

# Public Input Summary Report

317 W 20th Street  
(PLN2024-00024)

## ***Applicant:***

BHOME  
1264348 B.C LTD  
info@bhomeenterprise.ca  
604-210-0358

## ***PUBLIC NOTIFICATION***

In December 04<sup>th</sup> 2024, the city requested us to initiate the public notification process for our Zoning Bylaw Amendment application. The project is described as follows: rezoning the property from the existing zone (RS-1) to a new zone (RS-2) to allow the subdivision of the property into two lots. Each lot will contain one principal dwelling with two stories plus a basement, with the basement designated as a secondary suite. This results in two units per lot, for a total of four units.

We prepared all the required information accordingly and followed the city's instructions to notify our neighbors properly. The notification process was carried out using the following resources:

**1. Signage:** A sign was placed by the applicant on the subject property: 317 W 20<sup>th</sup> Street during the dates from December 10<sup>th</sup> 2024 to January 4<sup>th</sup> 2025, with the following information:

- Description of the proposal.
- A link to the City website where feedback can be submitted, as well as contact information for the applicant and City staff.
- Information about the Virtual DIS and how to register/participate/attend.
- Map Location of the project
- 3Dimage with the proposal

**2. Mailer:** A mailer was delivered by us, the applicant to properties within a 40 metre radius, via hand delivery. The mailer was based on the city template and included the following information:

- Description of the proposal.
- A link to the City website where feedback can be submitted, as well as contact information for the applicant and City staff.
- Information about the Virtual DIS and how to register/participate/attend
- Space for handwritten comments.
- Map Location of the project
- 3Dimage with the proposal

The properties that received this mailer are listed below:

314 W 20TH ST	NORTH VANCOUVER BC V7M 1Y5
320 W 20TH ST	NORTH VANCOUVER BC V7M 1Y5
324 W 20TH ST	NORTH VANCOUVER BC V7M 1Y5
326 W 20TH ST	NORTH VANCOUVER BC V7M 1Y5
330 W 20TH ST	NORTH VANCOUVER BC V7M 1Y5
323 W 20TH ST	NORTH VANCOUVER BC V7M 1Y6
319 W 20TH ST	NORTH VANCOUVER BC V7M 1Y6
317 W 20TH ST	NORTH VANCOUVER BC V7M 1Y6
1945 MAHON AVE	NORTH VANCOUVER BC V7M 2T4
1937 MAHON AVE	NORTH VANCOUVER BC V7M 2T4
326 W 19TH ST	NORTH VANCOUVER BC V7M 1X8
332 W 19TH ST	NORTH VANCOUVER BC V7M 1X8
2005 MAHON AVE	NORTH VANCOUVER BC V7M 2T6
2003 MAHON AVE	NORTH VANCOUVER BC V7M 2T6
325 W 20TH ST	NORTH VANCOUVER BC V7M 1Y6
1961 MAHON AVE	NORTH VANCOUVER BC V7M 2T4
1949 MAHON AVE	NORTH VANCOUVER BC V7M 2T4
1911 MAHON AVE	NORTH VANCOUVER BC V7M 2T4
1905 MAHON AVE	NORTH VANCOUVER BC V7M 2T4
2-314 W 20TH ST	NORTH VANCOUVER BC V7M 1Y5
2-324 W 20TH ST	NORTH VANCOUVER BC V7M 1Y5
2-326 W 20TH ST	NORTH VANCOUVER BC V7M 1Y5
333 W 20TH ST	NORTH VANCOUVER BC V7M 1Y6
333 W 20TH ST	NORTH VANCOUVER BC V7M 1Y6
2-319 W 20TH ST	NORTH VANCOUVER BC V7M 1Y6
2-326 W 19TH ST	NORTH VANCOUVER BC V7M 1X8

### ***PARTICIPANTS***

During this time, the city and the applicant received comments, suggestions, and feedback from several neighbors. In total, we received six (6) responses from the 26 households invited to participate.

