

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Meeting of the Advisory Design Panel
Held via Webex on Wednesday, August 17th, 2022

MINUTES

- Present:** A.M. Llanos, Acting Chair
K. Bracewell, RCMP
L. McKenna
M. Rahbar
M. Tashakor
- Staff:** L. Maultsaid-Blair, Planner 1, Planning and Development
T. Huckell, Committee Clerk-Secretary
C. Bulman, Committee and Records Clerk
- Guests:** 259 East 23rd Street
Joe Muego, Principal, Hearth Architectural Inc.
David Iaquinta, Principal, Cobblestone Homes Ltd.
Stephen Wong, Principal, SW Landscape Architect
- Regrets:** D. Burns
Councillor A. Girard
M. Muljiani
K. Ross
-

A quorum being present, the meeting was called to order at 5:30pm. In the absence of the Chair and Vice Chair, it was regularly moved and seconded

THAT AnaMaria Llanos assume the role of Acting Chair for the meeting.

Carried Unanimously

1. Staff Update

T. Huckell informed the group that with the upcoming General Local Election on October 15, committee meetings will be suspended for October. They may resume in November and December but that decision is pending.

Additionally, the City may be convening its Mural Review Committee. If so, two volunteers from ADP will be requested. Information will follow.

2. 259 East 23rd Street (Rezoning Application)

The City has received an application from Cobblestone Homes Ltd., seeking to rezone the property located at 259 East 23rd Street to permit the development of a triplex.

The Delegation for 259 East 23rd Street joined the meeting at 5:45 pm.

Joe Muego, Hearth Architectural Inc., described the project to the Panel:

- The subject property is one of three single family sites on either the north or south block face of East 23rd Street between St Georges Avenue and St Andrews Avenue.
- The triplex as designed is intended to maintain the scale of the neighbourhood.
- Have attempted to create identifiable homes with distinct entrances. Each unit will have separate outdoor spaces.
- Three secure parking stalls are provided in a triple car garage.

Stephen Wong, SW Landscape Architect, reviewed the landscape plan:

- Believe we have opted for a good balance between native species and ornamentals. Also using the plantings to define semi-private spaces but also allowing for some openings for some visual communication between units.
- Using plantings off the lane to soften the streetscape in the back.
- Expect to build in a quality irrigation system with low volume drip emitters.

Questions from the Panel included but were not limited to:

- What will your lighting treatment be on the pathways? **A:** There will be landscape lighting. On the side will be relying on house lighting.
- Given that the paths move from the front to the rear, how are you defining your territoriality – so people don't use the paths to shortcut from the street to the lane? **A:** There will be gates in place.
- Can you clarify how you are treating the deck off Unit 3 and the stairs down to the landscape portion? **A:** We intentionally oriented the southernmost deck down to the lawn in that direction so it wouldn't intrude too much into the outdoor space.
- Can you clarify whether Units 2 and 3 will both be accessed from a single gate from 23rd? **A:** Units 1 and 3 share a gate.
- Is there any enclosure around the garbage? **A:** We were not going to enclose them any further; trying to keep as much building off the site as possible.
- Wondering whether the common lighting will be controlled by a common electrical room/meter? **A:** Generally there won't be a common house panel; each unit will have their own dedicated panel. Those associated with safe passage along the side of Unit 3 will most likely be on a photocell.
- Note that the bicycle storage is in the parking spots. Will the space be sufficient for two bikes in addition to a car? **A:** We followed the spacing as dictated by the CNV bylaw. Depending on the configuration, could conceivably fit four bikes in. Additionally, this component of the application is still under review by staff. Will ensure that requirements are met.
- Note that the heating system is heat pumps. Are there mechanical rooms in the units? **A:** There are mechanical closets.
- Where is the water entry? **A:** There is a main water server out front. There are shut-off valves in each unit.
- Will the basements be used as rentals? **A:** Definitely not. The stairs are meant to be an egress route. One unit has a window for emergency exit. Trying to avoid frequent lightwells.
- What is the depth of the balcony shown for Unit 3? **A:** Three feet.
- Can you clarify the fences depicted on the plans? **A:** The primary space for Unit 1 is a fenced front yard. Unit 2 also has space in the front, and the primary space for Unit 3 is in the back. There will be a fence running north-south between the two back yards.

Comments from the Panel included but were not limited to:

- Often in developments like this we see a lot of minor issues pushed from the front-end operations onto the owners of the properties. In this case you will need to ensure safe and appropriate lighting at the side. If you simply rely on ambient light from the building there can be overnight periods of darkness. This means the onus will be on the owners to put up motion detectors for security.
- A robust identification will be critical for first responders. The landscape plan will also have to reflect that (e.g. so it's not overgrown within two years).
- Appreciate the creative design of the buildings, and the ability to provide three family units on the lot of a single family home.
- Appreciate that you've identified specific outdoor spaces for each of the units, and that the front entrances to each are clearly defined.
- Concerned about the change in grade for Unit 3. The front entrance does well in bringing people there comfortably but concerned about the back portion; awkward to go to the deck unit, and then down to the outside space. Wonder if there might be any possibilities of changing the grade.
- Like the idea of having distinguished materials for the three different units, so they are related but different entities. Like that the primary unit has a different cladding material/finish.
- In general I find Unit 3 compromised; would like to see an increased porch depth.
- Feel like there are too many sets of stairs (two per unit). Will be too heavy on site once it's built. Not convinced they are necessary for direct access to the basement rooms. Think there is an opportunity to simplify the exiting strategy.
- Think a garbage enclosure is important. Otherwise it is a lure for unauthorized people to come onto the property.
- Think a common lighting control is very important. Don't want residents to find themselves in a situation where one unit goes away and the others are unable to control the lighting. Don't feel motion sensors are sufficient.
- Think it is a well-considered composition from a massing point of view. It does allow three units with a feeling approaching a single family dwelling. Fits the context nicely, commend you on that design.
- In terms of the backyard, find that Units 1 and 2 have greater clarity than Unit 3. The back porch and stairs of Unit 3 to access the green space at grade are a little complicated; might benefit from simplification.
- Appreciate the overhangs at entry points; think that is always a nice addition especially with the weather we experience.

Presenter's comments:

- Thank you; we appreciate the comments and perspective. We can address those items and refine the design.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 259 East 23rd Street, and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Review the number and necessity of stairways accessing the basement;
- Ensure adequate exterior lighting for safety purposes is available at all times, without being controlled by a single unit;
- Consider changes to the grading in order to ensure a smooth transition between levels in the outdoor spaces;
- Review the placement of window wells at the basement level to ensure privacy between units;
- Consider an enclosure(s) for the garbage and recycling;
- Consider changes to Unit 3's porch, such as increasing the porch depth; and
- That staff be asked to review the bicycle storage spaces to ensure adequate space is provided;

AND THAT the Panel wishes to thank the applicant for their presentation.

Carried Unanimously

The Delegation for 275 East 2nd Street left the meeting at 6:54 pm.

3. **Adjourn**

There being no further business, the meeting adjourned at 6:55pm.

The next regular meeting of the Advisory Design Panel is scheduled for Wednesday, September 21st, 2022.

"Darren Burns"
Chair

"September 21, 2022"
Date