



## SUMMARY REPORT OF VIRTUAL DEVELOPMENT INFORMATION SESSION

April 26, 2022  
Linden Maultsaid-Blair, Planner 1  
City of North Vancouver  
141 West 14<sup>th</sup> Street  
North Vancouver, BC, V7M 1H9

**Re: 646 East 4<sup>th</sup> Street, Subdivision and Rezoning**

Location: Virtual Zoom Room  
Host: vernacular group

**Development Team:**

Marie Del Borrello, Vernacular Studio  
Mehrddad Rahbar, Vernacular Studio  
Tony Rudner, Rudner Construction/Owner

**CNV Representative**

Linden Maultsaid-Blair, City of North Vancouver

**Residents attended:**

- 1- [REDACTED]
- 2- [REDACTED]
- 3- [REDACTED]

The meeting was held on the zoom platform hosted by the applicant, Vernacular Group on February 24<sup>th</sup>, 2022 between 6:00 PM. and 8:00 PM.

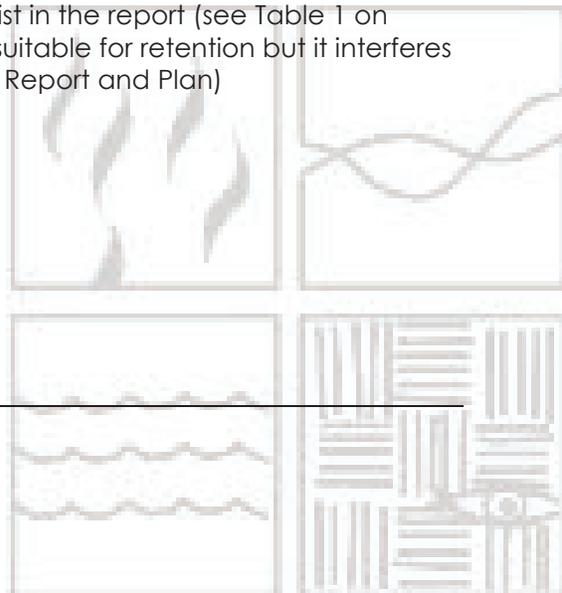
During virtual meeting 3 residents attended on video and phone line. The undersigned hosted the meeting and Mehrddad Rahbar presented the proposal in detail then answered the residents' questions. In addition, Mr. Maultsaid-Blair of the City of North Vancouver answered to some of the residents' questions relating to City policies and zoning.

During the presentation we encountered one opposition from [REDACTED], regarding the RS 2 zoning. The two other residents were mainly concerned about the tree retention and the sustainability of the proposal. Since the meeting we had several e-mail and telephone communications with [REDACTED] and [REDACTED] re. tree retention and our sustainability strategies.

Regarding Three trees onsite, originally, we proposed to replace them due to their extensive roof zones. Tree #1 interferes with the stairs, Patio and SWM system, even though a deeper setback to be proposed. Tree #2, is assessed as "not suitable" by the Arborist in the report (see Table 1 on page 4 and photos on page 10 of the report). Tree #3 is noted suitable for retention but it interferes with the Car pad and garage in the West Lot. (Refer to Arborist Report and Plan)