### ***COMMENTS AND KEY TOPICS TO FOLLOW***

Based on the comments received, we noticed that some of the concerns and suggestions shared by the neighbors were recurring and important to them. These include:

1. Parking issues
2. Landscaping, green spaces and flooding problems
3. Privacy needs
4. Look of the design: East and West exterior walls, more visually attractive.

Below, we outline the key highlights of the comments on these matters:

### ***Comments of parking concerns:***

- Our neighbourhood is parking challenged due to its proximity to very active community fields, high school and limited parking on Mahon in-between 19th and 20th due to Mahon creek. - I recommend moving the parking spot in the east south corner more to the north to improve visibility and safety for traffic around the corner in the alley or making other adjustments to improve safety around the corner in the alley.
- There is already insufficient parking for residents of the street because of parking for use of the various sports fields on Jones where participants prefer to park on W 20th because it may be closer than the designated lots.
- Parking for two houses in this 50 foot lot is limited given that the furthest east parking space is unlikely to be protected from larger trucks driving around the corner (ie commercial vehicles) and therefore may not be used. Households usually have more than one vehicle per unit, which means off-street parking is insufficient for this development.
- This development should provide two parking spots per unit
- There is already insufficient parking for residents of the street because of parking for use for the sports fields on Jones. Participants prefer to park on W 20th because it is closer than the designated lots, and they can't access W 21st because it is closed for the green necklace. During events residents are often challenged to find street parking.

### ***Comments of landscaping, green areas and floods:***

- With the need for additional concrete walkaways as we have seen with these sorts of rezoned projects, there is less green space and vegetations, making these types of projects much less desirable from an eco point of view and put extra strain on our sewage and drainage systems. Many of the homes on our block have had flooding during times of heavy rain because of the sewer system not keeping up.
- They offer almost nonexistent yard space and many choose paving stones rather than green space. During rainy weather this forces more water into an already struggling city sewer and drainage system. We have had multiple floods
- The developer salvages these trees (25m healthy middle-aged Atlas Cedar, sumac and mountain ash) or funds the planting of similar tree species in front of the development
- Removal of large Norwegian pine trees and extensive soft landscaping to soften the harshness of the square cornered building design.

### ***Comments of privacy matters:***

- Moving some of the windows from the exterior walls looking east and looking west be moved to the walls in-between the two proposed homes so the existing homes can maintain some privacy as these proposed homes are much higher than neighboring homes
- The highest fence as possible at the back, between the two houses in order to provide privacy in the backyard. Additionally we would like to request landscaping to soften the industrial outlook of the buildings.
- Also recommend moving some of the windows from the exterior wall (east and west side of east house) to the walls in-between the two proposed homes to maintain some privacy for adjacent neighbours.
- Putting privacy screens on the front and back balconies as both of these will overlook adjacent property owner's back yards/decks.

### ***Comments about the design and exterior of the project:***

- The exterior walls of both units - wall facing the alley (east) and wall facing 319 20th St W (west) can be made more attractive and look to be more residential. Both these walls with small windows are unattractive and do not fit with the other residential buildings in the neighbourhood.
- The proposed designs do not fit in with the existing homes on the street.

## ***SOLUTIONS AND CONSIDERATIONS:***

### ***1. Parking issues***

We understand your concerns regarding the limited street parking availability in the area, which is largely impacted by the nearby sports fields. This issue is part of a broader challenge related to traffic management and urban mobility, which, unfortunately, is beyond our capacity to fully resolve.

However, to mitigate this concern, our proposal includes two parking spaces for each subdivided lot, both of which are located within our property boundaries. This ensures that residents of our project will not need to park on public streets. Additionally, to avoid overcrowding in the alley, all entrances to our garages and parking spaces are situated along the rear alley, not the side alley. This design allows our neighbors to the east to continue accessing their properties as usual and helps maintain the existing traffic flow in the area.

