

The District of North Vancouver INFORMATION REPORT TO COUNCIL

January 2, 2025
Case: PLN2024-00007
File: 08.3060.20/007.24

AUTHOR: Liam Butler, Development Planner

SUBJECT: Virtual Public Information Meeting - 1883 and 1901 Glenaire Drive

REASON FOR REPORT:

The purpose of this info report is to inform Council of an upcoming virtual Public Information Meeting (PIM).

SUMMARY:

Thomas Grimwood has applied on behalf of Rodcon Holdings to redevelop two existing single-family properties with 12 town homes (including two lock-off suites) in two three-storey buildings over an underground parking structure.

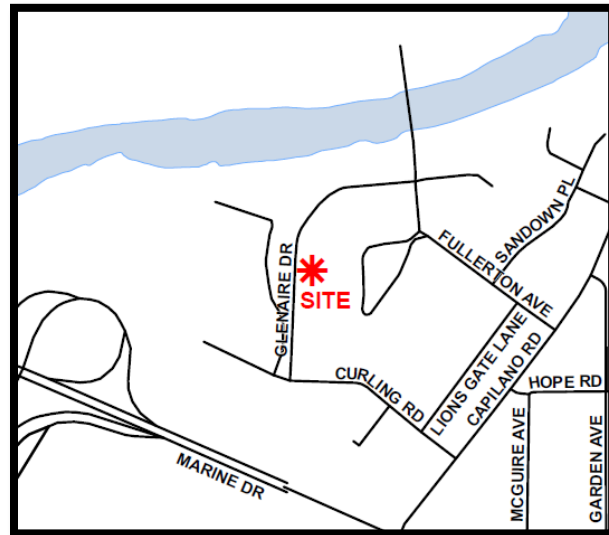


Figure 1: Site Location

The application requires an OCP amendment and rezoning. A Public Hearing will be required.

The applicant is holding a Virtual Public Information Meeting (PIM). The staff report on the detailed application will include a summary of the input received. Council will also receive a copy of all public feedback collected.

PUBLIC INFORMATION MEETING DETAILS:

Virtual Meeting:

Website is live for Q&A and Comments: **January 20 – February 3, 2025**

Web link: www.DNV.org/Public-Meeting

SITE AND SURROUNDING AREA:

The subject site is approximately 1,534 m² (16,516 sq. ft.) in area and consists of two single-family lots occupied by existing homes and a District-owned parcel of land to the east of the site. The District-owned land is subject to a Purchase and Sale Agreement, detailed in blue within **Figure 2** beside.



Figure 2: Site Aerial

The site is currently designated “Residential Level 2: Detached Residential” (RES2) in the Official Community Plan (OCP) which allows for a density up to 0.55 FSR. As shown in **Figure 3** below, the site is in the Lions Gate Village Centre and is guided by the Lower Capilano (now Lions Gate) Village Centre: Peripheral Area Housing Policy & Design Guidelines. This policy envisions the site as a variety of ground-oriented multi-family housing up to a density of approximately 1.2 FSR. In accordance with this local area plan, the proposal will require a OCP amendment.

The site is currently zoned “Single Family Residential 7200 Zone” (RS3), and the proposal will require a rezoning to a new comprehensive development (CD) zone.

Immediately surrounding the site is a mix of existing single-family homes, properties with active rezoning applications, townhouse developments approved or under construction, Klahanie Park to the west and Belle Isle Park to the east. **Figure 3** below shows the development applications at their various stages within the Lions Gate Town Centre and peripheral area.

