

452-458 East 1st Street, North Vancouver Development Permit Application – Inspired Architecture – Developer Information Session Summary Report

Event Date: Thursday, Jan 19th, 2022

Time: 6:00PM – 7:15PM

Location: Online Zoom Webinar

Attendance: 5 members of the public attended virtually. The Inspired Architecture team was in attendance, as was a representative of the City of North Vancouver Planning Department.

Comments: 1 comment forms and 0 emails were submitted in a two-week period following the DIS.

Meeting Purpose:

- 1) To present development application materials to the community
- 2) To provide an opportunity for the community to ask questions about the development
- 3) To provide an opportunity for the community to comment on the proposal

Notification:

In accordance with City of North Vancouver policies:

Invitation Flyers

DIS Invitation flyers were delivered to 44 addresses within a 40m radius of the site, provided by the City of North Vancouver. Appendix A: Notification includes a copy of this material.

Newspaper Ad

A DIS newspaper ad was placed in the North Shore News on Jan 4th and 11th, 2023. A copy of the ads is included in Appendix A: Notification.

Notification Sign

Two DIS notification sign was erected on the site. Photos of the installed site signs are included in Appendix A: Notification.

Attendance:

5 members of the public signed in for the virtual meeting. A copy of the attendee list is included in Appendix B: Attendee List.

The following City staff and project team members were in attendance:

City of North Vancouver:

- Bram van der Heijden, Planner

Project Team:

- Amir Farbehi, Inspired Architecture, Applicant

Facilitators:

- Katrina May, Katrina May Consulting
- Charles Pan, Assistant

Overview:

In accordance with the City of North Vancouver’s COVID-19 state of emergency community consultation guidelines, the DIS meeting was held in an online Virtual Developer Information Session format. Meeting participants watched a PowerPoint presentation by the applicant.

Participants were invited to use the Zoom Webinar Q&A function to ask questions or submit comments during the DIS, which were addressed at the end of the presentation during the Question & Answer period. The facilitator read all questions received aloud and directed questions to the appropriate project team member to respond verbally for all participants to hear. Answers were transcribed by the facilitator and posted for all to see.

The project presentation and facilitated Question & Answer period took approximately 75 minutes. The facilitators received several questions and comments about the project and recorded them for inclusion in this summary report, attached as Appendix C: Public Dialogue.

Participants were invited to submit written comments (using the City’s standard comment form or via email) to the applicant and/or the municipal development planner, following the DIS. One (1) comment form and zero (0) emails were submitted before or after the DIS during a two-week comment period.

The key themes of the questions during the Developer Information Session related to the impact of the proposed development on neighbours, particularly excavation and concern over resulting soil instability, access to neighbouring homes during construction, as well as the timing of construction and whether or not it would be staggered relative to other development on the same block. The applicant explained that due to the sloped nature of the site, minimal excavation would be required. A geotechnical engineer will be part of the project team and will ensure the shoring is properly designed as well as monitor ongoing progress. All plans will be reviewed and approved by the City’s engineering department as well as monitored during construction, ensuring no damage occurs to neighbouring properties. Construction is expected to take approximately 18 months and will not be staggered with any other potential developments as they are not related. Access will be ensured through a traffic circulation plan and must be demonstrated at all times.

Questions also arose regarding the existing trees and whether or not they would be removed, as well as suggestions on the type of trees being proposed in the new landscaping plan so that they do not create a lot of gardening and raking work for neighbours. The applicant noted that an arborist report was undertaken and the City’s landscape advisory plan was referenced in selecting the deciduous trees along the property line but that this could be relooked at. One of the existing trees on the subject site will be retained, and the arborist report noted that neighbouring large trees and their root systems will likely be protected from any excavation by the existing retaining wall.

Questions arose on the traffic management plan during construction, as well as on the number of parking stalls being provided in the project. While one parking stall per home is being provided, the lock-off units don’t require a parking staff per the zoning district and therefore do not have a stall included in the design. The suggestion was made that this may result in insufficient parking for the residents. A

traffic management plan during construction will be prepared, and if neighbours have concerns they can contact the building department for enforcement.

Comment Sheet and Email Summary:

Participants were invited to submit comments during a 14-day response period after the DIS meeting. One comment forms and zero emails were submitted before or after the DIS. The comment form received was in support of the proposed project and of urban densification in general, subject to appropriate measures being taken to ensure soil stability of neighbouring properties. The comment form is submitted as a separate Appendix D: Public Comments.

