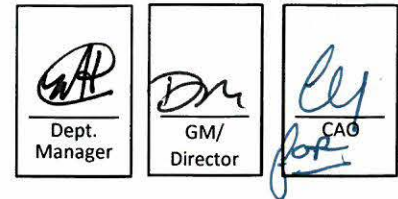


<input checked="" type="checkbox"/> Info Package	Date: <i>Nov. 10, 2020</i>
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The District of North Vancouver

INFORMATION REPORT TO COUNCIL

November 9, 2020

File: 08.3060.20/002.20

AUTHOR: Casey Peters, Senior Development Planner

SUBJECT: VIRTUAL PUBLIC INFORMATION MEETING: 1569-1585 RUPERT STREET

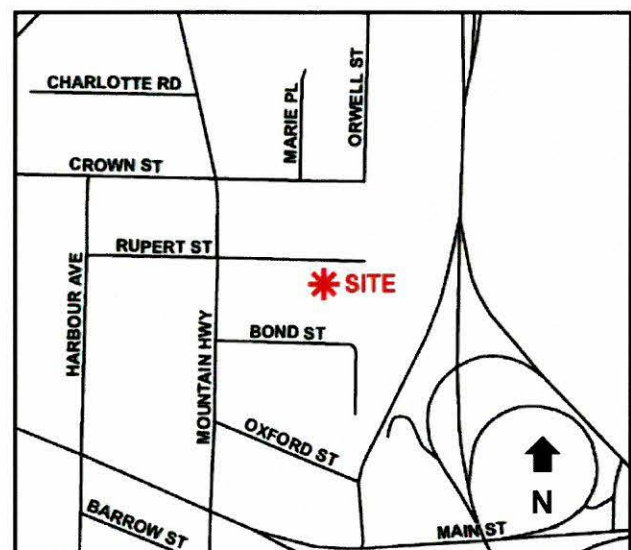
REASON FOR REPORT:

The purpose of this report is to inform Council of an upcoming Virtual Public Information Meeting.

SUMMARY:

Mr. Davoud Mirtaheri of Baron Projects Corp. has applied to redevelop the existing five single family lots at 1569-1585 Rupert Street. The proposal is for a six-storey, 95-unit rental building with 20% (19) non-market rental units.

The applicant is holding the required Public Information Meeting (PIM). Due to Covid-19, the PIM will be held in a virtual format. The staff report on the detailed application will include a summary of the input received.



PUBLIC INFORMATION MEETING DETAILS:

Website live for Q&A and Comments: November 24 – December 8, 2020

Web link: www.DNV.org/Public-Meeting

SITE AND SURROUNDING AREA:

The site is currently occupied by five single family houses and the property is approximately 2,292 m² (24,674 sq. ft.) in area.

The site is currently designated RES Level 5: Low Density Apartment (1.75 FSR) in the Official Community Plan (OCP). The Lower Lynn Town Centre Implementation Plan (Lynn Creek) envisions the site as low to mid-rise multi-family development. An OCP amendment will be required to accommodate the proposed density at 2.88 FSR.

The site is currently zoned Single Family Residential 6000 Zone (RS4) and the proposal will require rezoning to a new comprehensive development zone to accommodate the proposed six-storey rental building.



Surrounding uses include single family houses to the north, west, and south that are designated in the OCP for future multi-family development, with Orwell Street and Squamish Nation Lands to the east.

PROJECT DESCRIPTION:

The project includes 76 market rental units and 19 non-market rental units for a total of 95 units. The units are a mix of studio, one, two, and three bedroom units, ranging in size from approximately 41 m² (437 sq. ft.) to 98 m² (1,053 sq. ft.).