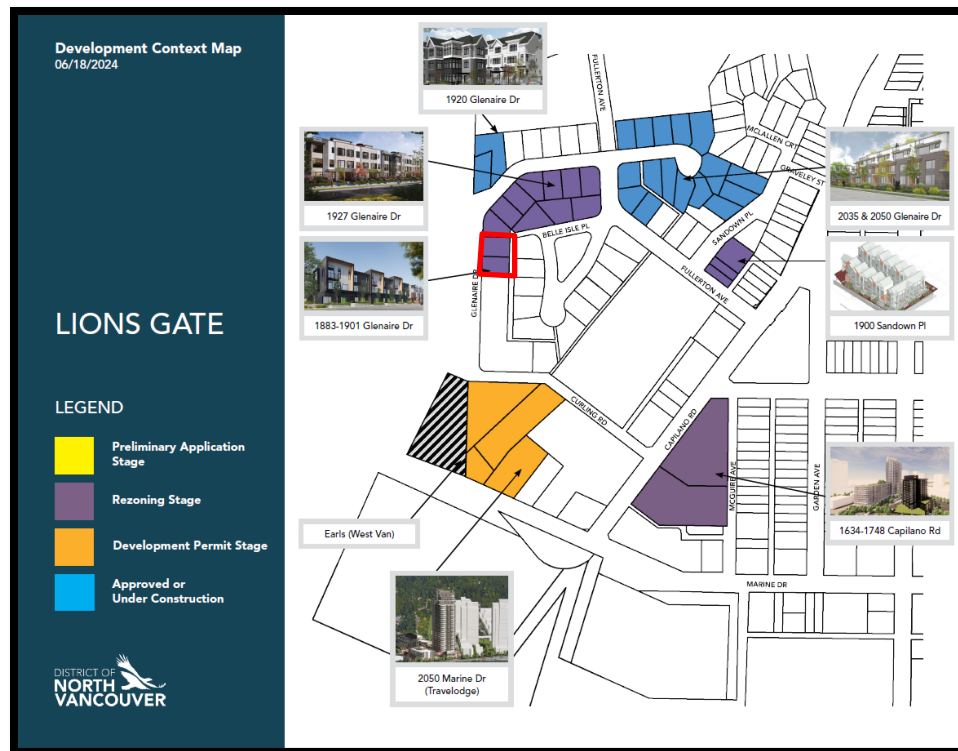


Figure 3: Lions Gate Town Centre Development Context Map

PROJECT DESCRIPTION:

The application is for 12 townhouse units (including two lock-off suites) in two three-storey buildings, with a unit mix of three and four-bedroom types. It includes 26 vehicle parking and 30 bicycle parking in the underground parkade, with access from Glenaire Drive.



Figure 4: Rendering from Glenaire Drive

FORMAT OF MEETING:

The format of the virtual PIM includes the creation of a webpage with details on the application, visual materials, and a short video prepared by the applicant team.

The virtual PIM will be “live” from January 20 – February 3, 2025. During this time, a Q&A will be posted on the webpage providing the opportunity for staff or the applicant to provide information to interested community members.

PUBLIC NOTIFICATION:

In accordance with District’s policy “*Non-Statutory Public Consultation for Development Applications*”, notification for the meeting includes:

1. Notification flyers sent to owners and occupants within 100 metres (328 ft.) from the site (**Attachment 1**);
2. Centres Context Map (**Attachment 2**);
3. Flyer distribution radius (**Attachment 3**);
4. One single and one bi-directional notification sign: one at the front of the site along Glenaire Drive and one on the south-western corner of both Curling Road and Capilano Road (**Attachment 4**); and;
5. Two sperate newspaper advertisements in the Northshore News one week in advance and the week of the virtual PIM (**Attachment 5**).

Respectfully submitted,

January 2, 2025

Page 5

LButler

Liam Butler
Development Planner

Attachments:

1. Notification Flyer with the Process Flow Chart
2. Centres Context Map
3. Flyer distribution radius
4. Notification sign location
5. Newspaper Advertisement

SUBJECT: Virtual Public Information Meeting: 1883 and 1901 Glenaire Drive

January 2, 2025

Page 6

REVIEWED WITH:		
☐ Business and Economic _____	☐ Finance _____	External Agencies:
☐ Bylaw Services _____	☐ Fire Services _____	☐ Library Board _____
☐ Clerk's Office _____	☐ Golf _____	☐ Museum and Archives _____
☐ Climate and Biodiversity _____	☐ Housing _____	☐ NSEM _____
☐ Communications _____	☐ Human Resources _____	☐ NS Health _____
☐ Community Planning _____	☐ Integrated Planning _____	☐ NVRC _____
☐ Development _____		
Engineering _____	☐ ITS _____	☐ RCMP _____
☐ Development Services _____	☐ Parks _____	☐ Other: _____
☐ Engineering _____		
Infrastructure _____	☐ Real Estate _____	
☐ Engineering Public _____		
Works _____	☐ Solicitor _____	
☐ Environment _____	☐ Transportation _____	
☐ Facilities _____		

Attachment 1 – Notification Flyer with the Process Flow Chart

Virtual Public Information Meeting

A two-week public input opportunity will be held through the District of North Vancouver's Platform. This is an opportunity for neighbours to share their feedback and ask questions to Rodcon Holdings regarding **The Grove at Glenaire** development proposal.

For further details, please contact:

Applicant: Rodcon
Email: info@rodcon.ca
Phone: 778-235-5833

Development Planner: Liam Butler

District of North Vancouver
Email: butlerl@dnv.org

Project Site Plan



Notice of Virtual Public Information Meeting in Your Neighbourhood

Rodcon is hosting a public information Meeting to present the development proposal for 12 units Townhouse project (including two lock-off suites) at 1883 and 1901 Glenaire Dr, North Vancouver.

