

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
Held at City Hall, 141 West 14th Street, Conference Room A
on Wednesday, November 16th, 2022**

MINUTES

Present:	M. Muljiani, Vice Chair A.M. Llanos L. McKenna M. Rahbar K. Ross M. Tashakor
Staff:	D. Johnson, Development Planner T. Huckell, Committee Clerk-Secretary
Guests:	<u>442-444 East 1st Street</u> Mohammad Kazemi, Tahbaz Holding Company Ltd. Reza Salehi, Salehi Architect Inc. Steve Wong, SW Landscape Architect Inc.
Regrets:	K. Bracewell, RCMP D. Burns, Chair Councillor A. Girard

A quorum being present, the meeting was called to order at 5:31pm.

1. Minutes of Meeting of the Advisory Design Panel held October 19th, 2022

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held October 19th, 2022 be adopted.

Carried Unanimously

2. Staff Update

D. Johnson attended the meeting on behalf of M. Menzel. There are no significant staff updates at this time; there are 2-3 applications imminently ready for review. Staff will continue to do their best to keep meetings balanced and not overly long.

3. 442-444 East 1st Street (Development Permit Application)

The City has received a development permit application for 442-444 East 1st Street. The proposed development is a fourplex, with each dwelling containing a lock-off unit. The location is subject to the Moodyville Guidelines.

The Delegation for 442-444 East 1st Street joined the meeting at 5:34 pm.

Reza Salehi, Salehi Architecture, described the project to the Panel:

- The lot is in a transition block from low density residential to high density mixed use along the Lonsdale corridor. The overall massing follows the topography of the site; the natural slope of the property allows the lock-off units to be bright.
- Four parking spaces are proposed along the north lane, each with an EV outlet. The project also provides six secured bike storage locations.
- The building will be designed to meet Step 3 of the BC Energy Step Code. Heating and vent systems will be fossil fuel free. A high performance building envelope, including insulation, is intended. High efficiency appliances and fixtures will be used.

Steve Wong, SW Landscape Architect Inc., reviewed the landscape plan:

- A very tight site; put a lot of thought into choosing the right materials for the right places.
- Incorporated the theme of sustainability with low flow irrigation, using native species where appropriate, LED lights, permeable pavers.
- There is a 24 foot drop from the back of the property to the front and we have changed the landscape of the front quite a bit, moving away from a traditional expansive grass lawn. Have placed a large number of trees to define the units and bring down the scale of the building. Used native trees and plantings where appropriate.

Questions from the Panel included but were not limited to:

- You mentioned a stormwater management system; can you show where it will be located? I ask because of the tightness of the site. **A:** The system (with sumps) will be on the west side.
- Can you elaborate on the rooftop plantings? Have you given thought to using some of the roof space for residential gardening? **A:** Using sedum, a low, drought resistant plant. Kept the planters around the perimeter as we had to be cognizant of weight limitations; not sure garden plots would be manageable. The building is a wood structure, not concrete.
- From where is the garbage / recycling collected? **A:** Not sure at this point; details to be refined.
- The photographs illustrate that the neighbours are predominantly older buildings; would like to better understand the context of the neighbourhood. What is the zoning on the north side of the lane; would you expect buildings of equal height or a lower density, back to duplexes / single-family dwellings? **A:** The zoning to the north of the site is the same as the subject site, as is East 2nd Street. Beyond that, you start to get into a differently zoned area.
- You appear to have a number of light wells that will provide light into living rooms and bedrooms; was that the intent? **A:** Yes; the topography of the site (significant north-south slope) lends itself to taller windows.

- Are the green roofs accessible? **A:** Yes; each of the four units have their own portion of the roof. They are not wheelchair accessible. The areas past the railings will not be accessible.
- From a massing point of view, the buildings to the south are very deliberately defined; what are your thoughts on the massing distribution? **A:** We were limited in height; on the front of the building, we could not go one level higher. Each of the buildings are controlled by their own average grade.
- Are the buildings separated? **A:** They are attached, but in terms of coding (e.g. fire), they are considered two buildings.
- Can you design rooftop landscaping between the buildings that provides privacy and recreation opportunities? **A:** A row of yews has been planned at this point.

Comments from the Panel included but were not limited to:

- Understand it's a difficult site; commend you for solving a lot of the siting problems.
- Recommend you confirm with Engineering about the garbage and recycling collection. Might affect the plans.
- Recommend you consider including rooftop space for gardening. An increasing number of families are moving to these smaller units and it can add significantly to well-being if there is green space people are responsible for tending.
- Think the entrances need stronger definition; particularly for the units towards the back, emergency crews must be able to easily find the units.
- Consider using different materials and colours to break the mass from north to south. Could be complementary, but different treatment; otherwise looks somewhat like one single, long building.
- While I think the project fits into the topography well at the property line, there are some tricky areas at the wall of the building, especially at the mid-level where the lock-off units sit. Seems like there might have to be more interlocking of the landings, so people don't need to go up and then down again.
- Some bedrooms seem to have very little natural light going in; could improve by working with the sideyards and elevations.
- Think the streetscape works fine, but the entry to the main walkways seems understated. Think you need more than the typical address pillars.
- Understand it can be hard to put trees into these tight sites but here, especially along the street, could use larger trees. Could relate well to the big height of the building.
- Given that the neighbours to the sides and north will likely be redeveloped, think there is some additional thought that should go into the back of the building.
- Consider additional separation and privacy on the back building, between the two units. Looks like current design has some glass separators/dividers; great idea but foresee a privacy issue.
- Concerned about the extent of the use of evergreens. They have their place but as they grow, will impact some of the light conditions. Units will be shaded by those trees in the future.
- Recommend a revisiting of the transitions in the east-west passages. There is a lot of intricacy with stairs, landscaping, light wells, etc.; some entry points seem constrained. Consider more generous landings if possible.

Presenter’s comments:

- The owner wishes to achieve density; the design (3 stories in the back, 2 in front due to the elevation) works with the grade to achieve the desired FSR.
- Appreciate your comments; will reconsider the design for potential solutions.
- Will check with the structural engineer to see how we might incorporate rooftop gardening space. Will also reconsider the street trees to provide a bit more entranceway definition.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 442-444 East 1st Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- ensure the addressing and wayfinding to each primary and lock-off unit is clear from the street, and consider enhanced architectural expression of each primary entrance is provided for easy identification;
- reconsider the location of the recycling and garbage enclosure to ensure easy access to the correct pick-up location;
- further design development to simplify the side yard walkways and spaces;
- consider using larger and greater variety of trees with consideration of views;
- consider the architectural expression of the lane side elevation with the knowledge that this elevation will be a prominent view to the properties to the north;
- review of the glass dividers on the back building, in consideration of privacy concerns;
- consider introducing garden plots and irrigation on the rooftop deck to encourage use;
- improve CPTED response at the street front service room and bike storage; and
- emphasize celebration of entry, design development of the main entry walkway from the street;

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

Carried Unanimously

The Delegation for 442-444 East 1st Street left the meeting at 7:06 pm.

4. Adjourn

There being no further business, the meeting adjourned at 7:10pm.

The next regular meeting of the Advisory Design Panel is scheduled for Wednesday, December 14th, 2022.

“Darren Burns”

Chair

“December 14, 2022”

Date