Based on a 2019 review of market rents for apartment units in or near the Lynn Creek area, average market rents by unit size were as follows:

- 1 bedroom: \$1,600
- 2 bedroom: \$2,200
- 3 bedroom: \$2,600

Rents currently proposed in the non-market units in this project range between 23% and 30% below these market rents with the following breakdown by unit size:

- 1 bedroom: \$1,225
- 2 bedroom: \$1,662
- 3 bedroom: \$1,824

Finalized rents for the non-market units, including their relationship to median rents in Metro Vancouver and in the District of North Vancouver, will be documented at the time of bylaw introduction for the rezoning.

The project includes 83 parking spaces in an underground garage, with access to the garage from Rupert Street. The project includes a total of 170 bicycle parking spaces including 160 space for residents and 10 spaces for visitors.

The proposal fulfils the requirements of the District's Accessible Design Policy for Multi-family Housing as 100% of the apartment units meet the 'Basic Accessible Design' criteria and 5% of the apartment units meet the 'Enhanced Accessible Design' criteria. A total of five units will include 'enhanced accessible design' features.

The proposal includes a 5m wide land dedication at the west side of the site for the future "Green Spine" Linear Park.



Rendering showing view of building at Rupert Street and Orwell Street

FORMAT OF MEETING:

Due to Covid-19 the standard in-person public information meeting is not possible. The format of the Virtual Public Information Meeting includes the creation of a webpage with details on the application, the application review process, visual materials (in lieu of display boards), and a video prepared by the applicant team (in lieu of an in-person presentation).

A Question and Answer period will be “live” from November 24 – December 8, 2020. During this time, a Q&A will be posted on the webpage in lieu of the standard in-person discussion. Comments will be also be accepted during this time.

The staff report on the detailed application will include a summary of the input received.

PUBLIC NOTIFICATION:

In accordance with District policy, the notification for the meeting includes:

1. A notification flyer sent to owners and occupants within approximately 150 metres (490 ft.) of the site (Attachment 1);
2. Two notification signs erected: one on Rupert Street and one on Mountain Highway as shown on the adjacent map; and
3. A newspaper advertisement placed in two editions of the North Shore News.



Casey Peters
Senior Development Planner

Attachment 1: Notification Flyer



REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input checked="" type="checkbox"/> Planning	_____		

Notice of Virtual Public Information Meeting in Your Neighborhood

Meeting Agenda:

The meeting will be virtual at:

DNV.org/public-meeting

*At the meeting you will have an opportunity to
review a video describing the project location & plans.
We invite your questions and comments.*

Development company **BARON PROJECTS CORP.** is
hosting a Virtual Public Information Meeting to present
the development proposal for a **95-rental-units**
residential building at 1565-1589 Rupert Street.

This information package is being distributed to the owners and
occupants within 100 meters of the proposed development site in
accordance with District of North Vancouver policy.

For further information please contact:

Davoud Mirtaheri Baron Projects Corp.
604-537-7794 davoud@baronprojects.com

Casey Peters District of North Vancouver
604-990-2388 petersc@dnv.org

Virtual Meeting at:

DNV.org/public-meeting

November 24th to December 8th, 2020

The Proposal:

Development company BARON PROJECTS CORP. proposes to construct a 6-storey rental apartment building at 1565-1589 Rupert Street, at the south-western corner of Rupert Street with Orwell Street.

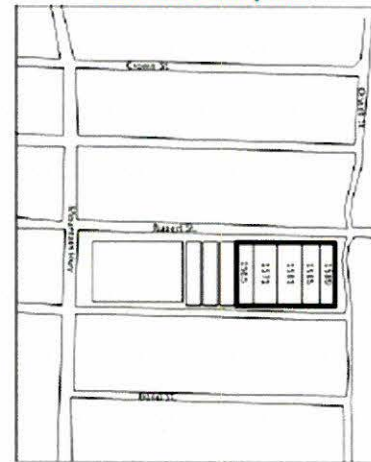
The proposal is for 95 residential rental units including 20 studio apartments, 42 one-bedroom and one-bedroom plus den units, 30 two-bedroom and two-bedroom plus den units, and 3 three-bedroom units.