This information is being distributed to the owners and occupants within 100 meters of the proposed development site in accordance with District of North Vancouver policy.

Meeting Time

January 20, 2025 – February 3, 2025

Please visit [DNV.org/public-meeting](https://dnv.org/public-meeting) to access the virtual two-week meeting.

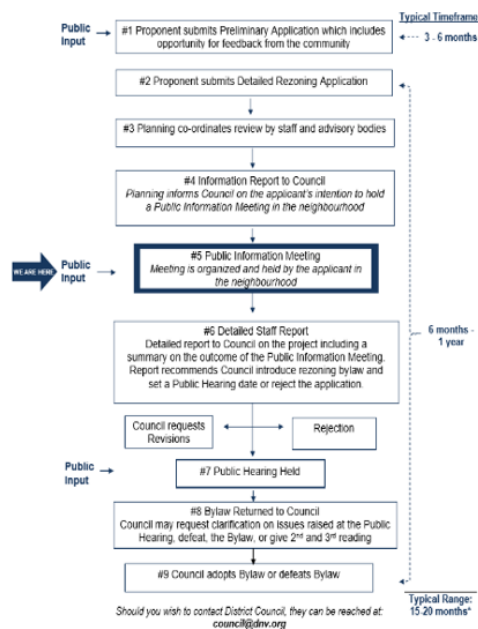
Proposal Summary

Rodcon is proposing a 12-unit townhouse project (including two lock-off suites) at 1883 & 1901 Glenaire Drive, at the corner of Glenaire Drive and the future Belle Isle Road. Below are the key features of the project:

- **Type of Building:** Two three-story Townhouse buildings with underground parkade
- **Number of Units:** 12
- **Bedrooms:** 38 total
- **Vehicle Access:** Driveway off Glenaire Drive
- **Parking:** 26 underground spaces (including 3 visitor spaces)
- **Bicycle Parking:** 24 spaces
- **Proposed Density:** 1.2 Floor Space Ratio
- **District of North Vancouver Land:** The District-owned land to the east is subject to a purchase and sale agreement.



PROCESS FOR APPLICATIONS REQUIRING REZONING THE DISTRICT OF NORTH VANCOUVER



Attachment 2 – Centres Context Map

Development Context Map
Nov/12/2024

LIONS GATE

LEGEND

- Preliminary Application Stage
- Rezoning Stage
- Development Permit Stage
- Approved or Under Construction

DISTRICT OF NORTH VANCOUVER




Attachment 3 – Flyer distribution radius



Attachment 4 – Notification sign location (signs marked in red)



Attachment 5 – PIM Sign

Development Proposal

PUBLIC INFO MEETING:

Participate virtually
January 20 – February 3, 2025 at
[DNV.org/public-meeting](https://dnv.org/public-meeting)

PROPOSAL:

*Information is preliminary
and subject to change*

1883 and 1901 Glenaire Drive



2 three-storey
buildings

12 units (including
2 lock-off suites)

26 underground
parking spaces



Contact:

Behrang Amini, Rodcon
info@rodcon.ca
778-235-5833

1883-1901 Glenaire Drive

Public Information Meeting Summary Report

Overview

A virtual Public Information Meeting was held for this detailed planning application for an OCP amendment and rezoning. Members of the public could view a video presentation and browse display boards prepared by the project team on the virtual meeting web page.

Meeting Purpose	1) To present the development proposal to neighbours 2) To provide an opportunity for the public to ask questions 3) To provide an opportunity for the public to comment on the proposal
Virtual Meeting	Event Date January 20 to February 3, 2025 Website DNV.org/public-meeting https://dnv.civilspace.io/en/projects/1883-and-1901-glenaire-drive-c635
Attendance	30 visitors to the Significant Apps project page, 57 total views 31 visitors to the virtual meeting landing page, 81 total views 15 visitors to the discussion thread, 84 total views 54 people viewed the applicant's video presentation
Comments	6 comments/questions received online (+ 17 responses by staff/applicant)

Notification In accordance with District of North Vancouver policies (see Appendix A):

Notification Flyers were sent to approximately 168 addresses within a 100m radius of the site.

Newspaper Ads were placed in the North Shore News on two consecutive Wednesdays: January 15 and January 22 2025.

Signs – One single-sided sign was installed on Glenaire Drive, and one bidirectional sign was installed at the corner of Curling Road and Capilano Road.