Conclusion:

The purpose of this online Virtual Developer Information Session was to present to the community the proposed development permit application and the development concept, and to provide attendees with an opportunity to ask clarifying questions and comment on the proposal. 44 DIS notification flyers were distributed by mail to the surrounding community, and five community members signed into the DIS. Two newspaper ads notified the community of the DIS, and two DIS notification signs were posted on the property. A total of one comment forms and zero e-mails were submitted.

Members of the public could participate in this consultation process in three ways:

- Watching a virtual project presentation during the DIS
- Asking questions of the project team and/or City Planner during the DIS
- Submitting written comments after the DIS

The DIS meeting length and format was sufficient to provide all participants an opportunity to learn more about the proposed project, ask questions, and make any comments they wished to provide that evening. Participants asked the development team and City Planner a variety of specific questions, mostly related to construction timing, impact of excavation on soil stability, traffic management and parking, and suggestions on the trees selected in the landscaping. Support was expressed for this form of development and urban densification in this area.

Appendix A: Notification

Newspaper Advertisement: North Shore News, Wednesday, Jan 4th, 2023

north shore news nsnews.com

WEDNESDAY, JANUARY 4, 2023 | A19

Sports teams scrambling to find space

Continued from page 1
and a restoration company have all been up at the school, assessing the damage.

"Unfortunately the damage to the floor is extensive and requires an immediate closure of both the small and large gyms," Jonat wrote.

"I am deeply saddened to receive this news yesterday as I know how important the gym facilities are to the Argyle community," Jonat added.

Administrators are now busy trying to find space in other nearby gyms for physical education classes and extracurricular athletics programs.

Some of those have been rescheduled for this week at elementary schools and rentals at other high school gyms, according to parents.

But longer-term plans are still unknown.

Parent advisory council chair Leslie Jaremchuk said Jonat has been working around the clock to try to make alternate arrangements since the flood was discovered.

She added her understanding is that it is likely at least some of the gym floor will need to be replaced.

The Argyle gym is only two years old, and was one of the centrepieces of the new school, which opened in January 2021.

The large gym can be partitioned



A combination of rapid snowmelt and plugged drains resulted in water damage over the Christmas break to the floors of the gymnasiums at the new Ecole Argyle Secondary in Lynn Valley. The main gym is pictured to the east of the unfinished school sports field, on Jan. 2. PAUL MCCRATH/NSN

into two or three separate spaces, or opened up completely to accommodate larger events and competitions.

The gym flooding has come at a time when parents and athletes at Argyle are still waiting for construction of a long-promised artificial turf field to get underway. Legal agreements

between the school district and the District of North Vancouver – which is paying for the field – delayed construction of the field, which is expected to get underway this month.

Altogether, the rebuild of Argyle has meant five years without a school field.

IF YOU SEE NEWS HAPPENING north shore news nsnews.com

Contact our tips line **604.985.2131**
editor@nsnews.com

DEVELOPER INFORMATION SESSION

Inspired Architecture is holding a virtual Developer Information Session where interested members of the public are invited to learn about our application for a three storeys residential townhouse building located at: 452-458 E. 1st street, North Vancouver BC.

How to Participate:
You may contact applicant by phone or email to register for the session. Or check out the website: <https://www.inspiredarchitecture.ca/dis-registration>
Date: January 19, 2023
Time: 6:00 pm - 8:00 pm

Applicant Contact:
Amir Farbehi
Inspired Architecture
5-1480 Marine Drive,
North Vancouver BC V7P 1T6
amir@inspiredarchitecture.ca
Tel: 604-770-2088

Planning Department Contact: Bram van der Heijden | Planner I
Tel: 604-982-3995, bheijden@cnv.org
This meeting is required by the City of North Vancouver as part of the development process.

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Newspaper Advertisement: North Shore News, Wednesday Jan 11th, 2023

north shore news nsnews.com

WEDNESDAY, JANUARY 11, 2023 | A23

Woman put on probation

Continued from page 18

In court last week, Krupa said the amount of jail time Qamar has served is "excessive" for her actions, but noted, "It's almost as if she did it to get herself arrested."

Both Crown and the judge appeared to struggle Thursday with how best to get Qamar help as a condition of her probation.

