



SUMMARY REPORT OF VIRTUAL DEVELOPMENT INFORMATION SESSION

April 10, 2023

Huy Dang, Planner
City of North Vancouver
141 West 14th Street
North Vancouver, BC, V7M 1H9

Re: 412 East 11th Street, Rezoning

Location: Virtual Zoom Room
Host: Vernacular Group

Development Team:

Marie F. Del Borrello, Vernacular Group
Mehrdad Rahbar, Vernacular Group

CNV Representative

Huy Dang

Residents attended:

Six (6)

Received Comments:

Three (3)

The meeting was held on the zoom platform hosted by the applicant, Vernacular Group, March 14th, 2023, between 6:00 PM. and 8:00 PM.

Six residents attended the virtual meeting. The undersigned hosted the meeting and Mehrdad Rahbar presented the proposal in detail then answered the residents' questions. In addition, Mr. Huy Dang of the City of North Vancouver answered some of the residents' questions relating to City policies and Zoning.

Three opponents of the proposal who lived in the neighbourhood were mainly against RS2 Zoning. The other concerns included, street parking, density, housing typology, roof decks, retention of two willows and two palm trees in the rear yard, and environmental sustainability. A resident suggested to design a green roof instead of roof decks, build **two coach houses** and keep the existing house. Then, he suggested to **build a duplex instead** of two single-family houses and his fourth suggestion was about climate concerns, which was to **keep the existing house and only build a Coach House infill in the back**. The same neighbour was also concerned about the number of rezoning applications the City has been receiving lately. The neighbour at 416 East 11th, was concerned about the side setback between subject property and theirs.

Mehrdad explained the cost and market value of large Single-family houses in North Vancouver is becoming more and more unaffordable for younger families. He further alluded a large Single-family house having a larger secondary Suite and a coach house perhaps would have even more vehicles on the property due to the number of occupants. Regarding, building only an in-fill unit, "it's not going to be considered by the owner" as Mehrdad replied. Mehrdad also confirmed that all the setbacks, building heights and F.S.R. of the proposed new houses are in full compliance with RS2 zoning.



Regarding the retention of four trees, Mehrdad explained that palm trees are not native species to this climate, and they look a bit out of place in this context. However, we are proposing to replace them with two fruit trees. Regarding willow trees in the rear, the one close to the eastern property line will be retained but the second one is going to be removed due to its conflict with the garage structures. As for the roof deck, Mehrdad explained that they are 100% in compliance with RS2 zoning, nonetheless, he reassured the residents to take their comments to the owner.

About the suggestion on having two coach houses, or Duplexes, Mr. Dang explained that each property can have only one coach house and current RS zoning does not allow for duplex development on this street block.

At the end, city staff reassured them to pass on their message to Council regarding the concerns about the number of RS2 applications CNV has been receiving lately.

In conclusion, there were two major concerns from the opponents:

- 1- Not being in favour of RS2 zoning
- 2- Retention trees

Please see attached appendices 1 & 2.

VERNACULAR GROUP

Marie F. Del Borrello