Comments received

Participants were provided the opportunity to submit questions and comments to the project team and Development Planner through the following means:

- Through the virtual PIM website for two weeks from January 20 to February 3, 2025
- Via email or phone throughout the course of the application

Five opposing comments expressed concerns based on densification, traffic, and insufficient community amenities. Three of these comments were from self-declared nearby Lions Gate Village residents.

One supportive response from a nearby Lions Gate Village resident noted that the proposal fits well with the neighborhood and aligns with the community plan.

One member of the public raised concerns over tree removal and protection for nesting birds.

Conclusion

The purpose of these public information meetings (in-person and virtual) was to present the detailed development application to the public, and to provide the public with an opportunity to ask clarifying questions and comment on the proposal.

Approximately 168 invitations were distributed to neighbours, two newspaper ads notified the community of the meeting, and two signs were installed in the neighbourhood. 31 visitors accessed the virtual PIM.

The public could participate in this process in several ways:

- Viewing the video presentation
- Submitting written comments and questions to the Development Planner

Seven written responses were received, via 6 online comments from the virtual PIM, and 1 email sent directly to the District's Development Planner.

The meeting length and format was sufficient to provide all participants an opportunity to learn more and submit questions and make the comments they wished to provide within a two-week period. The applicant successfully notified and presented their proposal to the community, and neighbours had ample opportunity to express their views of the proposal.

The feedback received from the public was provided to the applicant, as well as feedback from staff and other stakeholders, in order to address issues and better resolve the project design.

Attachments

Appendix A: Notification

Appendix B: Virtual PIM Comments

Appendix A: Notification

Newspaper Advertisement: North Shore News – January 15, 2025

A30 | WEDNESDAY, JANUARY 15, 2025

north shore news nsnews.com



Kiwaniis
North Shore Housing Society



Age 55+ welcome to apply

Below market rental housing in North & West Vancouver for adults 55+.

Rents start at \$1200 for studios and \$1400 for 1 bedroom units.

See kiwanisnorthshorehousing.org for more info or call 604-926-0102

HEATED ISSUE

Pot left on stove smokes out residents

ABBY LUCIANO
aluciano@nsnews.com
Local Journalism Initiative Reporter

A West Vancouver resident's meal turned out a little too hot last week.

West Vancouver Fire and Rescue is reminding the public about kitchen safety after an apartment unit was filled with smoke from an unattended pot on a stove earlier this month.

Fire crews attended Viscount Apartment on 2109 Bellevue Ave. at 3:45 p.m. Friday, Jan. 3, where they found a ground-floor suite full of thick smoke that entered the hallway, said assistant fire chief Jeremy Calder.

"It certainly could have turned into a kitchen fire," Calder said, adding that it's important to stay in the kitchen or set a timer when cooking. Calder also said that having a lid nearby in case of a fire in a pot or pan can help smother it quickly, while if a fire does occur it is important to turn the burner off under the pot.

Calder said fire crew members were able to enter the unit, remove the pot, turn off the stove and ventilate the building to clear the smoke.



West Vancouver Fire and Rescue are reminding the public about kitchen safety after an apartment unit was full of smoke from an unattended pot on a stove Jan. 3. PAT HELL

The resident wasn't in the unit when firefighters arrived and there were no injuries, he said. There was no fire or water damage to the unit or nearby area, but there was small floor damage where crew members had to put the pot down, Calder added.

But saving the unit didn't come without challenges. There was difficulty opening the window of the ground-floor apartment as there were multiple locks. There was also a bicycle in front of the door, Calder said.

"I think that's another safety message – just to make sure that any egresses are cleared so that [they are] easily accessible. You don't want to store things in front of your access points, your egress points," he said.

If a person does need to leave the kitchen briefly, bringing the utensil you're cooking with can help a person remember to go back, Calder said.

West Vancouver Fire and Rescue saw six similar incidents over the holiday season, he said, so safety is crucial.

Calder said he thinks this case was a one-off accident with the resident forgetting they were cooking.

"In the event, everyone did the right thing – the alarms performed as they should and notified everyone of the smoke in the building and everyone left. We were there in a timely manner and able to put it out before there was a fire," he said.

Abby Luciano is the Indigenous and civic affairs reporter for the North Shore News. This reporting beat is made possible by the Local Journalism Initiative.