So far, Qamar has refused to take part in psychiatric evaluations on five separate occasions while in custody.

Qamar said little in court Thursday except to tell the judge being banned from the library was "a breach of my citizen's rights."

“I would like to see your sister get some help. I don't want to see her living in prison.”

JUDGE SUSAN SANGHA

The sister said Qamar is highly educated, intelligent and trained in dentistry in New York. "To see her like this, it breaks my heart."

"I would like to see your sister get some help," the judge agreed. "I don't want to see her living in prison. I would like to see her get better."

Sangha put Qamar on probation for a year, with conditions that she show up for appointments. Previously imposed probation conditions – including the condition she stay away from the library until October of this year – also remain in place.

Qamar's sister, a medical doctor in the United States, came to court and pleaded with the judge to try to help her sister, who she said has been struggling with undiagnosed mental illness for many years.

"As her loving sister, I implore you to find her the help she needs," she said, adding she has tried her best to help Qamar but has not been successful. "I'm here to help in any way I can," she said.

The sister said Qamar is highly educated, intelligent and trained in dentistry in New York. "To see her like this, it breaks my heart."

"I would like to see your sister get some help," the judge agreed. "I don't want to see her living in prison. I would like to see her get better."

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WE VALUE BC

If you're among BC's approximately 2 million property owners, you should receive your 2023 property assessment in the mail early in January. If you haven't, call us toll-free at **1-866-valueBC**.

Access and compare property assessment information using our free assessment search service at **bcassessment.ca**.

The 2023 assessments are based on market value as of **July 1, 2022**.

If you have questions or want more information, contact us at **1-866-valueBC** or online at **bcassessment.ca**.

The deadline to file an appeal for your assessment is **January 31, 2023**.

For more property information and assessment highlights, visit **bcassessment.ca**

BC ASSESSMENT

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DEVELOPER INFORMATION SESSION

NATLAND GROUP

Inspired Architecture is holding a virtual Developer Information Session where interested members of the public are invited to learn about our application for a three storeys residential townhouse building located at: 452-458 E. 1st street, North Vancouver BC.

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This meeting is required by the City of North Vancouver as part of the development process.

Notification Sign





Notification Flyer

Notice of Planning Application

Early public comment opportunity for DPA2022-00024 - 452 - 458 East 1st Street.

Inspired Architecture has submitted a Development Permit Application to the City of North Vancouver for 452-458 East 1st Street to allow for the development of a 3-story 10-unit townhouse development with lock off units, 18 bicycle parking spaces and 11 parking spaces including one visitor parking space.

Interested members of the public are invited to attend the Virtual Developer's Information Session with the Applicant for an early opportunity to review the proposal and offer comments. Public input is welcome throughout the planning application process and can be shared with the Applicant and City Contact at any time (see next page for comment form).

For more information about the proposal, please visit www.cnv.org/ActiveApplications

Attend the Virtual Developer Information Session

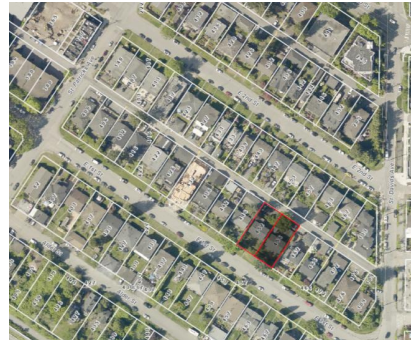
How to Participate: Please contact applicant amir Farbehi at 604-770-2088 or amir@inspiredarchitecture.ca to register for the virtual Development Information Session in advance. Or check out the website: <https://www.inspiredarchitecture.ca/dis-registration>

Date & Time: January 19, 2023 | 6:00 PM – 8:00 PM

Rendering of Proposal



Site Map



Applicant Contact

Amir Farbehi
Inspired Architecture
1480 Marine Drive, North Vancouver
amir@inspiredarchitecture.ca
604-770-2088

City Contact

Bram van der Heijden
Planning & Development
141 West 14th Street, North Vancouver
bheijden@cnv.org
604-982-3995

Appendix B: Attendee List (redacted to preserve privacy)

Attended	User Name (Original Name)	Email
1		
2		
3		
4		
5		

Appendix C: Public Dialogue (see attached)

Appendix D: Public Comments – Written and Emailed Submissions (see attached)