

ROBERT BLANEY

D E S I G N

July 12 - July 31, 2024

Parinaz Askarian, Planning Assistant
City of North Vancouver
141 West 14th Street
North Vancouver, BC, V7M 1H9

322 East 24th Street - Rezoning Application RS1 to RS2

Location: CNV Virtual Platform for Pubic Feedback - July 12th - July 31th, 2024

Host: Robert Blaney Design Inc.

The Virtual Development Information Session was held on CNV Website on July 12th - June 30th, 2024. The Virtual Information Session was hosted by Robert Blaney Design Inc., who is also the applicant.

There were 4 neighbours who left comments. The project was displayed online in detail of the design.

The comments we received back from the residents/neighbours expressed their parking concerns.

Our response is this project has been designed to the OCP and Bylaw permitted building practices without any requested variances. Whether it be a duplex with suites or the proposed rezoning, they all demand the same parking needs for two families living on each side. This project is providing 1 parking space per unit, which meets the requirements. Furthermore, City requirements for parking are changing.

The application does fit into the city's current OCP and zoning requirements. RS-1 to RS-2 zoning provides individualised living and separate titles rather than a duplex where stratas apply. Large one unit homes are too big and too expensive for the average home buyer. This is a creative solution

Robert Blaney is committed to designing neighbourhood appropriate homes keeping the existing feeling of single family residences but with a modernised aesthetic. Smaller homes can still be aesthetically pleasing. There are many gorgeous streets on the West and East end of Vancouver that boast beautiful rows of narrow homes.

Robert Blaney

Robert Blaney Design Inc.

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