20% of the units offer affordable rental. While all units are accessible, 5% include enhanced accessibility design features.

The site will be accessed directly from Rupert Street. Parking will be located in the underground garage. 83 parking places are provided including accessible plots, electric vehicle charging spots, and a car wash. Also, the building includes 160 bicycle secured parking places for residents and 10 for visitors as well as a bicycle maintenance room.

The building offers also generous indoor and outdoor amenities and meets the security and green building design requirements.

Schematic site plan



Artist's illustration of proposed development

1565-1589 Rupert Street OCP Amendment and Rezoning Application

Virtual Public Information Meeting Summary Report

Event Date: November 24 to December 8, 2020

Website: DNV.org/public-meeting

Attendance: 21 visitors to the web page

Comments: 0 comments or questions received.

Meeting Purpose:

- 1) To present development proposal materials to neighbours
- 2) To provide an opportunity for the public to ask questions about the proposal
- 3) To provide an opportunity for neighbours to comment on the proposal

Notification:

In accordance with District of North Vancouver policies:

Invitation Brochures

Approximately 760 notification flyers were delivered within a 100m radius of the site. Appendix A includes a copy of this package and a map of the distribution area.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, November 11, 2020 and Wednesday, December 2, 2020. A copy of the ads is included in Appendix A: Notification.

Attendance:

21 visitors accessed the virtual PIM web page. The video presentation was viewed 37 times.

The following District staff and project team members supported the virtual public information meeting:

District of North Vancouver:

- Casey Peters, Development Planner

Project Team:

- Davoud Mirtaheri, Baron Projects
- Reza Salehi, Salehi Architect Inc

Overview:

The meeting was held in a virtual Public Information Meeting format. Meeting participants could view a video presentation and browse display boards prepared by the project team on the virtual meeting web page. Participants were also provided the opportunity to submit questions and comments to the project team and Development Planner through the virtual meeting web page for a two-week period from November 24 to December 8, 2020. No comments were received regarding the proposal.

Comment Summary:

Participants were invited to submit comments until December 8, 2020. No comments were received.

Conclusion:

The purpose of this virtual public information meeting was to present to neighbours the proposed OCP amendment and rezoning application and the multi-family residential development concept, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. Approximately 761 invitations were distributed to the surrounding community, and 21 visitors accessed the virtual meeting web page. Two newspaper ads notified the community of the meeting, and a sign was posted on the property. No comments were submitted to the Development Planner.

The public could participate in this process in several ways:

- Viewing the video presentation
- Browsing the display boards
- Submitting written comments and questions to the project team and Development Planner

The meeting length and format was sufficient to provide all participants an opportunity to learn more and submit questions and make the comments they wished to provide within a two-week period. The applicant successfully notified and presented their proposal to the community, and neighbours had ample opportunity to express their views of the proposal.

Appendix A: Notification

Newspaper Advertisement: North Shore News

A22 | NEWS WEDNESDAY, NOVEMBER 11, 2020
north shore news nsnews.com

Development Proposal

REZONING FOR RESIDENTIAL

95
rental units

2,000
Sq ft future parkland

83
parking spaces

Virtual Public Info Meeting

November 24th to December 8th, 2020

DNV.org/public-meeting

This is not a Public Hearing. District of North Vancouver Council will formally consider the proposal at a later date.

1565 - 1589 Rupert Street



WE ARE HERE

EARLY INPUT MEETING

VIRTUAL PUBLIC INFO MEETING

PUBLIC HEARING

➔

Questions?

Davoud Mirtaheri
BARON PROJECTS CORP.
604-537-7794
dmirtaheri@baronprojects.com

Casey Peters, Senior Development Planner
DISTRICT OF NORTH VANCOUVER
604-990-2388
cpetersc@dnv.org



A design rendering shows how an affordable housing proposal for Orwell Street may look if approved by District of North Vancouver council. The public hearing is slated for Nov. 10. *DNV*

DISTRICT LAND USE

North Van seeks public's say on affordable housing

BRENT RICHTER
nsnews.com

On the heels of advancing one affordable housing project, the District of North Vancouver may be looking to clear the way for a few more.

