



MEETING MINUTES

Minutes of the meeting held at City Hall in Conference Room A
and Electronically (Hybrid),
141 West 14th Street, North Vancouver, BC on June 20, 2023

*The City of North Vancouver respectfully acknowledges that this meeting is held on the
traditional and unceded territories of the Skwxwú7mesh (Squamish)
and Səlílwətał (Tseil-Waututh) Nations.*

Members Present

J. Levine (Vice Chair)
O. Bibby
R. Greene
L. McKenna
M. Rahbar
D. Samaridis
C. Toyota

Councillor S. Shahriari

Absent

Sgt. K. Bracewell
A. Llanos, Chair
D. Jacobson (attended as a member of the
Applicant Team)

Staff Present

B. van der Heijden, Planner 1
M. Menzel, Planner 2
T. Huckell, Committee Clerk-Secretary
C. Bulman, Committee and Records Clerk

Guests

Amir Farbehi, Inspired Architecture Inc.
Caelen Griffiths, PMG Landscape Architects *
Ray Fung, Natland Group
David Jacobson, Trace Projects
Negin Mohammadi, Inspired Architecture Inc

**participated electronically*

The meeting was called to order at 5:30pm.

1. ADOPTION OF AGENDA

The Agenda for June 20, 2023 was adopted as circulated.

2. ADOPTION OF MINUTES

Minutes of the meeting held on April 18, 2023 were approved as circulated.

3. BUSINESS ARISING FROM THE MINUTES

Nil.

The meeting recessed at 5:32 pm and reconvened at 5:46 pm to allow for arrival of the landscape architect.

4. 452-458 EAST 1ST STREET (DEVELOPMENT PERMIT APPLICATION)

The Delegation for 452-458 East 1st Street joined the meeting at 5:46 pm.

The City has received a development permit application for the property at 452-458 East 1st Street. The application proposes a 10-unit townhouse development with lock-off suites. The location is subject to the Moodyville Development Permit Area (DPA) Guidelines.

The application was originally presented to the Advisory Design Panel on January 18, 2023. At that time the Panel did not recommend approval pending the resolution of a number of issues. The applicant has provided a detailed response to the comments made by the panel in their resubmission, including updated architectural and landscaping drawings.

A. Farbehi, Inspired Architecture, presented the following highlights regarding the development permit application for 452-458 East 1st Street:

- The team has spent the months since the January meeting working through the comments received. The steep Moodyville sites typically pose a challenge and the team has made some substantial changes in response to the ADP suggestions.
- Revisited the lane design, as well as the building massing.
- Have now included a gated driveway, to address safety concerns, in addition to a traffic island. Have replaced the curb with a retaining wall.
- Have implemented sun protection.

C. Griffiths, PMG Landscape Architects, presented the following highlights regarding the application:

- Have diversified the tree list quite substantially. Now includes almost uniquely climate resilient and native species, met by our tree replacement proposals. Have attempted to bring variety and robustness into the tree planting list.
- Relying on fairly narrow species (with a more slender silhouette), because we are working with narrow spaces.
- Will use a structural soil that will allow root permeability and ensure viability of the proposed trees, by allowing the roots to flow under the hardscapes without causing heaving. All hardscapes are underpinned by permeable material.
- Have proposed a great detail of permeable paving through the auto court.
- Have utilized paving patterns and colour shades to highlight a clear differentiation between the pedestrian realm and the vehicular realm.
- Have improved and further developed our landscape lighting strategy. Used throughout to illuminate stairs; proposing lighting bollards to give crown based lighting to the site. A combination of wayfinding and ground-based landscaping have improved the overall night safety of the site.

Questions from the Panel covered the following topics:

- massing on the north side and compliance with the zoning bylaw / development permit guidelines
- maximum height guidelines and rooftop deck design
- sun shading / cooling and ventilation of units
- bicycle storage
- tree removal and replacement
- the use of permeable pavers in the driveway and better alternatives
- logistics of garbage and recycling pick-up, and maneuverability within the driveway
- EV charging
- potential for public art on the east and west elevations
- removal of retaining wall upon future development of neighbouring lot
- pedestrian and vehicle entry interface
- lighting and potential for dusk-to-dawn lighting
- medium of construction
- the rise of the external stairs

Members presented the following notable comments:

