

216-232 East 3rd Street - North Vancouver Zoning Bylaw Amendment Application – Farzin Yadegari Architect Inc. – Developer Information Session Summary Report

Event Date: Thursday, December 5th, 2024

Time: 6:00 PM – 7:10 PM

Location: Online Zoom Webinar

Attendance: 12 members of the public attended virtually.
The Farzin Yadegari team was in attendance, as was a representative of the City of North Vancouver Planning Department.

Comments: 24 comment forms and/or emails were submitted in a two-week period following the VDIS.

Meeting Purpose:

- 1) To present development application materials to the community
- 2) To provide an opportunity for the community to ask questions about the development
- 3) To provide an opportunity for the community to comment on the proposal

Notification:

In accordance with City of North Vancouver policies:

Invitation Flyers

VDIS Invitation flyers were delivered to 175 addresses within a 40m radius of the site, provided by the City of North Vancouver. Appendix A: Notification includes a copy of this material.

Newspaper Ad

A VDIS newspaper ad was placed in the North Shore News on Nov 20th and 27th, 2024. A copy of the ads is included in Appendix A: Notification.

Notification Sign

One VDIS notification sign was erected on the site. Photos of the installed site signs are included in Appendix A: Notification.

Attendance:

12 members of the public signed in for the virtual meeting. A copy of the attendee list is included in Appendix B: Attendee List.

The following City staff and project team members were in attendance:

City of North Vancouver:

- Linden Mulleder, Planner 2 (Initials LM)

Project Team:

- Farzin Yadegari, Architect and Applicant (Initials – FY)

Facilitators:

- Katrina May, Katrina May Consulting (Initials – KM)

Overview:

In accordance with the City of North Vancouver’s Virtual Developer Information Session (VDIS) Public Consultation Guide, the meeting was held in an online format using Zoom Webinar. VDIS participants watched a PowerPoint presentation by the applicant as well as a video of a 3-D rendering of the project.

Participants were invited to use the Zoom Webinar Q&A function to ask questions or submit comments during the VDIS, which were addressed at the end of the presentation during the Question & Answer period. The facilitator read all questions received aloud and directed questions to the appropriate project team member to respond verbally for all participants to hear. Answers were transcribed by the facilitator and posted for all to see.

The project presentation and facilitated Question & Answer period took approximately 70 minutes. The facilitators received several questions and comments about the project and recorded them for inclusion in this summary report, attached as Appendix C: Public Dialogue. The comment form is submitted as a separate Appendix D: Public Comments.

Participants were invited to submit written comments (using the City’s website comment form or via email) to the applicant and/or the municipal development planner, following the VDIS. 24 comment forms and/or emails were submitted before or after the VDIS during a two-week comment period.

VDIS Summary of Key Questions and Comments including Responses:

Building Height and Scale

1. Concern about the height exceeding existing buildings and loss of sunlight/views.

Response:

- The height limit for new rezoning applications is determined by the Official Community Plan (OCP). The proposal is within the maximum allowable height dictated by the OCP.
- The site has a 6-meter height difference between the lane and East 3rd Street.
- From the lane, the building appears 5 stories, while from East 3rd Street, it appears 7 stories.

Density and Setbacks

2. Why not maximize the density to 2.6 FSR (floor space ratio) to address housing shortages?

Response:

- The design balances volume, massing, and setbacks to meet requirements such as minimum unit sizes, windows, and lighting.
- The current FSR of 2.3 meets these constraints while adhering to urban design principles.
- The building was shifted 0.5 meters west to accommodate a mid-block public connection staircase, meeting planning requirements.

3. Will there be improvements to the narrow rear lane?

Response:

- The lane and part of East 3rd Street will be improved, including repaving, new sidewalks, curbs, and possibly speed bumps, as required by city engineering standards.

- The lane setback is 10 feet, and higher floors taper back by approximately 10-15 feet.

Construction Timeline and Process

4. **Comment:** When will construction begin, and how long will it take? Will the units be for sale or rent?

Response:

- The project is still in the rezoning stage. Construction is unlikely to begin for at least 1-2 years after council approval.
- Construction is estimated to take 2 years, with an anticipated completion in 2027.
- The units are currently planned as strata condos. However, the developer may choose to include rental units later.

Community Impact

5. **Comment:** How does this project differ from other nearby developments?

Response:

- The building design breaks up the façade to reflect the natural landscape, with individual unit character and privacy emphasized. It avoids a monotonous, cookie-cutter appearance.

