

October 2, 2020

Emily Macdonald
Planning & Development
141 West 14th Street
North Vancouver, BC V7M 1H9
emacdonald@cnv.org

Dear Ms. Macdonald,

RE: Virtual Developer Information Session: 149 West Third Street

Anthem is pleased to provide the following summary of the applicant hosted Virtual Developer Information Session (DIS) for 149 West Third Street in the City of North Vancouver.

Introduction

Anthem has submitted a rezoning application to the City of North Vancouver to permit the redevelopment of 149 West Third Street. The proposed development has been designed in accordance with the Official Community plan and consists of:

- A five storey, mixed use building;
- 57 stratified market homes, including four lane-fronting townhomes;
- Retail at grade;
- A public breezeway that connects West Third Street to the lane; and
- Three levels of underground parking with 91 vehicle parking spaces and 106 bicycle parking spaces.

Virtual DIS Details

Date: Wednesday, September 23, 2020

Time: 6:00PM-6:30PM: Presentation
6:30PM-7:30PM: Q & A

Format: Zoom Webinar

Number of Registrants: 19 (excluding City and Applicant team representatives)

Number of Attendees: 18 (excluding City and Applicant team representatives)

Comment Forms Submitted: Four (4)

DIS Public Notification and Website

The public was notified of the Virtual DIS through three different mediums in accordance with the City of North Vancouver's requirements:

- **Mail-out:** Public notification postcards (provided to Canada Post on September 3, 2020) were sent to approximately 425 homes and businesses located within the notification area map and spreadsheet provided by the City of North Vancouver (Appendix A).
- **Site sign:** A notification sign was erected on the property on September 1, 2020 to inform the public of the application and Virtual DIS details (Appendix B).
- **North Shore News advertisements:** An advertisement notifying the public of the DIS ran in two consecutive editions of the North Shore News on September 9, 2020 and September 16, 2020.

In addition to the required public notification materials, a project website was established: www.149WestThird.com. The website was accessible to the public and could be used to both access the information included in the public notification material, and to register to participate in the Virtual DIS.

DIS Format and Registration Summary

Individuals who wished to participate in the Virtual DIS were instructed to register in advance at www.149WestThird.com. Registrants received a confirmation email with the Zoom Webinar meeting details. Those without access to a computer/internet were able to call the applicant to receive a dial-in number in order to attend via telephone. Prior to the Virtual DIS, a reminder email including a comment form was circulated to all registrants.

The meeting was hosted by the applicant and began with introductory remarks and a full review and explanation of how attendees could participate in the Q & A period. The applicant team then provided a presentation. Following the presentation, the applicant team took questions from online and telephone participants, and encouraged participants to complete and submit the comment form.

DIS Question and Answer Period Summary

The applicant team took questions from participants for a period of one hour. Recurring themes during the question and answer period included:

- The breezeway: safety, accessibility, design/aesthetics, etc.
- The laneway: need for improvements, congestion, traffic safety, desire for underground powerlines, etc.

- The retail space and current tenants: prevalence of empty store fronts in the neighbourhood, concern about existing retailers on the property, interest in opportunities for retailers to move next door or relocate into the new building when it is complete, etc.
- The project details: type of construction material, parking, air conditioning, etc.
- Construction of the building: duration, what neighbours should expect, strategies to mitigate impacts, etc.
- Housing affordability in the community.

Comment Form Results

A total of four completed comment forms were submitted. Copies of the completed comment forms were provided to the City of North Vancouver (Appendix D).

Summary of the completed comment forms:

1. Do you support the proposed project?
 - Yes: two respondents (50%)
 - No: one respondent (25%)
 - Undecided: one respondent (25%)
2. Do you have any concerns about the proposed project?
 - Safety and accessibility of the breezeway
 - Potential loss of existing local retailers
 - Potential for vacant storefronts in the new development
 - Traffic congestion
 - Potential noise from rooftop amenity space
3. What do you like about the proposed project?
 - Renewal of old commercial space
 - Variety of unit types and sizes
4. What would you suggest to change or improve the proposed project?
 - More parking
5. Additional comments
 - Some respondents in neighbouring buildings would like to see the portions of the laneway adjacent to their own homes upgraded (repaving, moving power lines underground, etc.)
 - Work with existing tenants to see if they can relocate into West Third development next door during construction
 - Anthem has been a great community partner for the neighbours

Appendices

- **Appendix A:** Public Notification Postcard
- **Appendix B:** North Shore News Advertisement
- **Appendix C:** Photo of Site Sign
- **Appendix D:** Copies of Completed Comment Forms

Should you have any additional questions regarding the Virtual Developer Information Session, please do not hesitate to contact us.

