

ROBERT BLANEY

D E S I G N

July 5, 2023
Kyle Pickett, Planning Assistant
City of North Vancouver
141 West 14th Street
North Vancouver, BC, V7M 1H9

652 East 4th Street - Rezoning Application RS1 to RS2

Location: Zoom

Host: Robert Blaney Design Inc.

Attendees:

- Robert Blaney - Robert Blaney Design Inc.
- Shannon Lamontagne - Robert Blaney Design Inc.
- Cole Shuker - Robert Blaney Design Inc.
- Kyle Pickett - City of North Vancouver Planner
- Neighbours/Residents - by video on Zoom
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The Virtual Development Information Session was held in a Zoom Meeting on July 5, 2023 between 6pm and 8pm. The meeting was hosted by Robert Blaney Design Inc., who is also the applicant.

There were 4 neighbours (who live in 2 households) who attended the meeting, both by video. Robert Blaney presented the project in detail of the design and thoroughly answered the questions from the residents who attended. Mr. Pickett was also able to answer questions from the attendees regarding zoning and bylaws.

During the Information Session, the residents/neighbours expressed their concerns with the blocking of the laneway during construction, as well as with future street parking concerns.

Robert Blaney explained this project has been designed to the OCP and Bylaw permitted building practices without any requested variances. He went on to say that whether it be a duplex with suites or the proposed rezoning, they all demand the same parking needs for two families living on each side. This project is providing 1 parking space per unit, which meets the requirements.

Robert Blaney explained his commitment to designing neighbourhood appropriate homes keeping the existing feeling of single family residences but with a modernised aesthetic. Smaller homes do not have to mean ugly. There are many gorgeous streets on the West and East end of Vancouver that boast beautiful rows of narrow homes. The laneway access concerns have been passed along to the builder.

Robert Blaney

Robert Blaney Design Inc.

5465 Patricia Bay Highway | Victoria, BC | V8Y 2N9
604.626.6020 | robertblaneydesign.com | admin@robertblaneydesign.com

PLANNING APPLICATION

652 East 4th St

Robert Blaney Design Inc. has applied for a Zoning Bylaw Amendment application to rezone the property from RS1 Zone to RS2 Zone to allow for a 2 storey + basement residential building with no strata units. The proposal includes 2 vehicle parking stalls and 2 secure bicycle parking stalls.

PROPOSED BUILDING



LOCATION



TO LEARN MORE & TO PROVIDE INPUT

COMMENT ONLINE BY:

Wednesday, July 19th

cnv.org/Applications

Search by property address



VIRTUAL DEVELOPER'S INFORMATION SESSION:

DATE: Wednesday, July 5th

TIME: 6pm – 8pm

REGISTER: Please email your name and contact information to admin@robertblaneydesign.com and we will send you the zoom link to join

APPLICANT

Robert Blaney Design Inc.

admin@robertblaneydesign.com

604-626-6020

CITY OF NORTH VANCOUVER

Kyle Pickett

Planning & Development

141 West 14th Street, North Vancouver

planning@cnv.org

604-983-7357

DEVELOPMENT APPLICATION COMMENT FORM

To provide input, please visit the City website: cnv.org/Applications

Alternatively, you can fill out the form below and mail or drop-off at City Hall (141 West 14th Street, North Vancouver BC, V7M 1H9). Your comments will be shared with City staff and the Applicant to help shape the proposal through the review process. Comments will not be posted publicly or shared with Council. For info on how to provide feedback during the Council process or Public Hearing, visit cnv.org/PublicHearings

1. What do you like about the proposal?

2. What would you suggest or change to improve the proposal?

3. Which of the following best describes you:

- I live in the City of North Vancouver
- I work in the City of North Vancouver
- I live AND work in the City of North Vancouver
- None of the above

Project Address:

652 East 4th St

Please provide your contact info if you would like a response to your feedback. Your contact info will be shared with the Applicant but not with Council.

Email Address (Optional):

Phone Number (Optional):

The City is collecting your personal information in accordance with Section 26(c) of the Freedom of Information and Protection of Privacy Act. The City collects your information for the purposes of administering City programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Coordinator at 141 West 14th Street, North Vancouver, BC V7M 1H9 or planning@cnv.org or 604-985-7761.

DEVELOPER INFORMATION SESSION



Robert Blaney Design Inc. is holding a virtual information session where interested members of the public are invited to learn about our application for a 2 storey + basement residential building located at **652 East 4th Street**.

Robert Blaney Design Inc.
604-626-6020

admin@robertblaneydesign.com

How to Participate:

Please email your name and contact information to:

admin@robertblaneydesign.com and a zoom link will be sent to you to attend.

DATE: Wednesday, July 5th

TIME: 6pm – 8pm

Planning Department :

Kyle Pickett
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

This meeting is required by the City of North Vancouver as part of the development process.



Site Sign - 652 East 4th Street

