

# 864 E St. 14th North Vancouver

Prepared for: City of North Vancouver DIS Summary Report

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## **Applicant:**

AB Delta Construction

864 E 14th Street

Tel. 778 888 4823

## EXECUTIVE SUMMARY

### **Objective**

Subdivision and rezoning of an existing lot under the RS1 to RS2 zone. Design development to meet city zoning criteria with the potential to generate a multi-generational property in mind or provide a mid-income suite.

The proximity to schools allowed for higher density, which increased the neighbourhood's population and diversity. Upgrading existing neighbouring properties will benefit economic growth and enhance the streetscape.

Existing lots and housing were developed during the 1950s, 1960s and 1970s with different lifestyles in mind.

The form and character of the street reflect those times: large lots, large families, many times supported by a single income and one family car.

As we all know, times and economic objectives changed during the last 50 and 60 years.

Current demographics and lifestyles no longer support the objective of the past.

These homes, approaching their life span, were designed according to different building codes and layouts, often disregarding energy efficiency, climate change, alternative heat sources, or greenhouse gas emissions. The layout has a single washroom and two or three bedrooms on a single floor. Reviving them and altering them to current standards is not economically feasible.

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## Goals

After three weeks of posting Development Permit Information Board and dropping off development permit intention letters to the neighbouring sites, we received supporting letters with suggestions and concerns:

Letter 1:

Like:

Suggestion/change: We feel that the proposal, along with the current subdivision to the east of our property will have a direct impact on traffic and parking on 14th st. and the lane behind. We already see an increase in volume and speed of vehicle traffic in the alley. This proposal and I'm sure future proposals will create similar concerns. Since it is the city that approves these changes we feel that improvements for the safety and peace of mind of the residents, the city should provide traffic calming solutions for 14th street as well as the lane.

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

Our design considers traffic; it includes four parking stalls on each lot. Single parking is dedicated to the tenant, and a three-car garage is available for the house's occupant. The garages are offset from the property line to allow parallel parking beside the garage doors for visitors.

Speed bumps can be provided to reduce concerns about speed and safety.

Letter 2:

Like: This proposal has a garages, rather than lane homes which allows for off street parking.

Suggestion/change: The project needs to include parking for owners and tenants. The increase in density on 14th Street is creating issues with traffic and parking. 14th street is an access road for Brooksbank Elementary School, the number of cars parked on the street cause poor visibility. The street is too narrow to accommodate traffic in both directions causing drivers to weave around parked cars and oncoming traffic. Subsequently cars are driving, often too fast, through the Lane behind us. This is a safety issue the City needs to address.

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Letter 3:

Like: I fully support multi-family housing when it is thoughtfully designed and not simply a quick, profit-driven project. Developments should respect the neighbourhood's character, which fellow taxpayers have worked

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hard to cultivate — a community rich with gardens, greenery, preserved old-growth trees, community market and a strong sense of connection.

Suggestion/change: The proposed design raises serious concerns, as it seems more focused on maximizing profit than thoughtfully fitting into the character of our neighbourhood. We're asking the city to encourage developers to create projects that reflect the care and pride we take in maintaining a welcoming and cohesive community. Lately, many new developments approved by the city are starting to look more like apartment blocks (like this one does) or commercial buildings than homes. These boxy, high-density designs — with little greenery or landscaping, and a clear focus on squeezing in as much square footage as possible — are chipping away at the curb appeal, livability, and property values we've all worked hard to protect. Simple design elements like varied rooflines, textured facades, front-facing entrances, and landscaped buffers could go a long way in making these projects feel like homes rather than generic rental units. On top of this, the ongoing construction has caused real issues for residents: flat tires, sidewalks left in disrepair, constant noise, and debris scattered in the streets. It feels like the community's well-being is being overlooked, and the construction fatigue is becoming too much to bear. We support multi-family housing and understand the need for growth, but it needs to be done in a way that respects our Neighbourhood Plan and preserves the green spaces, character, and sense of community we all value. We hope the city will help ensure that future developments truly enhance our neighbourhood, not diminish it. If we are going to support this build, we respectfully request it consider design appeal similar to 891 14th Street over the obtuseness of 832 14th Street.

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

Our design considers traffic; it includes four parking stalls on each lot. One stall is dedicated to the tenant, and a three-car garage is available for the house's occupant. The garages are offset from the property line to allow visitors to park parallel to the garage doors.

Speed bumps can be provided to reduce concerns about speed and safety.

1. Our main goal is to address the community with gardens and greenery and preserve the street scenery; a proper landscaping plan will be developed.
  2. Zoning allows the building to be set 15m from the front property line. Our design considers neighbouring lots and steps the building facade 25m, staying in line with other buildings. This provides an opportunity for proper landscaping. Mature trees and shrubs can be planted to minimize the impact on neighbouring lots, providing a timeless feeling and enhancing the street appearance.
  3. The City of North Vancouver has a good neighbourhood program, and AB Delta Construction will try to address these issues in the most feasible manner.
  4. The demolition and erosion control plans are now at city hall. The plan addresses many concerning aspects, and strong implementation and city inspection can minimize community concerns.
  5. The client's goal is to live for the next 15 years; therefore, the community's well-being is his priority. A good neighbour after all, communities start with neighbours, then became villages, cities and countries.
  6. Current architectural trends focus on more contemporary facades and better designs that are more useful. Empty prominent gables full of dead air are mainly used as attic storage. Our design implements flat roofs allowing year-round use, accessible by an elevator, providing opportunities for east access, people with disability (grandparents) to have small gardening, a chance to take advantage of solar collections not limited by roof slope direction or a simple escape for a privately screened oasis, overlooking the mountain and the sea.
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7. The lots are not divided equally. The lot to the east allows a coach house, so if the owner wants to maximize profit or square footage, he will use that to his advantage. We propose a three-car garage, not a coach house, as the current design shows. Developing the site also considers today's market demand. Our design is within the parameters of current zoning RS2, not exceeding any FSR or Site Coverage; a three-bedroom house does not push any limits and any variances are required. We stay at the necessary height and build envelopes.
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