



## SUMMARY REPORT OF VIRTUAL DEVELOPMENT INFORMATION SESSION

March 28, 2023

Linden Maultsaid-Blair, Planner  
City of North Vancouver  
141 West 14<sup>th</sup> Street  
North Vancouver, BC, V7M 1H9

**Re: 462 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**

Linden Maultsaid-Blair

**Residents Attended**

Seven (7)

The meeting was held on the zoom platform hosted by the applicant, Vernacular Group March 9<sup>th</sup>, 2023, between 6:00 PM. and 8:00 PM.

Seven 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. Maultsaid-Blair of the City of North Vancouver answered to 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. One of the residents supports the RS2 Zoning but does not support the project design. A resident suggested to build two coach houses and keep the existing house. Also preferred to have a duplex instead of two single-family houses. The other concerns included, Modern design, street character, street parking, density, roof decks, tree retention, rat infestation from the subject property and environmental sustainability.

Mehrdad explained the cost and market value of large Single-family houses in North Vancouver. He further alluded a large Single-family house having a larger secondary Suite and a coach house would perhaps be even more vehicles on the property. He also explained that the street is not considered as a heritage character street. Regarding the roof deck, Mehrdad explained that they are in compliance with RS2 zoning nonetheless, he reassured them to take their concerns to the owner.

Please see attached comments from some of the residents.

**VERNACULAR GROUP**

Marie-France Del Borrello

