

Developer Information Session (DIS) Report

- Project title: Duplex with secondary suites, at 213 E. 22nd Street, North Vancouver.
 - Project Permit number in the City of North Vancouver: PLN2019-00014
 - DIS Location: 123 E. 23rd Street, North Vancouver, Mahon Room, Harry Jerome Rec Centre.
 - DIS Date: Wednesday, March 11th, 2020.
 - DIS Time: 6:00 pm – 8:00 pm.

 - DIS Attendants:
 - Meg Wray: City of North Vancouver;
 - Behrouz Monadzadeh - Payman Khodarahmi: Rock-Arc Development;
 - Members of the Public: 2 attendants (a couple).
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The session started at 6:00 pm, as scheduled. The following comments and questions were made by the public, and were responded accordingly, by the City staff and the members of the development company.

- 1- **Comment:** Parking is already an issue on this street (E. 22nd). The street is crowded with cars which park on both sides of the street. New development will deteriorate the situation.

Response: *This development provides 4 parking spaces within the property, as required by the zoning bylaw on this street. This will be adequate to accommodate off street parking for the future residents of this development.*

- 2- **Comment:** East 22nd has become a noisy street, and new developments will make situation even worse.

Response: *Work during construction is limited to certain hours during the day and is prohibited outside designated hours. On Saturdays, work hours are even more restricted. On Sundays and statutory holidays construction work is prohibited.*

The session was wrapped up at 8:00 pm, as scheduled.

Developer's Information Session

Early Public Input Opportunity

Rezoning Application

Proposed for: 213 East 22nd Street

Location: Mahon Room – Harry Jerome Rec. Centre
123 E. 23rd Street, North Vancouver

Date: Wednesday, March 11, 2020

Time: 6:00 p.m. – 8:00 p.m.



PROPOSED DUPLEX STREET VIEW



Rock-Arc Development has submitted a rezoning application to permit the development of a duplex building with suites. The proposal includes a detached garage and two surface parking stalls at the rear.

Interested members of the public are invited to attend the Developer's Information Session with the Applicant for an early opportunity to review the proposal and offer comments.

Applicant Contact

Behrouz Monadizadeh
Rock-Arc Development Corp.
230 – 1000 Roosevelt Crescent
North Vancouver, BC, V7P 3R4
604-725-0067
Rock_arc@telus.net

City of North Vancouver Contact

Meg Wray
Planning & Development Department
141 W. 14th Street
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On-site sign



Newspaper advertisement

Developer's Information Session

Early Public Input Opportunity – Rezoning Application
Proposed for 213 E. 22nd Street, North Vancouver
Applicant: Rock-Arc Development Corp.

Rock-Arc Development is holding an information session where interested members of the public are invited to learn about our rezoning application to permit a duplex building with suites located at 213 E 22nd Street, North Vancouver.

Date: Wednesday, March 11, 2020
6:00 pm – 8:00 pm

Place: Mahon Room -
Harry Jerome Rec-centre
123 E. 23rd Street,
North Vancouver



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