

# Bill Curtis & Associates Design Ltd.

Harbourfront Business Centre  
5<sup>th</sup> Floor, 224 West Esplanade  
North Vancouver, B.C. V7M 3M6  
Tel. (604) 986-4550 Fax. (604) 986-4555  
www.billcurtishomedesign.com  
e-mail [billcurtisdesign@gmail.com](mailto:billcurtisdesign@gmail.com)

November 18, 2022

City of North Vancouver  
141 West 14<sup>th</sup> Street  
North Vancouver V7M 1H9  
Planning Department  
Attention Mr. Kyle Pickett

Regarding November 2, 2022 DIS for 450 West 15<sup>th</sup> Street

The Development Information Session (DIS) was notified to the public by a sign posted on site, two consecutive notices in the North Shore News newspaper and to all of the nearby addresses specified by City Staff. The text of all notifications were approved by Staff.

I hosted a virtual DIS on Zoom on November 2, 2022 from 6:00 to 8:00 PM.

Four people attended the session plus myself.

Two attending were supportive of increased density as a City policy and of this proposal. They are both very aware of new technologies that have positive impacts on building and maintaining buildings. They made several suggestions that could improve the energy performance of the project. They suggested using air source heat pumps including “mini splits” for the suites using electric fireplaces that would help to eliminate the need to service the homes with gas. Other recommendations included using fly ash concrete for foundation work.

Another attending represented the owner and was interested in the suggested improvements to the project that he will relate them to the owner.

Kyle Pickett was the City Staff representative attending.

Another interested respondent emailed me and was sent a link to attend but did not. She had asked how old the house was.

There were respondents not attending who were not so eager to see the proposal proceed.

They were supportive of a duplex or triplex, but not of two narrow homes with suites.

They expressed concern that the massing of the new homes will overshadow the neighboring buildings and that they are not consistent with the existing streetscape.

A neighbor is strongly opposed to the creation of two “large” homes on long narrow lots.

Thank you for your consideration,

Bill Curtis