

Developer Information Session (DIS) Report

Project Title: Five Unit Townhouses Arch 645 Mahon Avenue
**Project Permit number
in the City of Noth Vancouver:** PLN2024-00005
DIS Location: DIS waived per Sara Rasooli Planner 1
DIS Date: As above
DIS Time: As above
DIS Attendees: As above

RESPONSES RECEIVED: Three
Number of comments that support: Three
Number of comments opposed: Zero

In lieu of an in-person DIS, and a virtual DIS, and given the scale and scope of the project, we were instructed to erect a sign to notify the public and provide mail notifications to addresses identified by our planner. Limited responses were received and are shared below.

The photo of the sign that was erected on November 8, 2024 is included below. The proof is also included.

The mail out went to all the residences highlighted below, as directed by staff.

The mailout itself soliciting response is included below.

PUBLIC COMMENTS AND APPLICANT RESPONSES:

1. *Comment:* Townhouse developments are very welcome, but parking is a concern. Would like to see less units and more parking.

Response: We recognize the desire for more parking. The proposal is in line with OCP density and commensurate parking required through the zoning. We are adjacent to the West Keith / West 13th arterials and front onto the Green Necklace for easy bike access. We are also 3 blocks from Lonsdale the central working and shopping hub of the area.

2. *Comment:* Like the heritage look and will be a big improvement... can't wait. Perhaps the stairs should go straight out.

Response: Thank you, the stairs turn to make the front yard setback and permitted projection requirements of the Zoning Bylaw.

3. *Comment:* a) Worried about current growth of blackberry bushes b) Worried about rodents during demolition c) Worried about construction parking


Response: We have a comprehensive landscape plan, which would include the removal of blackberry bushes. The contractor shall ensure construction practices meet the City of North Vancouver bylaw requirements.

SIGN PROOF:


PLANNING APPLICATION

645 Mahon Avenue

Joe Muego Architect AIBC, has submitted a development application to the City of North Vancouver for a Zoning Bylaw Text Amendment to support the development of four unit townhouse.




PROPOSED BUILDING



LOCATION

Applicant: Joe Muego
Joe Muego Architect AIBC
joe@hearthworks.ca
604-266-4677


TO LEARN MORE OR TO PROVIDE INPUT ON THIS PROJECT:



cnv.org/Applications
Search by property address

COMMENT ONLINE BY:
November 25, 2024

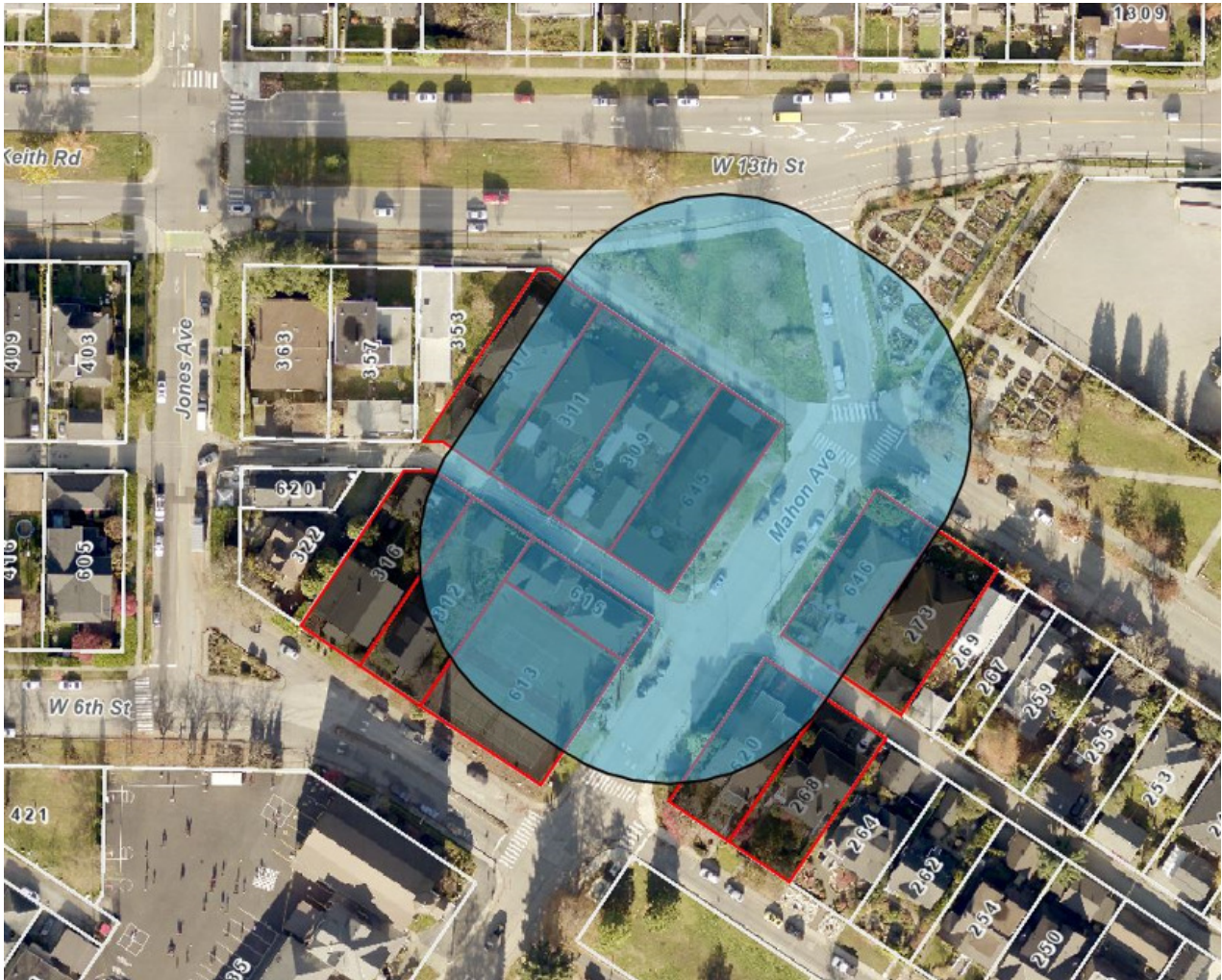
cnv.org/Applications
planning@cnv.org
604.983.7357



