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# DEVELOPER INFORMATION SESSION MEETING SUMMARY

2416 Western Avenue, North  
Vancouver

Prepared on behalf of 1345529 BC Ltd. for the  
City of North Vancouver

January 2, 2023



## OVERVIEW

On behalf of 1345529 BC Ltd., Architectural Collective Inc. facilitated a Virtual Developer Information Session to introduce a development application for rezoning 2416 Western Avenue to permit a new residential development for 18 residential units with underground parking.

The Developer Information Session is required by the City of North Vancouver to ensure that the local residents, adjacent businesses, and property owners have an opportunity to learn about a proposed development, and provide comments or ask questions to the applicant and the City prior to Council consideration.

Overall, response to the proposal was positive. The comments and questions raised at the meeting and on feedback forms are summarized in this report.

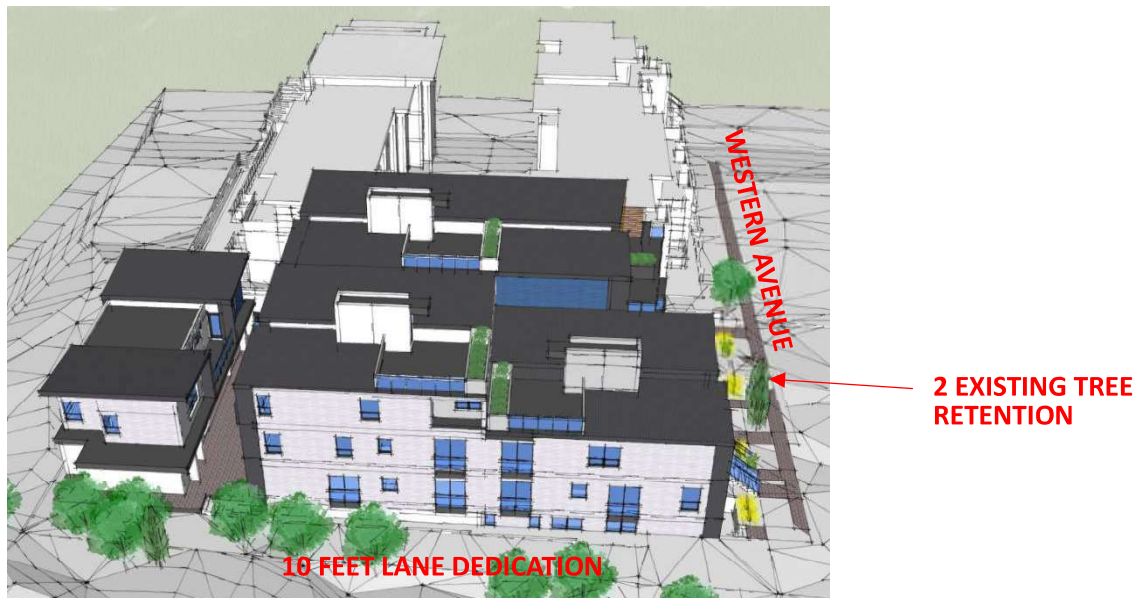
DEVELOPER PRELIMINARY MEETING QUICK FACTS	
<b>DATE</b>	December 6, 2023 (Wednesday)
<b>TIME</b>	6:00 – 8:00 p.m.
<b>LOCATION</b>	Virtual Zoom Meeting online
<b>ATTENDANCE</b>	1 person signed up for event from the public 1 Owner in attendance, City Planner and Facilitator/Applicant <b>Total of 4 people</b>
<b>FEEDBACK</b>	6 comments online City feedback 1 comment online Virtual DIS 1 comment by phone call to Applicant
<b>REPRESENTATION</b>	Carman Kwan – Architectural Collective Inc. Bram van der Heijden – City of North Vancouver Bobby Purba – 1345529 BC Ltd.
<b>ATTACHMENTS</b>	Feedback forms

## PROJECT DESCRIPTION

The development application proposes to rezone 2416 Western Avenue to permit a new multi-family development compliant to the Official Community Plan R4a zoning to include 18 residential units at a floor space ratio of 1.0. The development includes a mix of residential unit sizes including 8 affordable units under 800 square feet, an underground parking level and a 10 feet lane dedication on the north side of the lot.