We have also carefully reviewed the concern regarding the easternmost parking space and its potential vulnerability to larger vehicles navigating the corner. To address this, we are exploring

adjustments to improve safety in this area, such as slightly shifting the parking space further north or adding protective measures like bollards or landscaping buffers to shield the parking spot from potential impacts.

While we cannot prevent external visitors from parking in this neighborhood during events, we are doing our part by ensuring that all parking needs for the residents of our development are met within our property. Our design minimizes the impact on public street parking and the alley. We encourage all neighbors to continue managing parking needs responsibly to avoid contributing to traffic congestion.

Furthermore, we are committed to working collaboratively with the community and the city to address any remaining concerns. If there are specific suggestions regarding the parking layout or safety measures, we are open to reviewing and incorporating feasible solutions.

## 2. *Landscaping, green spaces and flooding problems*

We understand the importance of green spaces and tree cover, as they are essential for minimizing the environmental impact of construction. Unfortunately, due to the critical locations of the existing trees within the project site, even with some adjustments, it is not feasible to retain them while adhering to the development's zoning and bylaws. However, please rest assured that we will work closely with the city and our arborists to ensure that all necessary compensations are made to continue preserving trees and shrubs on the property. The city has a compensation table that addresses the species, size, and condition of existing trees, as well as the required number and species of replacements. Therefore, there is no need to worry on this front, as we will ensure that new trees are planted, or, if possible, we will relocate the existing ones to the backyard for preservation.

Regarding green spaces, we are working on a materials proposal that will incorporate permeable areas to help manage and mitigate potential flooding issues on our property and prevent any adverse effects on our neighbors. For example, we plan to use eco-friendly and permeable materials such as wooden steps with gaps between them, stone or brick steps with permeable joints, or permeable concrete blocks. These materials allow water to drain naturally through the surface and into the ground below, reducing the strain on the drainage system. We are also considering options like gravel-filled steps or grass-covered stones, which further promote water infiltration and provide a more sustainable solution for the site.

## 3. *Privacy needs*

We have taken steps to provide the maximum possible privacy for the adjacent patios and gardens in the design. To address concerns regarding the balconies overlooking neighboring properties, we have incorporated tall planters with lush vegetation in the design. These not only contribute to a beautiful view with greenery but also help maintain privacy for your property and its surroundings, as we understand these may interfere with the views of your backyard.

Additionally, beside the fence to be installed between our property and the neighboring lots, we have proposed the use of landscaping that will grow and provide additional visual separation between properties.

As for relocating all the windows to the interior walls, this has been considered, but it is not feasible due to the need to comply with regulations regarding light and ventilation, essential for the habitability of the home. Blocking windows on the exterior walls could result in rooms lacking proper light or ventilation, which would not meet the necessary quality of life standards for residents. However, we have included landscaping, curtains, and specialized glass in the design to contribute to visual separation between homes, offering a practical and accessible solution for all residents.

#### 4. *Look of the design: Residential-Style East and West Facades*

We want to assure you that we are committed to adapting the proposal to better blend with the character of the neighborhood. While the east and west facades need retain consistency with the south and north facades, we have worked to make these side elevations more harmonious with the residential context by unifying window sets through moldings and architectural elements to create a more residential look. Our goal is to maintain visual coherence throughout the project, ensuring it aligns with the residential look, while keeping the overall balance and character of the design.

We sincerely appreciate the feedback and thoughtful input provided by the neighbors and the community regarding our proposed project. Your concerns are important to us, and we are committed to finding solutions that balance the needs of the new development with the interests of the existing residents. We will refining the design, to ensure that our project integrates smoothly into the neighborhood and contributes positively to the local environment.

We look forward to working together and keeping an open dialogue with the community throughout the remainder of the project.

Thank you for your time and collaboration.

Sincerely,

*BHOME*  
*1264348 B.C LTD*

# APPENDIX A

Attachments.

