

DLP Architecture inc. Architecture ~ PassivHaus

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Attn:

September 8, 2023

**City of North Vancouver
Planning Department**

DIS – Summary for 311 west 14th St

The developer information session (DIS) for the rezoning application at 311 west 14th St took place on November 17th 2022. This session was hosted virtually by the City of North Vancouver Planning Department. Notices were distributed to neighbours and an ad was placed in the local paper to inform the public. Most questions and comments were directed at the applicant, Architect Lucio Picciano. Some general zoning and procedural questions were asked of the hosting planner, Bram van der Heijden.

Four members of the public attended the DIS, which was consistent with communication received prior to the session by all four. The same people who commented prior to and after the DIS were also in attendance.

The project seeking rezoning is a heritage revitalization and infill rear duplex.

The purpose of this form is to summarize the comments received after the DIS session for the proposed development.

Project Address: 311 W 14th St

Summary of Key Comments:

1. Questions regarding changes to the existing heritage house were vocalized by all participants.
2. Participants focused their attention on the existing house as it dominated the front yard exposure.
3. All participants were either part of or associated with the North Shore Heritage Preservation Society.
4. Suggestions were made to retain all original detailing inside and outside, which we are proposing in our submission.
5. Lifting the house 30” was discussed and supported by all members as it further developed the primary status of the heritage house over the infill.

6. Participants supported the contemporary and minimalist design of the rear infill duplex with some suggestion to explore different colour pallettes for the cladding.
7. One participant focused on sustainability particularly how both buildings would be heated and cooled.
8. All participants were supportive and encouraged by our commitment to achieve passive house certification.
9. Despite supplying only electricity to both houses, members wanted us to preserve both existing brick chimneys.
10. Discussions also included reducing the carbon footprint with construction materials.
11. All participants would like to see the official plans and heritage report when accepted.
12. Two members supplied comment forms after the DIS that aligned with comments of the other two participants.
13. No negative feedback from attendees.

List of solutions that directly reflect comments or concerns of the participants:

- A. The project will be high performing with respect to energy, the rear duplex will target Passive House.
- B. The Heritage House will be lifted and retained in its original form both inside and out.
- C. The landscape has undergone significant design development to enhance the current state of the property and compliment the Heritage House.
- D. Exterior colours of the rear duplex have been chosen to be neutral but also complimentary to the Heritage House.
- E. Both chimneys are to be retained despite electrification.
- F. An interior review of the existing house was performed after the DIS by the architect with most original detailing observed to be still intact, to be preserved and revitalized.

Applicant Contact:	City Planning Contact:
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