Marie Del Borrello

**VERNACULAR GROUP.**





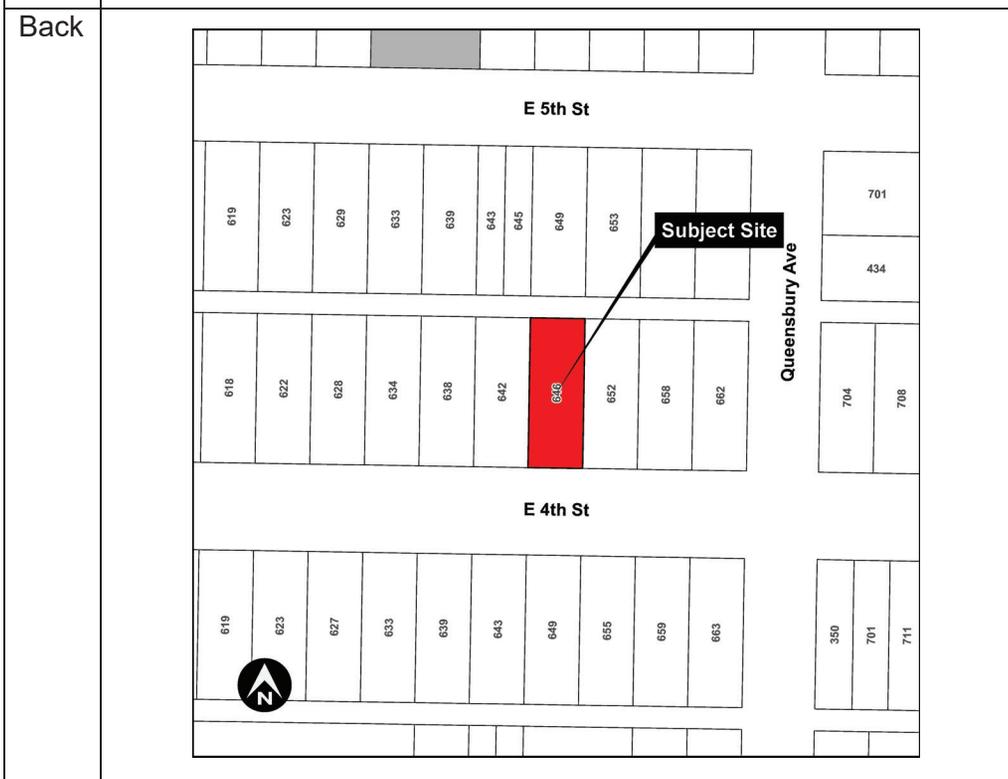
## Virtual Developer Information Session

Early Public Comment Opportunity Rezoning Application  
**646 East 4th Street**

**How to Participate:** Please contact Marie Del Borrello [[Marie@vernaculardev.com](mailto:Marie@vernaculardev.com)] or [604 990 6662] to register for the session.

- Please provide your name and address to register
- We will confirm your registration by sending you further instructions on how to join the Virtual DIS
- Comments Form will be provided and after the Form is filled out, please email it back to us at [Marie@vernaculardev.com](mailto:Marie@vernaculardev.com).

**Date & Time:** February 17, 2022 | 6:00 PM – 8:00 PM



City of North Vancouver has received a Development Application for 646 East 4th Street to support a rezoning for the development of two single-family units through a subdivision. The proposal includes a principal dwelling, two parking spaces and a Secondary Suite with on each new lot. Interested members of the public are invited to attend the Virtual Developer Information Session with the Applicant for an early opportunity to review the proposal and offer comments.

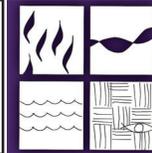
**Applicant Contact:**  
 Mehrdad Rahbar  
 Vernacular Development Corp  
 120 Lonsdale Ave.  
 North Vancouver BC V7M 2E8  
[mrahbar@vernaculardev.com](mailto:mrahbar@vernaculardev.com)  
 Telephone: 604-720 0891

**City of North Vancouver Contact:**  
**Linden Maultsaid-Blair** |  
 Planning Assistant  
 T 604 990 4217 |  
[lmaultsaidblair@cnv.org](mailto:lmaultsaidblair@cnv.org)  
[planning@cnv.org](mailto:planning@cnv.org)  
[www.cnv.org/](http://www.cnv.org/)  
 CurrentDevelopments

# Newspaper Advertisement

## DEVELOPER INFORMATION SESSION

Vernacular Group is holding a Virtual Developer Information Session where interested members of the public are invited to learn about our development application in the City of North Vancouver, to rezone a property from RS1 to RS2 for the development of two single-family dwelling units through a subdivision, located at 646 East 4th Street.



**How to Participate:** Please contact Marie Del Borrello [Marie@vernaculardev.com] or [604 990 6662] to register for the session.

- Please provide your name and address to register
- We will confirm your registration by sending you further instructions on how to join the Virtual DIS
- Comments Form will be provided. After the form is filled out, please email it back to Marie@vernaculardev.com.

**Date:** February 17, 2022 **Time:** 6:00 - 8:00 PM

### Contact:

**Marie Del Borrello**  
**Vernacular Group**  
**Tel: 604-990 6662**  
**Marie@vernaculardev.com**



**Planning Department Contact:** Linden Maultsaid-Blair, Planning Assistant, [planning@cnv.org](mailto:planning@cnv.org),  
Tel: 604-990-4217. [www.cnv.org/CurrentDevelopments](http://www.cnv.org/CurrentDevelopments)

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

## Site Sign



**\*Note that the date was originally printed as February 17th in error, but was later updated to the correct date of February 24th. The requirement for public notice to occur 10 days before the DIS date was still met.**