

1612 ST. GEORGES AVENUE, NORTH VANCOUVER

DIS Engagement Summary Report

Date: February 17, 2023
Created by Pooni Group
on behalf of Domus Homes

EXECUTIVE SUMMARY

Domus Homes (Domus) has submitted a rezoning application to the City of North Vancouver (CNV) for the property at 1612 St. Georges Avenue (the site) to permit the development of a 6-storey rental residential building. The proposal includes 76 new purpose-built rental homes, including 8 mid-market rental homes, and a 1,675 square-foot central landscaped courtyard.

As part of the rezoning application process, the project team hosted a Virtual Developer Information Session (Virtual DIS) on January 31, 2023 to inform the public of the proposal and collect feedback. The Virtual DIS consisted of a project website (www.1612stgeorgesave.com) where project information was posted, a webinar session hosted by the project team on Tuesday, January 31, 2023 from 6:00-7:30 pm, and an online comment form and dedicated email address to collect feedback. The Virtual DIS provided an opportunity for community members to meet the project team, learn more about the proposal, ask questions and provide feedback.

Feedback could be submitted in three ways: through questions posed during the live Q&A portion of the webinar, comment form submissions, and by email/phone. In total, 16 questions and/or comments were submitted during the presentations, two comment forms were submitted, and five emails were received, four of which were received prior to the Virtual DIS.

The following themes emerged through the feedback:

- Questions about the anticipated date of application approval and construction timeline;
- Questions about parking and vehicular access;
- Questions about the building design and architecture;
- Support for more rental housing in this neighbourhood;
- Support for the retention of a tree on site; and
- Questions about construction impacts and mitigation

The project team will consider the feedback received from the Virtual DIS as they progress through the design and approval process within the CNV.

table of contents.

Page Number	Section Titles
4	1. Introduction & Project Background
5	2. Project Website
5	3. Public Notification
7	4. Virtual Development Information Session
9	5. Feedback Summary
12	6. Conclusion and Next Steps
13	Appendices
14	Appendix A: Notification Flyer
15	Appendix B: Notification Delivery Area
17	Appendix C: Site Signage
18	Appendix D: Newspaper Advertisement
17	Appendix E: Project Website
21	Appendix F: Presentation Slides
39	Appendix G: Questions/Comments received during DIS
40	Appendix H: Comment Form Responses
41	Appendix I: Emails

1. INTRODUCTION & PROJECT OVERVIEW

The site currently consists of a three-storey purpose-built rental building located in the Central Lonsdale neighbourhood, a vibrant neighbourhood well served by frequent transit, shops, services, and community amenities. There is a range of building types in the surrounding area from townhomes to 6-storey residential apartment buildings. The site is located at the corner of St. Georges Avenue and East 16th Street.

Within the City of North Vancouver's (CNV) Official Community Plan (OCP), the site is designated as Residential Level 5 (Medium Density), which permits a floor space ratio (FSR) of 1.6 and an additional bonus density of 1.0 FSR, provided the proposal includes 100% rental homes.

In November 2022, Domus submitted their rezoning application to the CNV to permit a 6-storey residential rental apartment building with 2.6 FSR.

The proposal also includes:

- 76 rental units, including 8 mid-market rental units;
- Approximately 1,675 square-foot central landscaped courtyard;
- 49 parking stalls within a two-level underground parkade;
- 105 long-term bicycle parking spaces, plus facilities for bike washing and maintenance for use by residents; and
- 7 short-term spaces for bike parking.

On January 31, 2023, a Developer Information Session (DIS) was hosted by the project team from 6:00 to 7:30pm. To facilitate registration for the DIS, a project website was set up.

2. PROJECT WEBSITE

On January 16, 2023, the project website landing page (www.1612stgeorges.com) was launched. It provided with high-level information on the proposal and a link to register for the Virtual DIS on January 31, 2023.

On the day of the DIS, the project website home page was updated with further details on the site and policy context, information about the proposal including a copy of the PDF presentation, and a fillable comment form for feedback.

3. PUBLIC NOTIFICATION

The public was notified about the DIS in the following ways:

- Mail-out of a notification flyer;
- Sign installed on-site; and
- Newspaper ads.

MAIL-OUT (NOTIFICATION FLYER)

245 notification flyers were sent out to surrounding property owners using mailing addresses provided by the CNV. The notification flyer informed the property owners within 40 metres about the development proposal, event details for the DIS including how to register to attend, and contact information.

A copy of the notification flyer is included in Appendix A, and a copy of the notification area is in Appendix B.

SITE SIGN

On January 20, 2023, a site sign was installed on the property informing the public about the Virtual DIS. The site sign included the following information:

- Information on the project proposal
- Applicant contact information
- Proposed development site
- Proposed development rendering
- Project website address
- How to register for the virtual DIS

A photo of the site sign is included in Appendix C.

NEWSPAPER ADVERTISEMENT

On January 18, 2023 and January 25, 2023, a newspaper advertisement ran in the North Shore News to inform the public about the virtual DIS. The newspaper advertisement informed the community about the development proposal, provided webinar details, and information on how to participate in the online engagement.

A copy of the newspaper advertisement is included in Appendix D.

4. VIRTUAL DEVELOPER INFORMATION SESSION

The virtual DIS was hosted online via Zoom webinar. The webinar session provided opportunities for the community to review the proposal and have their questions answered by the project team during the live Q&A session. The webinar session allowed the project team to gather valuable feedback.

WEBINAR SUMMARY

Date: Tuesday January 31, 2023

Time: 6:00-7:30 pm

Location: Zoom Webinar

Between the day the website went live on January 16, 2023 and the last day for comment form feedback, February 14, 2023, 64 visitors viewed the project website.

