



SUMMARY REPORT OF VIRTUAL DEVELOPMENT INFORMATION SESSION

May 15, 2023

Sara Rasooli or Parinaz Askarian
City of North Vancouver
141 West 14th Street
North Vancouver, BC, V7M 1H9

Re: 509 East 6th 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:

Two (2)

The meeting was held on the zoom platform hosted by the applicant, Vernacular Group, April 25th, 2023, between 6:00 PM. and 8:00 PM.

Two residents attended the virtual meeting. The undersigned hosted the meeting and Mehrdad Rahbar presented the proposal. In addition, Mr. Huy Dang of the City of North Vancouver was present to answer any questions relating to City policies and Zoning.

During his presentation, in addition to the proposed rezoning, Mehrdad also explained the cost and market value of an alternative 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 be way more expensive for young buyers.

Regarding tree retention and removal strategy, Mehrdad explained that the proposal includes retaining of three trees in front of the property and removal of five trees in the rear of the property to accommodate for two enclosed garage buildings and two Car pads. He further elaborated that the new development of two single-family homes also faces a topographic challenge. Currently, a three-foot-high stone retaining wall exists along the rear property line between the lane and 509 East 6th. Thus, all five trees are located at least two feet higher than the existing Lane elevation.

During the presentation the attendees did not ask any questions and had no concerns about the development and rezoning of the property except one resident living on East 6th street sent an e-mail in the following days expressing his concerns about the duration of rezoning and subdivision process and having a fenced empty lot on the street for a long period of time. We also received a letter from an anonymous person stating her or his concern about tree retention. (Please see Annex 2)

Please see attached appendices 1 & 2.

VERNACULAR GROUP

Marie F. Del Borrello

