



SUMMARY REPORT OF VIRTUAL DEVELOPMENT INFORMATION SESSION

February 24, 2023
David Johnson, Development Planner
City of North Vancouver
141 West 14th Street
North Vancouver, BC, V7M 1H9

Re: 540 West 21st Street, Subdivision and Rezoning

Location: Virtual Zoom Room
Host: Vernacular Group

Development Team:

Marie Del Borrello, Vernacular Group
Mehrdad Rahbar, Vernacular Group

CNV Representative

David Johnson, City of North Vancouver

Residents attended:

The meeting was held on the zoom platform hosted by the applicant, Vernacular Group on February 9th, 2023, between 6:00 PM. and 8:00 PM.

During virtual meeting 8 residents attended on video. The undersigned hosted the meeting and Mehrdad Rahbar presented the proposal in detail then answered the residents' questions. In addition, Mr. Johnson of the City of North Vancouver answered to some of the residents' questions relating to City policies and Zoning.

All 4 opponents of the proposal were **against RS2 Zoning**, also were concerned about street parking and traffic on the street. We also received their comments by e-mail. (See attached)

Mehrdad explained about the cost and market value of large Single-family houses in North Vancouver. He further alluded a large Single-family house having a larger secondary Suite and a Coach House, there would perhaps be even more vehicles on the property.

There were also 4 residents who were in support of the proposal.

Mehrdad explained that a large Single-family house can have a larger secondary Suite and a Coach House. Therefore, there will be perhaps same number of cars or even more.

One resident was concerned about the large cedar tree in the rear of the property. Mehrdad reassured her that the tree will be retained and protected during construction.

Marie Del Borrello

VERNACULAR GROUP.