Sincerely,



Emily Howard
Senior Manager, Community Relations
Anthem Properties Group Ltd.
Direct 604 235 3182
ehoward@anthemproperties.com

Appendix A

Public Notification Postcard



Virtual Developer Information Session

Early Public Comment Opportunity – Rezoning Application
149 West Third Street

Date & Time: Wednesday, September 23, 2020
6:00PM-6:30PM: Presentation
6:30PM-7:30PM: Q&A

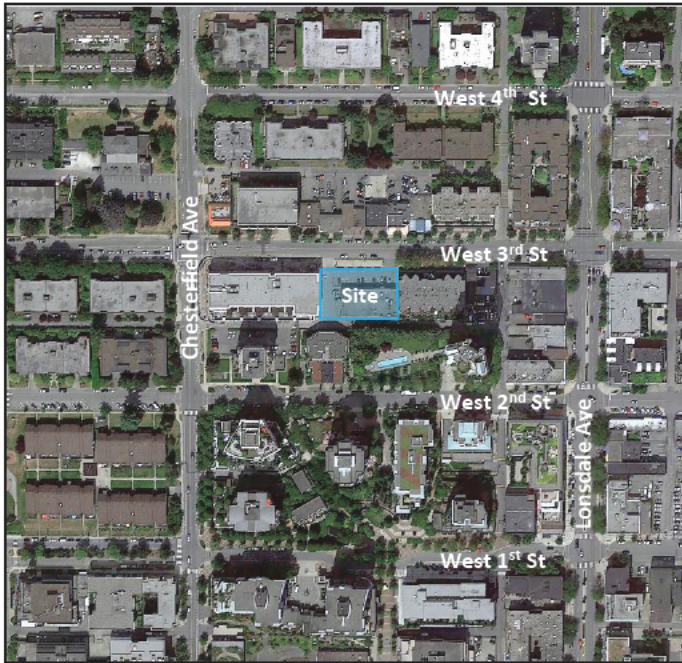
How to Participate:

Please register in advance at: www.149WestThird.com

If you do not have access to the internet and would like to attend via telephone, please contact Emily Howard at **604-235-3182**.



Resident
503-160 3rd St W
North Vancouver BC V7M 0A9



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- Retail at grade;
- A public breezeway that connects West Third Street to the lane; and
- Three levels of underground parking with 91 vehicle parking spaces and 106 bicycle parking spaces.

Interested members of the public are invited to attend the Virtual Developer Information Session with the applicant for an early opportunity to review the proposal, ask questions, and submit a comment form.

City of North Vancouver Contact

Emily Macdonald
Planning & Development
141 West 14th Street, North Vancouver, BC V7M 1H9
emacdonald@cnv.org
Telephone: 604-982-3904

Applicant Contact

Emily Howard
Anthem Properties Group Ltd.
1100 – 1055 Dunsmuir Street, Vancouver, BC V7X 1K8
ehoward@anthemproperties.com
Telephone: 604-235-3182



Appendix B

Site Sign

Sign Location: 149 West Third Street



Appendix C

North Shore News Advertisement

Virtual Developer Information Session

Anthem has submitted a rezoning application to the City of North Vancouver for 149 West Third Street to support the development of a five-storey strata residential development with ground-floor retail.

Interested members of the public are invited to attend the Virtual Developer 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.149WestThird.com

If you do not have access to the internet and would like to attend via telephone, please contact the applicant.

Date & Time: Wednesday, September 23, 2020
6:00PM-6:30PM: Presentation
6:30PM-7:30PM: Q&A

Applicant Contact

Emily Howard
Anthem Properties Group Ltd.
ehoward@anthemproperties.com
Telephone: 604-235-3182

City of North Vancouver Contact

Emily Macdonald
Planning & Development
emacdonald@cnv.org
Telephone: 604-982-3904



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

Anthem 

Appendix D
Completed Comment Forms

September 23, 2020

Virtual Developer Information Session: 149 West Third Street Participant Comment Form

The purpose of this form is to collect your comments regarding the proposed development. These comments will be collected by the Applicant and will be summarized in their report to City staff and Council. If you do not wish to be identified, do not include your name or address on the form.

Name: [REDACTED]	Address: [REDACTED]
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1. Do you support the proposed project? Please check one:

Yes

No

Undecided

2. Do you have any concerns about the proposed project?

The breezeway down to the lane - concerned that it will attract homeless people as a toilet area and/or sleeping spot at night if this area is covered. Ramp area could also become a skate board spot, perhaps stick to stairs only. Also, open rooftop area - concerns re noise at night if owners abuse the space.

3. What do you like about the proposed project?

Various sizes of units becoming available.

4. What would you suggest to change or improve the proposed project?

Please add more parking spots to your design. While this neighbourhood is great for being able to walk to lots of spots and transit is very handy, we aren't there "yet" with couples/families getting rid of their second vehicles. Having just one spot per unit isn't realistic at this point in time and it's very hard to find parking for visitors - be it in the building or on the street.

5. Any additional comments?

I lived at [REDACTED] for 20 years and was in the hood while W3 was being built. At that time I had no idea I would move into W3 - during the construction phase - Anthem was a great community partner for the neighbours. Best of luck for this new venture + please make a deal with Vaades so that they can move their business into the W3 building while the new building is going up!! We don't want them leaving the neighbourhood!!