Council voted unanimously Nov. 2 on a motion from Coun. Mathew Bond aimed at taking district-owned land and putting it to use combating the housing crisis.

The district has invested untold thousands of hours of council, staff and volunteer time into debating and creating housing policies and it was time to show some action, Bond said.

"With all this discussion and all this work, I don't think that we've seen the results necessary to address the housing crisis in the District of North Vancouver at both the speed and scale required to provide homes for low- and moderate-income residents in our community," he said.

Bond's motion calls on the district to draw up plans that would allow for rental, affordable or social housing on the land and to seek the community's input on the matter at the same time.

Continued on page 23



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north shore news nsnews.comWEDNESDAY, DECEMBER 2, 2020 **NEWS** | A19

Bike lane, public art included

Continued from page 6

building's height, increased cars in the area and obstructed views.

While another resident spoke on behalf of the owners of 224 West Esplanade, the building immediately west of the new development, stating they had worries about the impact construction of the new development could have on their existing building, including the building's foundation being undermined, the building settlements that might occur and historic water incursion problems in the area.

The developers responded that the height of the building was in line with the city's official community plan for the site, and that a traffic impact study had already found that the future building would have a very minimal effect on traffic in the area.

The report to council also highlights that the building will be "harmonious with the transition from taller developments directly across Chesterfield to the east, and lower developments to the west," also adding the design will create an "engaging frontage along West Esplanade that includes a pedestrian plaza area."

The development plan has just 32 parking spaces, with two for car share, which raised a red flag for Coun. Don Bell. He voted against the rezoning application, as he believed the development did not have adequate parking or storage facilities.

Meanwhile, Mayor Linda Buchanan and fellow councillors were supportive of the development, with most mentioning

its proximity to transit and the positive increase in rental options it will bring to the Lower Lonsdale area.

"I do think this project actually fulfills many of the policy and guideline directions that the city has," Buchanan said.

"It is part of the housing action plan for us to be able to deliver rental housing and certainly mid-market housing and this project does that."

Coun. Angela Girard said it was a good location for the city to be supporting density, being on an active transportation corridor.

"The Lower Lonsdale area has been developed more recently with predominantly stratified apartment units, and by fusing both market and mid-market rentals into this area, I think will greatly benefit the neighborhood by providing an alternative housing type for working professionals, for families, that may not be able to afford market condos," she said. "In my opinion, the complex offers great indoor and outdoor amenities."

The development will also see the design and construction of a new bike lane and sidewalk, including street lighting and landscaping, from the development site to Semisch Avenue. On top of this, a public art installation will be installed to jazz up the area.

Elisia Seeber is the North Shore News' Indigenous and civic affairs reporter. This reporting beat is made possible by the Local Journalism Initiative.

Development Proposal

REZONING FOR RESIDENTIAL

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rental units

2,000

Sq ft future parkland

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1565 - 1589 Rupert Street



WE ARE HERE

EARLY INPUT MEETING

VIRTUAL PUBLIC INFO MEETING

PUBLIC HEARING

Questions?

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604-537-7794
davoud@baronprojects.com

Casey Peters, Senior Development Planner
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cpeters@dnv.org



