONTEST:

Send us your photos and videos for a chance to be featured in the North Shore News and win monthly prizes like Sea to Sky Gondola passes.

Remember, the photos must be recent!

Send your submissions to publisher@nsnews.com

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Notification Sign



Notification Flyer



VIRTUAL DEVELOPER'S INFORMATION SESSION

Early Public Input Opportunity
Rezoning Application for 120-128 East 14th Street, North Vancouver

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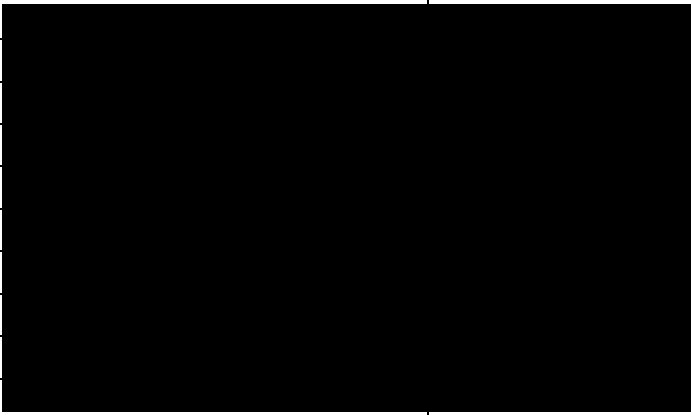
City of North Vancouver Contact

Emma Chow
Development Planning
E: echow@cnv.org
T: 604-982-3919



Appendix B: Attendee List (redacted to preserve privacy)

Attendee Details		
Attended	User Name (Original Name)	Email
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Appendix C: Public Dialogue (see attached)

Appendix D: Public Comments – Written and Emailed Submissions (see attached)