Comment Form and Email Summary:

Participants were invited to submit comments during a 14-day response period after the VDIS meeting. 24 comment forms and/or emails were submitted before or after the VDIS. The key comments and questions received included:

1. **Interest in Managing Traffic and Parking Effectively:**

- Numerous comments raised concerns about the potential increase in traffic congestion in the area due to the proposed development and the impact on street parking for current residents.
- Residents expressed a strong desire to ensure traffic flow and parking solutions are well-planned to accommodate the growing needs of the area.
- Suggestions focused on balancing the increased density with thoughtful traffic management and ensuring sufficient parking to support both new and existing residents.

2. **Impact on Neighborhood Character:**

- The scale and height of the building were frequently mentioned as too large for the area.
- Feedback emphasized the importance of designing the development to harmonize with the unique architectural style and scale of the surrounding area. Many saw an opportunity to create a thoughtfully designed building that complements and enhances the neighborhood's identity.

3. **Opportunities for Sustainable and Green Design:**

- There were concerns about the loss of green space and potential environmental impacts, including increased noise and reduced air quality.
- Community members showed enthusiasm for incorporating environmentally friendly elements, such as green spaces and sustainable materials. There was a strong appetite for projects that prioritize environmental stewardship and contribute positively to urban green space.

4. **Housing Affordability and Inclusivity:**
 - Some comments addressed the importance of including affordable housing units in the development to benefit a diverse population.
 - This presents an opportunity to demonstrate leadership in equitable housing.
5. **Focus on Enhancing Safety and Accessibility:**
 - Safety was a concern, with community members encouraging measures to improve pedestrian pathways, crosswalks, and overall street safety. This feedback highlights an opportunity to ensure the development is pedestrian-friendly and enhances neighborhood walkability.
6. **Desire for Continued Community Engagement and Communication:**
 - The feedback reflected a desire for ongoing, transparent communication between the development team, the city, and the community.
 - There were requests for more public meetings and opportunities for community feedback before moving forward with the project.
7. **Positive Support for Development and Growth:**
 - Many recognized the potential of this project to bring economic benefits and modern infrastructure to the area. The proposed development is seen as an exciting opportunity to contribute to the community's vibrancy and meet future housing demands.

Summary of how issues have been considered and solutions incorporated into the programming or design of the development proposal:

The applicant team values all input received to date, as it is vital in helping them understand the community's needs and concerns. They have taken all feedback into consideration as they move forward with the project.

The applicant team is currently awaiting feedback from the City of North Vancouver, including the Planning and Engineering Departments, and will consolidate this information with comments from the Design Panel as well as the community's input. Once all feedback is received they will be reviewing it and making adjustments to the application as necessary. They will provide an appendix to this report outlining any changes made and/or the rationale for design decisions at that time.

Conclusion:

The purpose of this online Virtual Developer Information Session was to present to the community the proposed development permit application and the development concept, and to provide attendees with an opportunity to ask clarifying questions and comment on the proposal. 175 VDIS notification flyers were distributed by mail to the surrounding community, and 12 community members signed into the VDIS. Two newspaper ads notified the community of the VDIS, and one VDIS notification signs were posted on the property. A total of 24 comment forms and/or e-mails were submitted.

Members of the public could participate in this consultation process in three ways:

- Watching a project presentation and video rendering during the VDIS
- Asking questions of the project team and/or City Planner during the VDIS
- Submitting written comments after the VDIS during the two-week comment period

The VDIS meeting length and format was sufficient to provide all participants an opportunity to learn more about the proposed project, ask questions, and make any comments they wished to provide that

evening. Participants asked the development team and City Planner a variety of specific questions, mostly related to building height and density and its impact on the neighbourhood, traffic management and safety. Support was expressed for the additional housing and growth, and a desire for ongoing community engagement and communication on this project.

Appendix A: Notification

Newspaper Advertisement: North Shore News, Wednesday, Nov 20th, 2024

north shore news nsnews.com

WEDNESDAY, NOVEMBER 20, 2024 | A25

Preparation is crucial

Continued from A24

and U Sports playoffs. They allowed just four goals in the regular season.

Set in that ironclad defensive lineup is North Vancouver right back Ella Sunde, playing 90 minutes in the final and 120 minutes in the semi-final win against Cape Breton (1-0).

At the beginning of the season, Symons said he was a bit nervous, as injuries removed some of his top goal-scorers from the lineup, including another North Van product, Sophie Damian.

"But it turned out that we just had more weapons," he said. "Everyone sort of stepped up in those areas."

Combined with his proven defensive players, "we were harder to stop than any team I've ever had," Symons said.

Coach focuses on preparation and players

At the core of the team's near-flawless performance this year was focusing on the game ahead and not getting caught up in the bigger picture.

"Last year we learned," he said. "We lost Game 10 mid-season, and it was all about: will this team go to end of season [undefeated]? Will they not?"

"And we just played so bad in that game in Victoria last year," Symons said.

That single 0-2 loss was a wake-up call to the squad of perfectionists.

