

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel  
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.  
In the Atrium Meeting Room on Thursday, January 7th, 2016**

---

**WORKSHOP MINUTES**

---

**Present:** B. Allen  
J. Boyce  
K. Bracewell, RCMP  
S. Gushe  
A. Larigakis  
P. Maltby  
M. Tsai

**Staff:** D. Johnson, Development Planner  
S. Kimm-Jones, Committee Clerk  
C. Miller, Planner 1, Community Development  
S. Smith, Planner 2, Community Development

**Guests:** None

**Absent:** A. Epp  
J. Geluch  
K. England

---

A quorum being present, the workshop started at 5:30 p.m.

**1. Moodyville Design Guidelines**

C. Miller, Planner 1, gave an overview of the proposed Moodyville draft Zoning Bylaw amendments and Development Permit Area Guidelines.

**Questions and comments from the Panel included but were not limited to:**

- We need innovative development, but do not want to approve something that complicates staff review of development applications.
- Developers will take advantage of any flexibility; they are all trying to maximise their return. Put things in black and white.
- There should be some reward attached to going for better design e.g. it should be a longer approval process if you want to maximise everything and should be faster for better design.
- Developers will choose what they will do e.g. ignore sustainability. With firm guidelines they will not be able to ignore such things.
- **Staff:** We believe Passive House certification is the best way to deliver high energy efficiency and noise attenuation in this neighbourhood.

- It has to be required; you will not get passive houses if not. Applicants will need education on how to do it.
- The slope of the neighbourhood is ideally suited for passive house solar design. Look at how to maximize the solar benefit in the neighbourhood. **Staff:** There is ongoing discussion to determine Lonsdale Energy Corporation (LEC) and Passive House certification expectations for this neighbourhood. There is a potential that the incremental capital cost required for hydronic heat within buildings could be applied instead to conserve energy through increased building envelope requirements.
- The two are very different; LEC is very mechanical and one method should not preclude the other. **Staff:** We recognize that developers consider the impact of City requirements on a project pro forma. The City's existing Hydronic Energy Service Bylaw requires district energy compatible construction unless LEC determines that a connection is not cost effective for LEC to service. The proposed approach is to require certified Passive House or the highest energy performance standard in the BC Building Code opt-in energy requirements should hydronic heat distribution within the building not be required. Passive House does impact building form so applicants want clarity on this expectation sooner rather than later.
- It is not reflected in the document. You have to be really specific e.g. the location is ideal for solar; be bold.
- You need more enforceable guidelines on landscaping since the proposed guidelines are too vague. Have more prescriptive language regarding street trees including species, spacing, required soil volumes and strategies for the provision of irrigation for at least two years.
- In addition to setting standards for sidewalk widths, stipulate that curb cuts be orthogonal: two at each corner rather than a single curb cut that forces wheelchairs toward the centre of the intersection.
- Have mid-block cut-through Right of Ways of 5-6 metres width for better circulation and porosity.
- Add streetscape design guidelines for the public realm including suggested furnishings, paving treatments and the provision of public art.
- Include the provision of urban agriculture plots or tot lots in multi-family units. The south aspect is perfect for fruit trees. **Staff:** We have added urban agriculture to the latest version of the guidelines.
- Strongly encourage green roofs and rainwater harvesting systems.
- Stipulate that rain gardens should have plantings that support pollinators and birds.
- Do a Moodyville laneway project; turn them into places for people. There are ways to design lanes to make it happen. It would add vibrancy and uniqueness to the project. You could make it an enforceable guideline that everyone should have design interventions to add vibrancy.
- The lane is becoming the street. You should be thinking about them as tertiary streets, like a pocket road. **Staff:** There is a traditional division between public lane and private land in regards to maintenance that would require consideration.
- Auto courts privatize land; cut throughs should be public ROW's. **Staff:** The auto courts would be located on private land between street-fronting and lane-fronting buildings.
- Shared outdoor community space. You could design the green thoroughway ahead of time so that bollards could be installed for block parties, e.g. St. David's running north south could have a special designation.
- There is no branding for Moodyville; it could be anywhere.
- You are encouraging native plants but it is not enough. The R5 and R4B forms will be the most ideal for incorporating native plants. There is an opportunity for habitat

connectivity feathering into the park. The area is ideal for a minimum requirement for native plants which will attract pollinators and provide habitat for small animals. You need to specify a percentage of plants that are indigenous to the area.

- Stormwater management is not enough; we need to capture rain water and reuse it. I strongly recommend it. Water could go into a cistern under the mews if there is no underground parking.
- The Sustainability Statement should include landscape design. Landscape designs can use recycled and locally sourced materials.
- Encourage play spaces to be natural environments with natural materials to encourage creativity.
- Encourage the consideration of reusing greywater in some developments.
- Have you engaged the services of Maureen Connelly for noise attenuation? She is a green roof expert working on noise attenuation using living architecture.
- Green roofs should be encouraged. Or encourage solar panels.
- There is too much emphasis on "articulation". The Design Panel often asks for simplification of designs. Overly articulated designs can be too busy with too many materials, steps, too much going on.
- Why should the 3<sup>rd</sup> floor be set back; because of views? **Staff:** The proposed envelope allows for a lower building similar in scale to the existing single-family forms to be constructed closer to the side lot line than the minimum setback otherwise required for a 3- or 4-storey building form.
- If you have midblock access I think that is all you need. I would go with urban density.
- Set up guidelines that allow you to achieve the density.
- There is not a lot of commercial, retail along there.
- Crimes in residential areas are crimes of opportunity. Areas with no natural surveillance can encourage unnatural behaviour.
- Is there an ability to mix in live-work situations?
- Vancouver requires an acoustic report perhaps the City should also.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the draft Moodyville Zoning and Development Permit Guidelines and commends the effort of the planners in developing the guidelines and feels that they are going in the right direction and add the following comments:

- The Panel would like to see further provisions relating to the opportunities inherent in the area's solar exposure in terms of passive solar design, Passive House certification, and active solar elements.
- The Panel would like to see the lanes developed with additional guidelines, recognizing that lanes are being effectively turned into streets, and multi-purpose community gathering spaces.
- Further development of enforceable landscape guidelines including the percentage of indigenous planting, rainwater harvesting for irrigation, and support for urban agriculture and productive landscapes.
- Greater clarification of the role of Development Permit Area guidelines in relation to Zoning Bylaw amendments.

- The provision of incentives or rewards for developers meeting the more stringent parts of the guidelines.
- The Panel strongly supports midblock cut-throughs.
- Guidelines to encourage natural surveillance.
- The Guidelines should require acoustic reports and noise attenuation measures for specific sites.
- The Panel feels that the zoning designations should be simplified, and

**FINALLY**, the Panel does not express strong support for the setbacks as expressed for above the second floor.

**Carried Unanimously**

## 2. Adjournment

There being no further business, the workshop adjourned at 8:05 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, January 20th, 2016.

---

Chair

