

north shore news

Council OK's 35 units on Draycott

Jeremy Shepherd / North Shore News

April 1, 2015 09:29 AM



An artist's rendering shows what Walter's Place might look like when completed. District council has approved the five-storey residential development at 1325-1335 Draycott Rd., within the Lynn Valley town centre. PHOTO ILLUSTRATION SUPPLIED

It might not solve the North Shore's traffic problem, but a new development on Draycott Road should help cut a little congestion from Lynn Valley, according to District of North Vancouver Mayor Richard Walton.

A five-storey, 35-unit apartment won approval from council Monday (March 23), despite a few differences of opinion about gridlock.

Citing traffic's impact on Lynn Valley residents' way of life, Coun. Jim Hanson opposed the project. Besides failing to add affordable housing to the municipality, the development squanders crucial commercial space, according to Hanson.

"I question the wisdom of removing commercial space from Lynn Valley and substituting residential space," Hanson said.

Walton disagreed, saying he was "puzzled" by some of the comments regarding traffic. The number of cars on Draycott and neighbouring roads will dip as a result of the development, according to the mayor.

"I think putting this housing back in this quiet corner is just as wise as when the first development was put down at the end of the cul-de-sac that leads down towards the creek," he said. "There's ways of getting around. You're not trapped on Draycott."

The mix of two- and three-bedroom apartments was the only development delayed by the district's brief moratorium on development in February, spearheaded by Coun. Lisa Muri.

The district still has "no idea" how to deal with added traffic, according to Muri.

"And it's only going to get worse with the amount of development that's happening on the North Shore," she said.

Coun. Doug MacKay-Dunn aligned himself with Muri, warning of a "critical mass of congestion" triggered by a slate of

developments under construction simultaneously.

"It should bring some benefits to the community once completed," MacKay-Dunn said of the Draycott Road project. "But the road there is too bumpy."

The project got a thumbs up from Lynn Valley resident Coun. Roger Bassam, who dismissed traffic concerns.

"It's actually pretty easy to get around Lynn Valley."

Coun. Robin Hicks concurred, saying there is "no real problem" with traffic in the neighbourhood.

While the project "won't necessarily" help address the lack of affordable housing in North Vancouver, it supplies needed housing nonetheless, according to

Coun. Mathew Bond, who tipped the scales in the 4-3 vote.

The project's approval means the developer is on the hook for \$57,557. The money is earmarked for public art, park and trail maintenance, and infrastructure improvements.

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