This season was all about routine and habit, the coach said, with major focus being put into prepping for each individual team in upcoming games.

Sunde said that coach Symons is on "another level" when it comes to tactics.

"He really dials in on video ... that's kind of been a big thing he focuses on," she said. "We're going to be the most prepared team."

The players really focus on what each can do individually, and what formations work best against each opposing team.

"It's not like we just show up and play," Sunde said.

But Symons's coaching approach is less about roles on the field and more about the players themselves.

"A big thing he talks about is the person, and he recruits based on having good people in the environment," Sunde said. "That also contributes to our success because everyone's so close and supporting each other, even though our roster is pretty big and obviously not everyone gets to play."

That attention to recruiting led to some standout rookie performances, including Sienna Gibson, who was named MVP at nationals.

"Consistently, the rookies are getting acknowledgment, and I think that's a testament to who he brings in and the depth of the team as well," Sunde said.

In an interview, Symons acknowledged that his coach of the year awards were "great recognition," but didn't dwell much on the topic other than to put shine on his team, and all the other great coaches at the national event.

Symons has a long history with women's soccer, much of it on the North Shore. Prior to his nine years with the Thunderbirds, he was the former technical director of the North Shore Girls Soccer Club, and served as head instructor at the soccer academy run out of West Vancouver's Sentinel Secondary.

He's also currently the assistant coach of his daughter's team, the U9 North Shore Girls Huskies.

Continued on A26

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Or drop off new toys and gift cards for teens and tweens at the Christmas Bureau, Community Hub, Capilano Mall, Access through Parking Level 2. Monday - Friday, 10am to 4pm

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Northshore Auto Mall | north shore news

PLANNING APPLICATION

216-232 East 3rd Street

PROPOSED BUILDING

Farzin Yadegari Architect Inc. has applied for a Zoning Bylaw Amendment application to rezone the property from the existing RT-1 and CD-073 Zones to a new Comprehensive Zone (CD) to allow for a 7-storey residential building with 78 strata units. The proposal includes 78 vehicle parking stalls and 171 secure bicycle parking stalls.

LOCATION

Applicant: Farzin Yadegari Architect Inc
farzin@fyarch.ca
778.340.4142

TO LEARN MORE OR TO PROVIDE INPUT ON THIS PROJECT:

cnv.org/Applications
Search by property address

COMMENT ONLINE BY:
December 19, 2024

VIRTUAL DEVELOPER'S INFORMATION SESSION

DATE: December 5, 2024
TIME: 6:00 PM
REGISTER: Contact applicant by phone or email

cnv.org/Applications
planning@cnv.org
604.983.7357

Newspaper Advertisement: North Shore News, Wednesday Nov 27th, 2024

north shore news nsnews.com

WEDNESDAY, NOVEMBER 27, 2024 | A37

PROVINCIAL CHAMPS

Royals score third-straight field hockey title

NICK LABA
nlaba@nsnews.com

The Handsworth Royals are continuing their reign over AAA senior girls field hockey in B.C.

On Nov. 8, the team defeated the Kelowna Owls 2-1 in the provincial final to cap off yet another perfect season.

It's the third-straight championship title for the Royals, and the second year in a row the team has won all four significant banners throughout the season. Those include the North Shore finals, the Vancouver-Sea to Sky Zone, the prestigious Bridgman Cup tournament and provincials.

But their dominant season came down to a nail-biting 60 minutes at the B.C. final.

Handsworth's Valerie Chan opened the scoring with around six minutes left in the first quarter. The play started off a short corner, with Chan managing to bury the ball in the Owls' goal after several rebound attempts.

Just three minutes later, Zoe Gold scored again to give Handsworth a two-goal lead.

Kelowna responded less than four minutes into the second half of play.



Handsworth's senior girls team boast banners for the North Shore finals, Vancouver-Sea to Sky Zone, and provincial championship. COURTESY OF JESSICA BRATTY

That meant the Royals had to defend their lead for a grueling 20-plus minutes.

But with a rock-solid defence, Handsworth held the Owls off to claim the provincial trophy.

Coach Jessica Bratty said Kelowna had a strong team with lots of determination and grit.

"We had a fairly strong presence on the field throughout the game, with lots of [scoring chances]," she said.

"They had a really strong defensive squad on the Kelowna side that was able to keep the score at an even level."

But Handsworth's high level of competition and athletic ability ultimately won them the banner.

Bratty acknowledged the strong leadership provided by head coach Ashleigh Gold. She also praised the initiative taken by co-captains Stella Shandro, Rhea Dulay and Camryn Jensen.

Other North Shore girls field hockey squads also had strong showings. Collingwood came second in the 2A provincials. Carson Graham and Argyle came fourth and fifth in the AAA finals, respectively.