- Photo of installed sign
- Photo of mailers delivered
- Sign copy
- Mailer copy



# PLANNING APPLICATION

## 317 West 20th Street

1264348 B.C LTD, known by its commercial name as BHOME has applied for a Zoning Bylaw Amendment application to rezone the property from Existing Zone (RS-1) to New Zone (RS-2) to allow a subdivision for the property into 2 lots, with 1 principal dwelling on each lot containing 2 storeys plus a basement, each basement use as a secondary suite: 2 units per lot, 4 units total. The proposal includes 4 vehicle parking stalls 2 of them outdoors and two of them in it's own garage. Each property has one garage for 1 vehicle and 1 outdoor parking stall.

**Applicant:** BHOME  
 1264348 B.C LTD  
 info@bhomeenterprise.ca  
 604-210-0358



PROPOSED BUILDING



LOCATION

TO LEARN MORE OR TO PROVIDE  
 INPUT ON THIS PROJECT:



**cnv.org/Applications**  
 Search by property address

**COMMENT ONLINE BY:**  
 January 3rd, 2025

cnv.org/Applications  
 planning@cnv.org  
 604.983.7357





# PLANNING APPLICATION

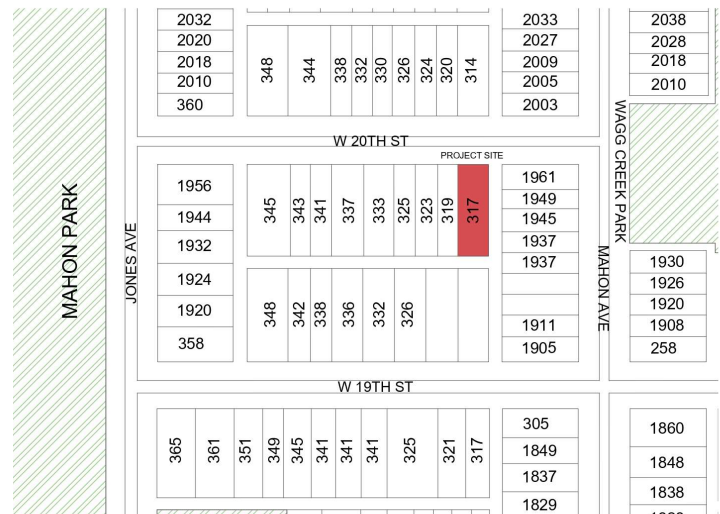
## 317 20th St W, North Vancouver, BC V7M 1Y6

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### PROPOSED BUILDING



### LOCATION



### TO LEARN MORE & TO PROVIDE INPUT

#### COMMENT ONLINE BY:

January 3rd, 2025

[cnv.org/Applications](https://cnv.org/Applications)

Search by property address



### APPLICANT

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### CITY OF NORTH VANCOUVER

Kyle Pickett  
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141 West 14<sup>th</sup> Street, North Vancouver  
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# DEVELOPMENT APPLICATION COMMENT FORM

To provide input, please visit the City website: [cnv.org/Applications](http://cnv.org/Applications)

Alternatively, you can fill out the form below and mail or drop-off at City Hall (141 West 14th Street, North Vancouver BC, V7M 1H9). Your comments will be shared with City staff and the Applicant to help shape the proposal through the review process. Comments will not be posted publicly or shared with Council. For info on how to provide feedback during the Council process or Public Hearing, visit [cnv.org/PublicHearings](http://cnv.org/PublicHearings)

1. What do you like about the proposal?

2. What would you suggest or change to improve the proposal?

3. Which of the following best describes you:

- I live in the City of North Vancouver
- I work in the City of North Vancouver
- I live AND work in the City of North Vancouver
- None of the above

**Project Address:**

*Please provide your contact info if you would like a response to your feedback. Your contact info will be shared with the Applicant but not with Council.*

**Email Address (Optional):**

**Phone Number (Optional):**

*The City is collecting your personal information in accordance with Section 26(c) of the Freedom of Information and Protection of Privacy Act. The City collects your information for the purposes of administering City programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Coordinator at 141 West 14th Street, North Vancouver, BC V7M 1H9 or [planning@cnv.org](mailto:planning@cnv.org) or 604-985-7761.*