Development Proposal

PUBLIC INFO MEETING

Participate virtually Jan 20 – Feb 3 at DNV.org/public-meeting

PROPOSAL: 1883 and 1901 Glenaire Drive



2 three-storey buildings

12 units
(including 2 lock-off suites)

26 underground parking spaces



Contact: Behrang Amini, Rodcon
info@rodcon.ca
778-235-5833

city of north vancouver Notice of Proposed Zoning Amendment Bylaw - No Public Hearing

Zoning Amendment Bylaw, 2025, No. 9100
146-160 East 2nd Street

Purpose: The purpose of the proposed Bylaw is to amend the current Comprehensive Development CD-007 zone to permit a six (6) storey, mixed-use building consisting of 76 rental residential units, eight of which would be mid-market rental units, and new commercial retail units at ground level.

Subject Lands: The lands that are the subject of the proposed Bylaw are shown on the inset map, with a civic address of 146-160 East 2nd Street.

Legal Description: Lot F, Block 141, DL 274, Plan 17913
PID: 007-241-330



Bylaw Readings: Consideration of first, second and third readings of the proposed Bylaw will be at the **Regular Council Meeting on Monday, January 27, 2025.**

Access Documents: A copy of the proposed Bylaw is available for inspection online anytime at www.cnv.org/PublicNotices from Wednesday, January 15 to Monday, January 27, 2025.

Provide Input: Written submissions only, including your name and address, may be addressed to the Corporate Officer and sent by email to input@cnv.org, or by mail or delivered to City Hall, **no later than noon on Monday, January 27, 2025**, to ensure availability to Council at the meeting. No Public Hearing will be held, as it is prohibited by section 464(3) of the *Local Government Act*. **No Public Input Period submissions on this matter will be heard at the Council meeting.**

Watch the Meeting: Online at cnv.org/LiveStreaming or in person at City Hall, 141 West 14th Street. Enter City Hall from 13th Street after 5:30pm.

Questions? Matthew Menzel, Planner 3, planning@cnv.org / 604-982-9675

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / CNV.ORG

Newspaper Advertisement: North Shore News – January 22, 2025

A12 | WEDNESDAY, JANUARY 22, 2025

north shore news nsnews.com



DEVELOPER INFORMATION SESSION

TransLink has submitted an Official Community Plan (OCP) Amendment application to the City of North Vancouver for 502-536 East 3rd Street to support the development of two 16-storey secured rental buildings with ground floor retail and outdoor public plaza space, and eight, three-storey ground oriented residential units.

Interested members of the public are invited to attend a Developer Information Session to review the proposal, ask questions and submit a comment form.

City of North Vancouver Contact
Matthew Menzel
planning@cnv.org
604-982-9675

Applicant Contact
Scott Midgley
scott.midgley@translink.ca
604-306-4135

DATE:
January 30, 2025
TIME:
6:00 p.m. to 8:00 pm
PLACE:
Shoreline Room
John Braithwaite Community
Centre
145 W 1st St
North Vancouver, BC



This meeting is required by the City of North Vancouver as a part of the land use application process.

SMOKE ON THE WATER

Boat catches fire and sinks

ABBY LUCIANO
aluciano@nsnews.com
Local Journalism Initiative Reporter

No injuries were reported but several eyebrows were raised after a boat was spotted engulfed in flames in the Indian Arm fjord near Deep Cove on Saturday.

"I've been boating for 30 years, and I've never seen a fire like that," said resident Terry Hewitt, who watched the drama unfold from his Brighton Beach home.

The Pacific region of the Fisheries Department said the Canadian Coast Guard were advised of the boat fire just after noon on Saturday, Jan. 18 and dispatched from a base in Kitsilano. Two occupants were removed from the boat and no injuries were reported.

A spokesperson from the department said the vessel continued to smoulder, with visible flames, until the boat sank at around 3:40 p.m.

Pictures and videos sent to the North Shore News show a high blaze on the boat with thick, black smoke rising into the air.

The department said the vessel was reported to have 1,200 litres of diesel on board before the fire occurred, and after sinking a small sheen of oil was visible in the



A boat fire spews smoke near Deep Cove on Saturday afternoon. COURTESY OF ROYAL CANADIAN MARINE SEARCH AND RESCUE

area. Equipment is in place to address and monitor any pollution that might result from the diesel, a Coast Guard spokesperson told The Canadian Press Sunday.

They added that the vessel owner is working with their insurance to determine a course of action, and "The Canadian Coast Guard is continuing communication with the owner to ensure an appropriate response."

"That was just a huge sigh of relief when we saw that they were off [the boat]," Hewitt said.

- With files from The Canadian Press

REIMAGINE CENTRAL LONSDALE

Lonsdale Great Street

Tell us what you love and share ideas for change so we can grow Central Lonsdale into a "great street!"



