

Meg Wray
City of North Vancouver
141 West 14th Street
North Vancouver, BC
V7M 1H9

11 February 2021

DIS Summary Report – DPA2020-00018 - 427-435 East 3rd Street

- Applicant: Helen Besharat, Architect AIBC
BFA Studio Architects
600 – 355 Burrard Street
Vancouver BC, V6C 2G8
e: info@bfastudioarchitects.com
t: 604-662-8544
- Date: Wednesday January 13th 2021 between 6.00pm and 7.30pm
- Format: Zoom web-based video conference
- Attendees: 5 members of the public, design / consultant team & CoNV Planner
- Raised Issues: 1. Impact on existing Douglas Fir tree at the south west of the site.
2. Height / overlook of Block C.
3. Proximity to existing overhead powerlines.
4. Laneway Access.
5. Suitability of project within neighbourhood.
6. HVAC noise.
7. LEC hookup, any potential for solar panels & electric vehicle charging.
- Response: 1. Client in negotiation with tree owner.
2. Building under maximum height. Top floor stepped back.
3. Building has been moved north to provide required clearances.
4. Contractor to provide construction access plan at BP stage.
5. Project complies to zoning requirement and is adjacent to two existing 3-4 storey buildings to the east.
6. No outdoor equipment. Internal HVAC closet provided.
7. LEC as per CoNV. No solar panels to be used. EV charging provided.