If you would like your comments to be included in the report to Staff and Council, you must submit your form to the Applicant via email or mail by **September 28, 2020**. You may also send your comments to the City Planner.

Additional questions may be directed to the applicant.

Applicant Contact: Emily Howard, Anthem Properties, 604-235-3182, ehoward@anthemproperties.com
1100 – 1055 Dunsmuir Street, Box 49200, Vancouver, BC, V7X 1K8

City Planning Contact: Emily Macdonald, Planning & Development, 604-982-3904, emacdonald@cnv.org

September 23, 2020

Virtual Developer Information Session: 149 West Third Street Participant Comment Form

The purpose of this form is to collect your comments regarding the proposed development. These comments will be collected by the Applicant and will be summarized in their report to City staff and Council. If you do not wish to be identified, do not include your name or address on the form.

Name: [REDACTED]	Address: [REDACTED]
-------------------------	----------------------------

1. Do you support the proposed project? Please check one:

Yes

No

Undecided

2. Do you have any concerns about the proposed project?

1. The Breezeway is not accessible. You should work with the Rick Hansen Foundation to build an accessible breezeway.
2. Your photo shows a car parked behind the townhouses. This is impossible! People walk up and down the laneway all the time and it is difficult now to access our underground parking. Please ensure no lane parking.

3. What do you like about the proposed project?

The current commercial spaces are old and outdated. The commercial owners throw garbage into the laneway all the time. It looks like this problem will be eliminated. I have often seen rats run under the laneway buildings after feasting on the laneway garbage.

4. What would you suggest to change or improve the proposed project?

Please try to make the laneway "whole". By this I mean upgrading the lane all the way from Chesterfield to the east side of 131 W3rd. The new speed bumps behind 171 W3rd are great. This includes removing all the telephone poles and wires across the entire length of the lane and putting everything underground.

5. Any additional comments?

I would like to volunteer on your community planning committee to help develop a "whole", modern, upgraded neighbourhood.

If you would like your comments to be included in the report to Staff and Council, you must submit your form to the Applicant via email or mail by **September 28, 2020**. You may also send your comments to the City Planner.

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Name:		Address:	
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1. Do you support the proposed project? Please check one:

Yes

No

Undecided

2. Do you have any concerns about the proposed project?

The disappearance of local retailers is a major concern. All of the retail units at the adjacent West Third development are still sitting empty one year after opening. Empty units are not good for the local community. Losing these retailers to have more empty storefronts is not building a community. I'm sure Covid will take the blame, however these units were empty before Covid struck.

3. What do you like about the proposed project?

4. What would you suggest to change or improve the proposed project?

5. Any additional comments?

I would like to see the City and/or the developer re-pave the entire laneway behind the building and 131 West Third upon completion of this development. I was previously told by the City that they have no budget to repave laneways, but with the increased traffic this development will bring, combined with the 2 years of construction traffic, the condition of the laneway will deteriorate to a worse condition than the current state. Repaving the laneway will at least help to improve the local community. Community art doesn't help me while I am driving over potholes - practical improvements are of more value!

If you would like your comments to be included in the report to Staff and Council, you must submit your form to the Applicant via email or mail by September 28, 2020. You may also send your comments to the City Planner.

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Name: [REDACTED]	Address: [REDACTED]
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1. Do you support the proposed project? Please check one:

Yes

No

Undecided

2. Do you have any concerns about the proposed project?

Quite a few! You are taking jobs away from people, destroying livelihoods of those running the businesses, bullying those of us who use those businesses to accept your proposal, and shoving it down our throats when we like what is there, and vehemently hate the traffic congestion you create with these developments. As well: there are tonnes of people who are rather angry at you and really don't want to lose any of those businesses. How do you think you are going to either help us, or help out those businesses that we use?
You are going to kill those businesses, destroying their incomes, and telling us, their customers to f-off, and YOU think that's "pleasant"? Aside from that, the traffic is horrendous in North Vancouver now because of you developers putting up these condos. It's amazing that you couldn't care less for the citizens in North Vancouver who might want to get off the North Shore once in a while to see friends in other areas of the lower mainland

3. What do you like about the proposed project?

I like nothing about your project, and as a resident, think it should be shelved indefinitely.

4. What would you suggest to change or improve the proposed project?

Kill it! There are far too many people on the North Shore already, thaffic never used to be anywhere near as bad as it is until council started this insane development binge, and nowthe only thing I want is sell and move away from North Vancouver.

5. Any additional comments?

I can't emphasize strongly enough that you should stop this crazy development binge that you are on, for the sake of your city and citizens, except, since you have no power, you only look at us as residents.

Why does it seem si impossibly difficult to get across that the traffic congestion alone you create by these property developments is something that affects every citizen of the North Shore and is something only city council is willing to live with and that the residents do not want, even the silent majority who have better things to do than to be alone writing you on this form at their computer? Some, indeed, are students at Cap College, or a real school, need to get off the North Shore for SFU, UBC, BCIT of some real university, and cannot because of the traffic congestion you create with these developments?

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