Share your ideas
and get involved at
cnv.org/LonsdaleGreatStreet

Survey on letstalk.cnv.org
from January 10 to January 31, 2025

cnv.org/LonsdaleGreatStreet



Development Proposal

PUBLIC INFO MEETING

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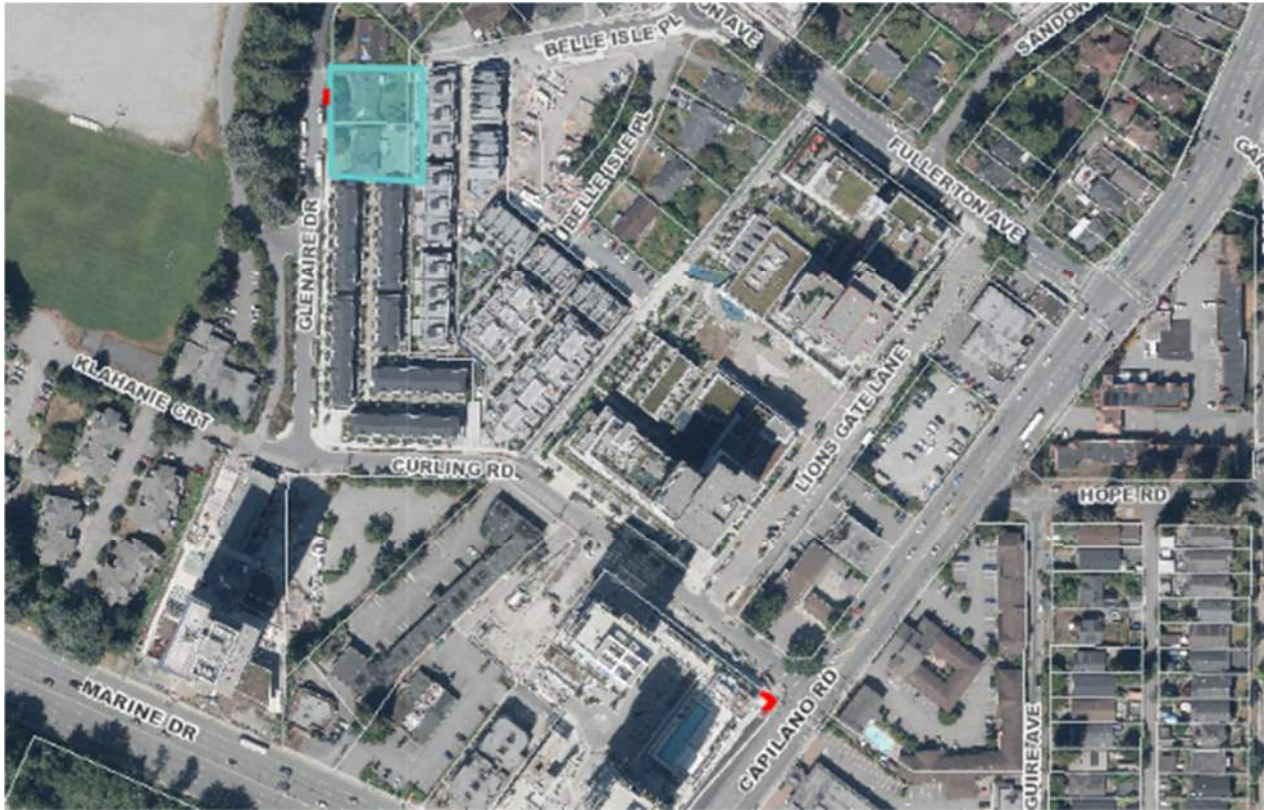


2 three-storey buildings
12 units
(including 2 lock-off suites)
26 underground parking spaces



Contact: Behrang Amini, Rodcon
info@rodcon.ca
778-235-5833

Location of notification signs



Single-sided sign on Glenaire Drive

Double-sided sign at Capilano Road and Curling Road

Image of notification signs

Development Proposal

PUBLIC INFO MEETING:

Participate virtually
January 20 – February 3, 2025 at
DNV.org/public-meeting

PROPOSAL:

Information is preliminary
and subject to change

1883 and 1901 Glenaire Drive



- 2** three-storey buildings
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- 26** underground parking spaces