A total of five individuals joined the Zoom Webinar to view the presentation and to participate in the Q&A.

PROJECT TEAM IN ATTENDANCE

The following team members were in attendance to present the overview of the project or to answer questions during the webinar session:

Domus Homes (Developer)

- Richard Wittstock

Stuart Howard Architects(Architect)

- Neil Robertson
- Adam Van Est

Pooni Group (Public Engagement)

- Laura Beveridge
- Maureen Solmundson

City of North Vancouver (Planning)

- Huy Dang

PRESENTATION MATERIAL

The presentation headings, which are representative of the content presented, included:

1. Welcome
2. Land Acknowledgment
3. Housekeeping & Community Guidelines
4. Introductions
5. About Domus
6. Neighbourhood Context
7. Site Context
8. City of North Vancouver's OCP
9. Proposal Highlights
10. Design Concept
11. Design Concept
12. Design Concept
13. Design Concept
14. Site Plan
15. Proposal Key Statistics
16. Tenant Assistance and Support
17. Q&A
18. Thank you

The presentation was available for download on January 31, 2023 on the project website and was still available to download as of February 17, 2023.

Screenshots from the Virtual DIS project website are included in Appendix E, and a copy of the presentation slides are included in Appendix F.

5. FEEDBACK SUMMARY

The virtual DIS provided an opportunity to inform the public about the proposal, answer questions, and provide feedback. The public was able to provide feedback in following ways:

- Submission of questions and comments during the webinar;
- Online comment form submissions through the website; and
- Submission of questions and comments via email (prior to and following the virtual DIS).

In total, 16 questions/comments were received during the webinar, two online comment forms were submitted, and five emails were received. A summary of the feedback is provided in the below.

SUMMARY OF QUESTIONS/COMMENTS RECEIVED DURING Q&A

A total of 16 questions/comments were received during the webinar session. The questions and comments related to the following:

Questions about architecture/design:

- Building setbacks
- Incorporation of Indigenous public art/design elements
- Building height
- Sidewalk improvements

Questions about unit layout and specifics:

- Unit sizes
- Rent costs
- In-suite appliances

Questions about construction and timelines:

- Anticipated approval timing
- Construction timeline

Questions about parking and vehicular access:

- Number of parking stalls

- Access to the underground parkade

See Appendix G for the questions/comments asked during the webinar session.

SUMMARY OF COMMENT FORM AND EMAILS RECEIVED

A comment form was available online on the project website from January 31, 2023 to February 14, 2023. Two individuals submitted a comment form. Contact information was also provided on the notification flyers, website and during the presentation for those who wanted to contact the project team through email. A total of five emails providing feedback were also received.

The comment form included the following questions:

Question #1: “Do you support the proposed project?”

Question #2: “Do you have any concerns about the proposed project?”

Question #3: “What do you like about the proposed project?”

Question #4: “What would you suggest we change about the proposal?”

Question #5: “Any additional comments?”

Question #6: “Would you like the Applicant to respond to your comments? If so, please provide your contact information”

Our analysis of the comment forms and emails includes a categorization of the sentiment (support, neutral, or opposed) for each submission.

Out of the 2 comment forms and 5 emails received:

- 3 individuals indicated support for the proposal
- 4 individuals were neutral
- 0 individuals indicated opposition to the proposal

The following summarizes the most common themes for each question included on the online comment form:

Question #1: “Do you support the proposed project?”

All comment form respondents indicated support for the proposed project.

Question #2: “Do you have any concerns about the proposed project?”

No concerns were identified.

Question #3: “What do you like about the proposed project?”

Individuals indicated that they are in favour of the rental homes that would serve the community housing needs, and the ample bike and vehicle parking spaces proposed.

Question #4: “What would you suggest we change about the proposal?”

Responses indicated that there is a desire to see additional rental units and covered bike parking spaces in the front courtyard.

Question #5: “Any additional comments?”

A suggestion was made by an individual who asked the applicant and the City to consider raised crosswalks to achieve traffic calming and pedestrian safety in the immediate vicinity.

Question #6: “Would you like the applicant to respond to your comments?”

One individual requested a response to their comment.

A dedicated email address (angela@poonigroup.com) was provided on the notification flyers for those who wanted to contact the project team through email. As noted above, a total of five emails providing feedback were received.

Common themes of the questions and comments received are listed below:

- Questions relating to construction impacts and mitigation;
- Questions about rezoning process and timing;
- Questions about the tenant relocation plan;
- Questions about rental rates;
- Support for the large cedar tree retention at the corner of the development; and
- Support for increasing the rental supply within the community.

A copy of the comment form responses is included in Appendix H, and a copy of emails received is in Appendix I.

6. CONCLUSION AND NEXT STEPS

Domus submitted a rezoning application to the CNV for the 1612 St. Georges Avenue to permit the development of a 6-storey building containing 76 rental homes.

On January 31, 2023, Domus and the project team hosted a virtual DIS. A total of five individuals joined the virtual DIS, and 16 questions/comments were received during the Q&A. The comment form period was open for two weeks, from January 31 to February 14, 2023. A total of two online comment forms and five emails¹ were received. Questions and comments received related to construction impacts and mitigation, building design and architecture, vehicle and bike parking, rezoning process and timing. There is a desire to see additional rental units and covered bike parking spaces in the front courtyard. Some individuals expressed support for the increase in rental housing supply and the tree retention of the proposed development.

The project team will consider the feedback received from the Virtual DIS as they progress through the design and approval process within the CNV.

1 Four of these emails were received before the comment form period.