



457 West 14th Street Rezoning Application Virtual Developer Information Session (DIS) Summary Report

Applicant: Eric Diep

QKD Construction Ltd.
2223 East 54th Ave, Vancouver
info@qkd-construction.com
604-338-4252

Event Date: October 25, 2022

Time: 6:00 PM - 8:00 PM

Location: Online Zoom Webinar

Attendance: 4 members of the public attended virtually, and City of North Vancouver Planner H. Dang

Report Date: Nov 23, 2022

Issues Discussed

- Environmental impacts of gas when electric can be used instead.

We will be using more electric heat pumps, and building a better wall assembly to retain heat loss and better aircomfort, also will look into alternative green building solutions such as low carbon cement. Recommend our client to use all electric appliances and fireplace.

- Support of using eco-friendly building materials & recycling.

House will be tested for hazardous materials, decontaminated and do a green recycling to all necessary building materials, further to that we will also looking into options of deconstruction of the house recycle further wood material.

- Consider installing EV Charger and solar panels.

We will install EV chargers on property, as well as rough-in all conduit and necessary lines to be able to hook up solar panels for renewable energy at a later date.

- Affordable Housing and Rental Stocks.

In our proposed design with smaller units it will create three additional rentals for markets.

Notification

Mailout

DIS invitation was sent out to the surrounding community within a 40 metre radius of the property. Invitations were mailed out on October 8, 2022. The mailout can be viewed under **Appendix A**.

Newspaper Advertisement

DIS was advertised in the North Shore News, the advertisement ran October 12, 2022 & October 19, 2022. The advertisement can be viewed under **Appendix B**.

Site Signage

Signage alerting to the upcoming DIS was installed on the property by Northshore Signarama on October 6, 2022. The site signage can be viewed under **Appendix C**.

Comment Sheet and Email Summary

Received 4 comment sheets after DIS. 3 were submitted by participants, 1 was submitted directly to City Planner. The comment sheets can be viewed under **Appendix D**.



Appendix A - Mailout

DEVELOPER INFORMATION SESSION

Early public comment opportunity for rezoning application 457 West 14th St.

QKD Construction Ltd. has submitted a development application to the City of North Vancouver for a rezoning of 457 West 14th Street to permit the development of rezoning from RS-1 to RS-2 to support subdivision which would result in a single unit dwelling per lot. 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.

Attend the Virtual Developer Information Session

How to Participate: Please contact applicant Eric Diep at 604-338-4252 or info@qkd-construction.com to register for the virtual Development Information Session in advance.

Date & Time: October 25, 2022 | 6:00 PM – 8:00 PM