### Key features of the project include:

- 18 residential units with 8 affordable units under 800 square feet
- Underground parking level with 14 parking stalls proposed and a 9 parking stall variance
- Floor space ratio of 1.0 compliant to the OCP R4a zoning
- Lane dedication of 10 feet at the north side of the site
- Retention of two existing trees on the west property line



DEVELOPER INFORMATION SESSION MEETING SUMMARY  
2416 WESTERN AVENUE, NORTH VANCOUVER

NOTIFICATION

Notification for the Developer Information Session meeting included:

- Information postcards mailed to adjacent properties
- Newspaper advertisement published in the NorthShore News (web online and print) on week of November 22 and November 29, 2023.
- Posted on City of North Vancouver's Website <https://www.cnv.org/Business-Development/Building/Land-Use-Approvals/Active-Applications/2416-Western-Avenue> launched during notification period and currently active and included in advertising project webpage and contact information

NORTHSHORE NEWS ADVERTISING

The image displays two side-by-side newspaper advertisements from the NorthShore News. Both ads are for a 'Development Information Session' regarding a zoning application for residential housing at 2416 Western Avenue. The left ad is dated November 22, 2023, and the right ad is dated November 29, 2023. The ads contain the following information:

- Legal Section:** 'Development Information Session' with sub-heading 'Early Public Input Opportunity - Rezoning Application Proposed Market Strata Residential Housing - 2416 Western Avenue'. It details that Architectural Collective Inc. has applied for a zoning by-law amendment to rezone the property from L2 to a new zone (L2R) to allow for two new three-story residential buildings. The meeting is held by the City of North Vancouver as part of the land use application process.
- Business Services:** Includes sections for 'WINEHOUSE DESIGN', 'HOME CARE', and 'THE EVENING STAR'. 'WINEHOUSE DESIGN' offers interior design services. 'HOME CARE' provides cleaning and maintenance services. 'THE EVENING STAR' is a local business directory.
- Rental Section:** 'THE EVENING STAR' also features a 'RENTAL' section for various properties.
- Proposed Buildings:** Includes architectural renderings and floor plans of the proposed buildings.
- Location:** A map showing the location of the property at 2416 Western Avenue.
- Contact Information:** Architectural Collective Inc., 604-653-8511, www.architecturalcollective.com. Meeting details: Date: Wednesday, December 6, 2023; Time: 6:00 PM - 8:00 PM; Place: 414 - 4th Street.
- Public Input:** A section titled 'TO LEARN MORE & TO PROVIDE INPUT' with a QR code and a link to the project page.
- Recycling:** A 'RECYCLE THIS PAPER' logo is present at the bottom of the ads.
- Footer:** 'YOUR COMMUNITY NEWSPAPER CALL 604-653-7851 TO PLACE YOUR AD'.

NOVEMBER 22, 2023

NOVEMBER 29, 2023

## MEETING SUMMARY

The meeting was held virtually on Zoom Meeting and the meeting link was sent out to interested public who contacted us to attend the session. We received two requests from the public for attendance. Starting at 6:00 pm, the Virtual Developer Information Session was held and one member of the public signed in to the meeting. A presentation was provided by the facilitator/applicant and a question and comment period was held.

The public attendee was welcomed and invited to ask questions of the presentation material and the proposed development.

Comments from the public were positive and in support of the proposed development at the Developer Information Session meeting. Four comments were submitted during the Notification period on the City of North Vancouver's website and one comment by phone to the Applicant.

## DISCUSSION: QUESTIONS AND COMMENTS

- The proposed project was generally well received and supportive of development and density

## COMMENTS/ CLARIFICATION FROM THE APPLICANT & REPRESENTATIVES

- The applicant and City Planning staff provided clarifications that a 10 foot lane dedication was to be provided at the north of the site for continuity of existing east lane access to the north and on to Western Avenue.

## FEEDBACK FORM SUMMARY

Four feedback online city forms were submitted during the notification period and one phone call comment from the public. Generally, submissions were supportive of the proposed project and provided the following comments:

- The proposed project was generally well received and public supportive of development and density
- Affordability of the units proposed was welcomed and positive aspect of the development
- Support for multi-unit development and more choice and supply
- Support for new buildings to "improve outlook of Western Avenue" and revitalization of the street
- Proposed development "a great fit for the area based on the current and future developments"
- Suggestion for "different and unique design"
- Suggestion for "adding EV parking option"
- Suggestion for house or duplex density and development proposal too dense
- Suggestion for reduced density to 10-14 units
- Concerns regarding traffic and access of lane for garbage and recycling trucks
- Concerns regarding reduced parking proposed on site
- One comment concerns that no further development should take place on this street

## CONCLUSION

The Developer Information Session meeting for rezoning of 2416 Western Avenue to R4a zoning was advertised according to the City of North Vancouver's requirements and provided an open forum for community members to learn about the proposal, ask questions, and provide comments to the applicant and representatives. Those who asked questions or provided comments were supportive of the project and did not raise any significant concerns. Feedback summary forms submitted online were generally supportive of the development proposal with three out of six submissions commenting on concerns regarding parking, existing traffic flow and density proposed.