ACTUAL SIGN PHOTO IN SITU:



MAILOUT DISTRIBUTION:

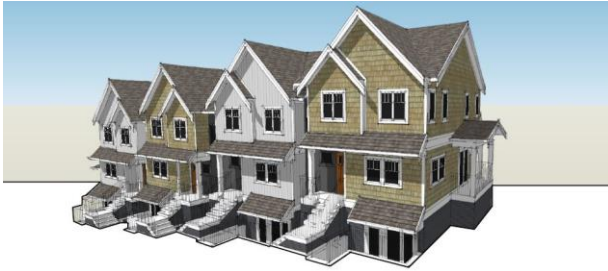


PLANNING APPLICATION

645 Mahon Ave

JOE MUEGO ARCHITECT AIBC, has submitted a development application to the City of North Vancouver for a Zoning Bylaw Text Amendment to support the development of four unit townhouse development

PROPOSED BUILDING



LOCATION



TO LEARN MORE & TO PROVIDE INPUT

COMMENT ONLINE BY:

November 25, 2024

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Search by property address



APPLICANT

Joe Muego
Joe Muego Architect AIBC
joe@hearthworks.ca
(604)266-4677

CITY OF NORTH VANCOUVER

Sara Rasooli
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

DEVELOPMENT APPLICATION COMMENT FORM

To provide input, please visit the City website: cnv.org/Applications

Alternatively, you can fill out the form below and mail or drop-off at City Hall (141 West 14th Street, North Vancouver BC, V7M 1H9). Your comments will be shared with City staff and the Applicant to help shape the proposal through the review process. Comments will not be posted publicly or shared with Council. For info on how to provide feedback during the Council process visit <https://www.cnv.org/City-Hall/Council-Meetings>

1. What do you like about the proposal?

2. What would you suggest or change to improve the proposal?

3. Which of the following best describes you:

- I live in the City of North Vancouver
- I work in the City of North Vancouver
- I live AND work in the City of North Vancouver
- None of the above

Project Address:

645 Mahon Ave

Please provide your contact info if you would like a response to your feedback. Your contact info will be shared with the Applicant but not with Council.

Email Address (Optional):

Phone Number (Optional):

The City is collecting your personal information in accordance with Section 26(c) of the Freedom of Information and Protection of Privacy Act. The City collects your information for the purposes of administering City programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Coordinator at 141 West 14th Street, North Vancouver, BC V7M 1H9 or planning@cnv.org or 604-985-7761.