- Would accept the proposal as it complies with the zoning use, provided no additional variances are requested. Believe it works as you've managed to reduce the massing overall on the north building.
- Can see where you worked on the CPTED issues and worked to mitigate the garage and access concerns with clear line.
- The north units are below grade and won't receive a lot of sun; if there's a way to add more glazing believe the lock-off units would be more livable.
- Appreciate the applicants have addressed a lot of the concerns from January 2023. Would support; think this is an area we want to encourage new families to move into. Think consideration for increasing bike storage would be wise; possible vertical storage instead of horizontal.
- Have significant issues with the permeable pavers. They have minimal environmental value; they are permeable for a few years and then completely clog up. Maintenance is left to the stratas, which typically don't know what the infrastructure is. Additionally with the vehicular traffic they start to move around a lot; very difficult to keep them in place. It's very expensive infrastructure that ultimately doesn't work well at all. Functional in large parking lots, less so in these smaller areas.
- There will invariably be differential settlement around the concrete band in the middle of the driveway; water will start pooling there and you will have clogging along the band instead of into the gravel.
- Believe the small island/curb when you turn into the driveway, hasn't really achieved your safety goal. Believe a mirror instead would be better.
- Suggest enlarging the garage doors.
- The white walls on the west and east elevations will become "mossed up" and unattractive very quickly. Recommend some variability in colour.
- Appreciate the detail and response to the previous ADP comments in January. Remain concerned that the height of the north building is too high. If you didn't have the upper roof deck space, the appearance of magnitude of the buildings from the street changes tremendously. Suggest you consider removing the rooftop decks on the north and use that space as part of a redesign, to help with the livability of those units. Would also remove that height extreme away from those walking in the community.

- Agree that the pavers as suggested will be problematic. Would encourage permanent concrete.
- Understand the site is topographically very challenging. Appreciate the design you have managed. One thing you are coming up against is the current context of the neighbourhood; the design does look a little massive compared to the developments on either side, but as the neighbourhood redevelops over time will look more uniform with the surrounding developments.
- Consider increasing the tread of the stairs, perhaps a lower rise, something more comfortable for an outside stair. Believe snow will be a real issue.
- If you are reconsidering roof deck size, consider an opportunity for solar panels.
- Consider removing the visitor parking and using it to create a social space instead.

The presenters responded with the following comments:

- Thank you for the feedback. Will reconsider the traffic island, can see how it would cause some hardship.
- The design of the rooftops is an issue we've been wrestling with. We have compressed the ceiling heights; removing the rooftops impacts livability and can significantly devalue the units.
- Agree with comments regarding the pavers. Happy to design instead something with a more functional future. Points well taken.
- Should be able to increase the size of the bike storage room.
- Will consider the outside stairs and see how we can improve.

The Delegation for 452-458 East 1st Street left the meeting at 7:25 pm and returned at 7:29 pm.

The delegation presented an animated fly-over video for the Panel.

It was moved:

THAT the Advisory Design Panel has reviewed the Development Permit Application for 452-458 East 1st Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- further review by the applicant of the paving finishes in the inner courtyard with regard to longevity and long-term maintenance;
- further review of the functionality of the garbage storage area, with consideration of visibility from the upper level units;
- further review of the functionality of the bicycle storage area, to encourage additional space;
- additional consideration of colours and materials on the side elevations;
- further design development of managing the entry into the courtyard, including reconsidering the island as currently proposed;
- consideration of improving natural light access into the lock-off suites; and
- that the architecture work with the City and Planner to consider an alternate use of the rooftop space;

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

The motion was not considered due to lack of a seconder.

It was moved and seconded:

THAT the Advisory Design Panel has reviewed the Development Permit Application for 452-458 East 1st Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- further review by the applicant of the paving finishes in the inner courtyard with regard to longevity and long-term maintenance;
- further review of the functionality of the garbage storage area, with consideration of visibility from the upper level units;
- further review of the functionality of the bicycle storage area, to encourage additional space;
- additional consideration of colours and materials on the side elevations;
- further design development of managing the entry into the courtyard, including reconsidering the island as currently proposed; and
- consideration of improving natural light access into the lock-off suites;

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

Carried Unanimously

The Delegation for 452-458 East 1st Street left the meeting at 7:56 pm.

5. DATE OF NEXT MEETING

The next regular meeting is scheduled for July 18, 2023.

6. ADJOURN

The Chair adjourned the meeting at 7:57pm.

“Certified Correct by the Chair”

J. Levine, Vice Chair