



## SUMMARY REPORT OF DEVELOPMENT INFORMATION SESSION (DIS)

April 30, 2025

Sara Rasooli, Planning Assistant  
City of North Vancouver  
141 West 14<sup>th</sup> Street  
North Vancouver, BC, V7M 1H9

**Re: 618 East 4th Street, Rezoning**

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- Received Comments: 5
- DIS PRESENTATION: It was waived
- The site sign was installed on September 28<sup>th</sup>, 2023, through October 28<sup>th</sup>, 2023. During this period, we received 5 comments as listed below.

### Comment 1: Sep/28/2023

Like: I appreciate that there has been a requirement for two parking stalls per unit - as this has become an acute problem in the neighbourhood with the added density. I am in favour of adding density and affordability on the North Shore - but we have to keep the impacts in mind and plan for them.

Suggestion/change: FYI - the "bird's eye view" photo on page R.02 of the architectural submission is highlighting the wrong lot, and does not correspond to the lot highlighted on page R.03. The photos indicating the properties East of the proposed site on page R.02 are also incorrect. Both photos presented are the houses to the West. The only concern I have with the variance, is for the proximity of the new build to the existing home to the west, and possible impact on the foundation structure as the digging for the new structure is completed. We have seen neighbouring homes seriously and negatively impacted by new construction. Most recently this occurred on 5th Street East, with the residents required to vacate their home due to damage caused by the neighbouring construction.

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

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### Comment 2: Oct/6/2023

Like: The two houses look cute.

Suggestion/change: The process. This property was purchased this September for approximately 1.5 million. It is listed for sale at 2.25 million dollars without the current owner improving the property. The current owner will benefit from a zoning change without actually doing anything. The current



owner is very confident that a zoning change will occur as per the description provided by the realtor. Spot zoning should only happen once a builder is in place that will do something to improve the property. This property also has a right away that could impact this development.

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

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## Comment 3: Oct/11/2023

Like: The use of native drought resistant plants. Energy efficiency features.

Suggestion/change: The landscape plan isn't posted so I can't review that. But my usual concern is around tree loss. I hope that every effort will be made to retain healthy mature trees, with the knowledge that urban trees: - provide cooling in the summer to the tune of 10 room-sized air conditioners per good-sized tree - provide vital habitat - reduce crime - make us 7 years younger - promote well-being, empathy and relaxation - clean the air - beautify the neighbourhood With climate change, it's important to consider trees/vegetation and use of impermeable surfaces to deal with extreme rain events. And likewise how the landscape is designed to retain water when we face drought, for example with swales, deep wood chipped paths and mulching. You may also consider whether roof materials will cause toxic run-off or whether it would be safe for collecting into rain barrels for use in a garden. Lastly if there is any lawn installed, please consider planting clover instead because it is much more drought tolerant and, if left to flower, feeds bees as well.

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

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## Comment 4: Oct/15/2023

Like: I like the increase in density to the neighbourhood, which will hopefully bring with it improved city services such as streetlighting and improved sidewalks

Suggestion/change: As a resident of this block, I am extremely concerned about the impacts on street parking. The increase in secondary suites and rental units on 3rd street and below has negatively impacted parking on the 600 block of 4th and it is often difficult for residents to find parking after work and in the evening. Adding parking areas restricted for residents and tenants living on the 4th would be an improvement for all residents on the block. Also, adding streetlights to the street would be an improvement as we have recently experienced prowlers and unlocked cars have been rummaged through on multiple occasions. the only lights are at Moody and Queensbury. the darkness, coupled with poor conditioned sidewalks result in a safety hazard.

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

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## Comment 5: Oct/15/2023

Like:



Suggestion/change: I am deeply concerned about the potential removal of the beautiful trees that lend warmth and personality to our neighborhood. Currently, there are over four trees on the property, and I am eager to ensure their preservation as they contribute significantly to our community's character and environmental standards. I also have a concern about the affordability of these houses. If the intention behind rezoning is to accommodate young families, it's crucial that the cost of these homes aligns with the average income levels of such families in our community. It's essential that housing remains within reach for the very demographic this rezoning aims to serve. I would appreciate

more information regarding the pricing structure and whether measures are in place to ensure that these houses are accessible to young families in our area. Additionally, I've noticed that I am visible in the architectural proposal while on my property at 614 4th St E, and I would like to request that my presence be omitted from any photos or representations associated with the new building project.

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

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## RESPONSES FROM THE APPLICANT:

- **Comment 1**

Regarding parking, there are 4 units in total and one parking stall for each unit, designed in compliance with RS2 zoning.

Regarding the drawing error, that has been addressed now.

Regarding the impact of construction, at the building permit phase, a Geotech engineer will be engaged, and extra care will be taken to ensure the safety of the neighbouring houses during excavation and shoring.

- **Comment 2**

Regarding pricing, we cannot provide any comments.

As for the ROW, we have provided 3 meters R.O.W. as per CNV requirement, and the proposed lot B has been designed; accordingly, the revised siting is supported by the planning department.

- **Comment 3**

Regarding the Landscape Plan, an updated Landscape Plan has been resubmitted, and the point about the lawn has already been considered. The proposed removal of some on-site trees is due to their location on the R.O.W. However, 4 new street trees and 4 new on-site trees are considered.



- **Comment 4**

Regarding parking, please refer to the response to Comment 1.

Regarding off-site design, a new sidewalk with street lighting is proposed in this application.

- **Comment 5**

Regarding trees, please see the response to comment 3.

Regarding Affordability, by subdivision of a 6,800 sq.ft. lot into two 3,400 sq. ft. lots with a secondary suite for each, we are creating a smaller footprint for a typical single-family dwelling, and while the secondary suites provide a mortgage helper for the young owners.

END

Mehrdad Rahbar,

**VERNACULAR STUDIIO INC.**