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Notification Sign



Notification Flyer

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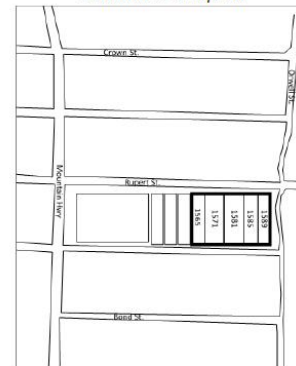
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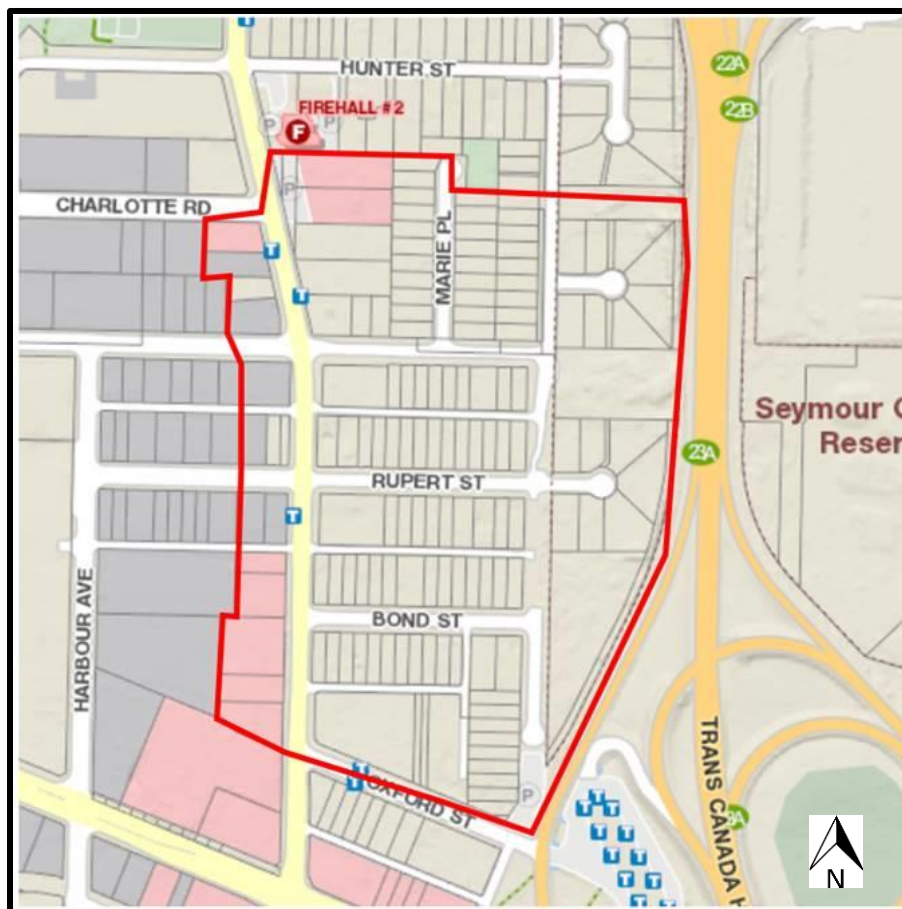
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Schematic site plan



Artist's illustration of proposed development

Notification Area Map



100 m mailing radius

From: [Genevieve Lanz](#)
To: [DNV Input](#)
Subject: FW: 1565-1589 Rupert Public Hearing
Date: March 01, 2022 9:36:18 AM

The below is provided for information and added to the public record.

From: Michael Geller <[REDACTED]>
Sent: March 01, 2022 8:56 AM
To: Mayor's Office DNV <mayor@dnv.org>; Mathew Bond <bondm@dnv.org>; Jordan Back <BackJ@dnv.org>; Lisa Muri <MuriL@dnv.org>; Betty Forbes <ForbesB@dnv.org>; James Hanson <hansonj@dnv.org>; Megan Curren <CurrenM@dnv.org>
Cc: Reza Salehi <[REDACTED]>; Davoud Mirtaheri <[REDACTED]>; keyvan danaei <[REDACTED]>
Subject: 1565-1589 Rupert Public Hearing

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,
You will see on your agenda that I am listed as a speaker at tonight's public hearing. Unfortunately, I am unable to attend, but I do hope that this worthwhile market and non-market rental building will be approved once you have heard from the public.
Sincerely, Michael.

[REDACTED]

This email is intended for the addressee only and is confidential. If this message has been misdirected please respect our privacy by deleting the email without copying or forwarding it and contact this writer. Thank you.