

**RESPONSE TO THE COMMENTS FOR 844 EAST 6<sup>TH</sup> STREET DEVELOPMENT BY THE APPLICANT**

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August 22, 2024

**RESPONSE TO THE ZONING:**

The new RS2 zoning has been in effect since 2018, and this proposal fully complies with the RS2 zoning regulations.

**PERMEABILITY:**

Ninety percent of the walkways in the proposal will be permeable, utilizing prefabricated pavers set in gravel. (referred to the Landscape Plan)

**RESPONSE TO THE AFFORDABILITY:**

The proposed two-lot subdivisions offer a more affordable alternative compared to a 5,000 or 6,000 square-foot single-family home with a secondary suite and a legal Basement Suite. Based on current market trends, most buyers of this housing type tend to be young professional couples with one or two young children, who are unable to afford a \$5,000,000 home. Thus, this development is relatively affordable within the context of the current housing market. Additionally, the province has taken significant measures since 2023 to increase the availability of this type of housing.

**RESPONSE TO THE LANDSCAPING:**

We appreciate your feedback regarding landscaping. Our updated planting list includes replacing traditional grass species and lawns in the boulevard with pollinator plants to enhance biodiversity (referred to the revised Landscape Plan). Examples of pollinator plants include:

- Native wildflowers such as coneflowers, black-eyed Susans, milkweed, and goldenrod.
- Culinary herbs like lavender, thyme, sage, and mint.
- Annuals including zinnia, portulaca, marigold, bidens, and alyssum.

**RESPONSE TO THE DEVELOPER PROFITABILITY:**

It is widely recognized that the construction and development industries are vital pillars of our economy, directly impacting various sectors. Developers assume significant risks during economic fluctuations and are responsible for funding essential municipal amenities, including recreation centers, sidewalk improvements, street lighting, park enhancements, bicycle paths, and municipal utility services.

**RESPONSE TO THE NEIGHBORHOOD CHARACTER:**

The character of the neighborhood will remain predominantly single-family, albeit with smaller houses. This represents a gentle intensification, reflecting a natural trend in the evolution of our urban landscape.



Mehrdad Rahbar, Vernacular Studio Inc.

**Comments on RS-1 to RS-2 Rezoning Application at 844 E 6th St Received by the City – August 12, 2024**

1- *Like: I do not like this proposal. It is not in keeping with the style in the neighbourhood. Most of the lot will be covered with impermeable surfaces and the proposed landscaping does not address biodiversity and support wildlife. There are no 25' lots east of Queensbury. This would set a precedent in the area. This is not about affordable housing but rather about density: this lot sold for about 1.6 million. Once subdivided each lot is worth approximately 1.3 million. Factor in construction costs at an average of \$400 to \$500 per square foot and each house proposed would cost around 1 million which means that each 25' property would have to be sold for over 2.3million. So this is not about affordability but density.*

*Suggestion/change: Do not divide the property into 2 - 25' lot. Build a smaller house and possibly a coach house on the property. Put in appropriate landscaping to support biodiversity and plant trees to help cool the buildings in summer and warm them in winter.*

*Best described as: I live in the City of North Vancouver*

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2- *Like: Very little. Understand the need for higher density overall but this can be achieved in a way better in keeping with the character of the neighbourhood.*

*Suggestion/change: We live across the lane to the North. Strongly **OPPOSED** to this zoning change. This is **NOT** in keeping with the character of the neighbourhood and not what we signed up for when we moved here in 2017. It's too high and 2 separate buildings are not appropriate. Should be a single home with legal suite as others have done. Seems like an attempt to maximise profits by the builder.*

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