WE ARE HERE

EARLY INPUT MEETING → PUBLIC INFO MEETING → PUBLIC HEARING →



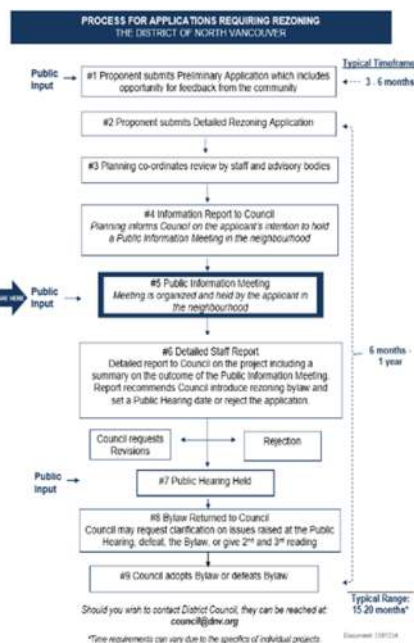
Contact:
Behrang Amini, Rodcon
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778-235-5833

Notification flyer

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Virtual Public Information Meeting

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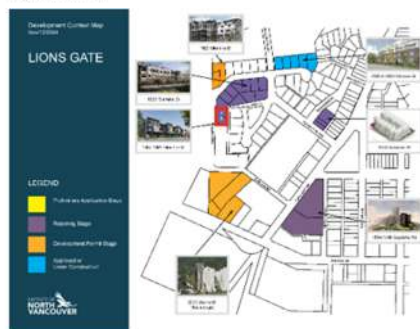
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Applicant: Rodcon
Email: info@rodcon.ca
Phone: 778-235-5833

Development Planner: Liam Butler

District of North Vancouver
Email: butlerl@dnv.org

Project Site Plan



Notice of Virtual Public Information Meeting in Your Neighbourhood

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This information is being distributed to the owners and occupants within 100 meters of the proposed development site in accordance with District of North Vancouver policy.

Meeting Time

January 20, 2025 – February 3, 2025

Please visit [DNV.org/public-meeting](https://dnv.org/public-meeting) to access the virtual two-week meeting.

Map of notification area (100m radius)



Appendix B: Virtual PIM Comments

Virtual PIM comments – Six comments were received via the virtual PIM

- Virtual PIM Comment #1 - 2025-01-27 01:35:40
 - As a resident in the neighbouring townhome complex and a resident in the Capilano & Marine area, I am against this development. I do not expect us to widen the roads, augment the nearby community centre, daycares, schools or any public facility or compensate the current neighbouring residents for the very practical hassles we shall suffer during construction. I ask once again why do we insist on compounding density in an already dense area instead of evaluating so many less-dense areas
- Virtual PIM Comment #2 - 2025-01-29 09:03:34
 - As a Lions Gate Village resident, I oppose this development as it does not contribute to the community. Unlike other projects that have enhanced the village—such as improving parks, building a community centre—this one offers no tangible benefits. I urge the district to approve only if it includes meaningful contributions (e.g. a community garden or ecological space). This is especially important as trees will be lost—I've observed 30+ bird species using this lot in the past two years.
- Virtual PIM Comment #3 - 2025-01-31 10:38:09
 - I am writing to express my serious concerns regarding the proposed townhouse development at 1883 Glenaire drive development . I am a nearby resident. While I recognize the need for housing in our community, I have significant concerns about the proposed vehicle access point at current loading and parking point for our residents. I will certainly create a bottleneck and potential safety issue.
- Virtual PIM Comment #4 - 2025-02-02 11:59:25
 - I am a resident of Lions Gate Village and strongly support the proposed 12-unit townhouse development. We need more housing like this to enhance affordability, especially for those who work in the city or, like me, want to stay in the community where they grew up. These townhomes are ideal for young families, given the area's proximity to parks, a community centre, daycare, trails, transit, and amenities. The design fits well with the neighborhood and aligns with the community plan.
- Virtual PIM Comment #5 - 2025-02-02 10:11:06
 - This development fails to add value to Lions Gate Village. Unlike past projects that improved parks or brought community amenities, this one offers nothing beneficial. The district should only approve it if it includes a meaningful contribution, such as a community garden or public green space, to support residents' well-being.
- Virtual PIM Comment #6 - 2025-02-03 10:17:09
 - Firstly, the presentation as a video is terrible. There are no high-resolution images to properly study. I watched it on my laptop and when I paused the playback and attempted to zoom in to see what any of the text actually said, the poor resolution made this impossible. Please post the actual slides!!!
 - Secondly, as others have said, how does this development contribute to the neighbourhood? One thing that's sorely lacking and which I'd hoped would be provided somewhere along Belle Isle Place is a loading zone. I can't tell from the poor information provided whether there will ever be any provision for delivery vehicles in the area.

