



SUMMARY REPORT OF VIRTUAL DEVELOPMENT INFORMATION SESSION

January 9, 2023

Huy Dang, Planner
City of North Vancouver
141 West 14th Street, North Vancouver, BC, V7M 1H9

Re: 1036 Grand Boulevard, Subdivision and Rezoning

Location: Virtual Zoom Room
Host: Vernacular Group

Development Team:

Marie Del Borrello, Vernacular Group
Mehrdad Rahbar, Vernacular Group
Nader & Lisa Najafian, the Owners

CNV Representative:

Huy Dang, City of North Vancouver

Meeting Summary:

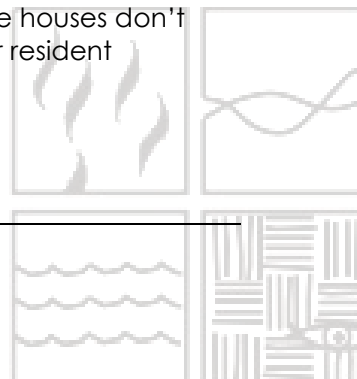
The Virtual DIS meeting was held on September 17th, 2022, between 6:00 PM. and 8:00 PM., using the Zoom platform hosted by the applicant, Vernacular Group.

Seventeen residents signed in and attended the meeting via video. Marie Del Borrello from our office hosted the meeting and the undersigned presented the proposal in detail then answered the residents' questions. In addition, Mr. Dang, Planner of the City of North Vancouver answered to the residents' questions relating to City policies and zoning. To this date, we have also received twenty-three letters from the neighbours following the DIS meeting.

During the Q & A, we encountered oppositions from majority of the attendees. However, there were a few participants who did not express any opinion. On the following days, one resident phoned us to inquire about the process and that he was considering applying for a similar application. Another neighbour dropped off a support letter at our office yet wanting to maintain his or her anonymity (the letter is available).

We can summarize the rationale of those neighbours opposed the proposal as follow:

- 1- The concept of 2-lot subdivision and RS2 zoning.
- 2- The small sizes of the proposed new properties and homes
- 3- Concerned about the existing character of Grand Boulevard. "These houses are not Grand enough" one resident commented.
- 4- Concerned that the subdivision to be out of character for the area. "These houses don't belong on Grand Boulevard and will destroy the neighbourhood" another resident elaborated.
- 5- One resident did not like the modern design of the proposal.





Vernacular Studio Inc.

During the presentation, we elaborated on the affordability and sustainability features of the application and further explained how this housing typology would provide an additional option to entry level families seeking to find homes in the City of North Vancouver.

In conclusion, most neighbours expressed their opposition to the subdivision from one to two lots, rezoning from RS1 to RS2 and did not like to have small houses on Grand Boulevard.

Mehrdad Rahbar

VERNACULAR GROUP