Plate to soil

Wrap your food scraps in newspaper or a paper bag and put them into your green-lidded **organics cart** (not the garbage!) to help create nutrient-rich compost that can be used to feed flowers and vegetables.



Learn more at:

[DNP.org/Waste-Collection](https://dnp.org/Waste-Collection)



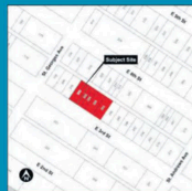
PLANNING APPLICATION

216-232 East 3rd Street



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Learn more and apply at:

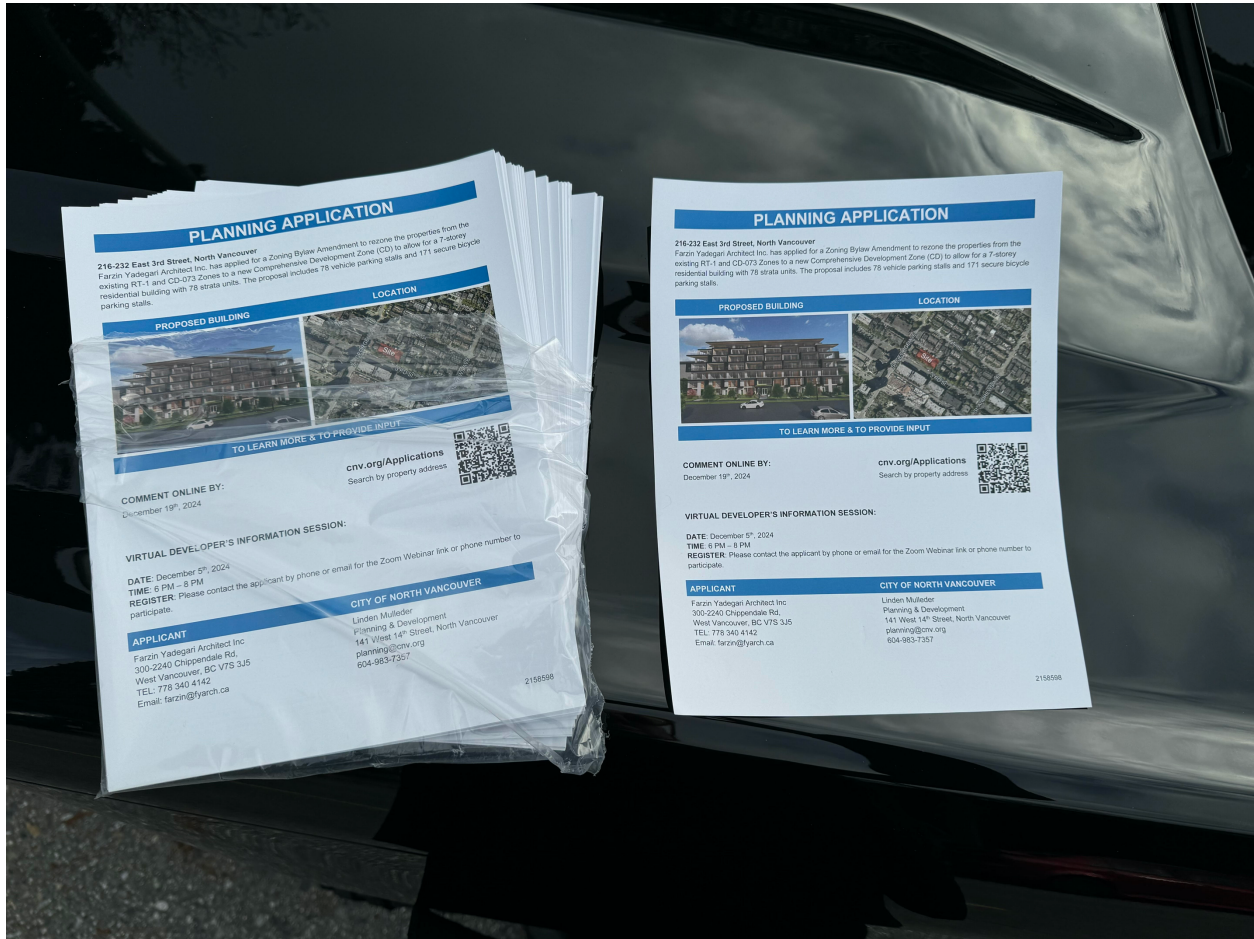
[DNP.org/committees](https://dnp.org/committees)



Notification Sign



Notification Flyer



Appendix B: Attendee List (redacted to preserve privacy)

Attended	User Name (Original Name)	Email
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Appendix C: Public Dialogue (see attached)

Appendix D: Public Comments – Written and Emailed Submissions (see attached)