From: Kelly Bond <[REDACTED]>
Sent: January 15, 2026 11:42 AM
To: Mackenzie Stonehocker; DNV Input
Subject: 1883 and 1901 Glenaire Drive

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ms. Stonehocker,

I am writing to ask a clarifying question on information provided in your staff report from first reading of this rezoning application.

The report indicates that the properties under consideration contain two detached homes and therefore no tenant relocation assistance is required.

Can you clarify if are these homes are occupied exclusively by home owners with no tenants being displaced? Or are there basement suite rental units? (I understand that the policy ONLY applies when 5 or more dwelling units are affected, I'm just curious about any tenant displacement generally).

Thank you in advance.

Kelly Bond

From: Mackenzie Stonehocker
Sent: January 19, 2026 1:54 PM
To: Kelly Bond; DNV Input
Subject: RE: 1883 and 1901 Glenaire Drive

Hello Ms. Bond,

Thank you for your email regarding the rezoning application at 1883-1901 Glenaire Drive.
With regards to potential tenant displacement:

- Neither of the houses contains a secondary suite, so the subject site originally contained 2 dwelling units.
- 1883 Glenaire Drive was previously used as a construction site office and is not in habitable condition (i.e. services have been disconnected).
- There is a tenant at 1901 Glenaire Drive who is aware of the development proposal.

I hope this answers your questions.

Kind regards,
Mackenzie

Mackenzie Stonehocker (she/her)
Development Planner



District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

stonehockerm@dnv.org
Direct: 604-990-2411 ext. 7124

Follow us on social media: @NVanDistrict

We respectfully acknowledge the original peoples of these lands and waters, specifically the səliłwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

From: Kelly Bond <[REDACTED]>
Sent: January 15, 2026 11:42 AM
To: Mackenzie Stonehocker <stonehockerm@dnv.org>; DNV Input <input@dnv.org>
Subject: 1883 and 1901 Glenaire Drive

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Thank you in advance.

Kelly Bond

From: [Jnotte](#)
To: [DNV Input; Mayor and Council - DNV](#)
Subject: Public hearing February 3, 2026 1883 and 1901 Glenaire Drive
Date: January 24, 2026 2:45:39 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council and planners of the DNV,

I'd like to provide input on the proposed amendments to the OCP to allow for the creation of 12-unit townhouses at 1883 and 1901 Glenaire Drive. The project generally seems to be in line with the current and future use of the area. A few areas of note that require consideration and resolution before this and all other future projects proceed in this area:

- retaining street parking for residents and visitors and providing the sufficient number of parking spots in new developments for residents and visitors.
- inclusion of drop off zones. There are continually Amazon delivery or other delivery trucks or Ubers / taxis blocking Curling, Fullerton, and Glenaire, forcing drivers to pass into oncoming traffic. There is daily near misses along these roads. Where is this provided for in current planning?
- build up of traffic during the daytime hours at Curling and Fullerton waiting unreasonably long times for the Capilano Road light to change. The timing needs to be updated to match current demands.
- the road at Capilano and Marine going south requires a left turn signal to allow traffic to safely proceed and again avoid long blocks in traffic:
- an inability to get home or out of Lions Gate Village due to the high volume of traffic on Capilano Road. Gravely Street needs to be reopened up to allow residents to get in / out this area.
- installation of a drop-in fitness centre at Lions Gate Community Centre. Residents are required to get in their car and go to Delbrook gym. Not including this in the original design was an oversight but can be corrected now.
- incentive for a grocery store in this area. Despite being promoted as a pedestrian area, there are no basic amenities other than the undersized community centre and park. Again, forcing residents into their cars.
- additional park space to serve the high number of residents in this area.

Before more development can proceed in this area, these planning needs require addressing immediately.

Thank you for advising how and when these issues will be addressed. I look forward to your response.

Thank you,

Jen Notte

From: Nauman Mithani <[REDACTED]>
Sent: January 26, 2026 6:56 PM
To: DNV Input
Subject: Feedback on bylaw 8756/7

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

1883 and 1901 Glenaire Drive and a portion of Lot 55

Dear DNV,

We, residents of [REDACTED] are against this re-zoning:

- Will the roads be expanded to accommodate the sharp increase in traffic? Glenaire Drive, Curling Road, Capilano Road and Marine Drive?
- Are we, the current residents, safe from disruption of access to our parkades during construction?
- Will the park behind 2060 Curling Road be expanded?
- Will the nearby library and community centre be expanded?
- Has DNV equalised density throughout its borders that it seeks to exacerbate density in this area?

If the above concerns can be satisfied then we can be in favour of it; if not then not.

Yours sincerely,

Nauman Mithani and Naazia Ebrahim [REDACTED]