



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 September 19, 2023

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

Members Present

A. Llanos, Chair
D. Jacobson
J. Levine
R. Greene
L. McKenna
C. Toyota
Sgt. K. Bracewell

**electronically present*
D. Samaridis

Absent

O. Bibby
M. Rahbar

Councillor S. Shahriari

Staff Present

S. Tandon Committee Clerk Secretary
Bram van der Heijden, Planner 2

Guests

F. Adab Architecture

Fred Adab, Architect
Malinder Brar, Applicant
Rod Maruyama, Landscape Architect
Pooyan Poostchi, Architect

Inspired Architecture Inc.

Amir Farbehi, Project Architect
Steve Wong, Landscape Architect
Negin Mohammadi, Architectural
Technologist

The meeting was called to order at 5:47pm.

Dimitri Samaridis joined via webex at 5:50pm

1. ADOPTION OF AGENDA

The Agenda for Sept 19, 2023 was adopted as circulated.

2. ADOPTION OF MINUTES

Minutes of the meeting on July 18, 2023 was adopted as circulated.

3. BUSINESS ARISING FROM THE MINUTES

Nil.

4. 205 ST. PATRICK (REZONING APPLICATION)

The Delegation for 205 St. Patrick joined the meeting at 5:48pm.

5. 205 ST. PATRICK (REZONING APPLICATION)

The City has received a rezoning application for the property 205 St. Patrick's Avenue. It proposes a multiplex building with 6 principal units, and 4 accessory lock off units. The Density being 1.47 Floor Space Ration (FSR), 6 principal dwelling units, including 4 three-bedroom units, and 2 two-bedroom units. In addition to it, 4 accessory lock off units, 2 of which are accessible units. The Outdoor amenity areas to include patios, rooftop decks, balconies. The vehicle access from Northern lane to a roofed parking area, which meets the requirements of the zoning bylaw and houses 6 resident parking spaces. Lastly, it includes bicycle parking as well.

Staff requested feedback on the following:

- Proposed built form and materiality.
- Appropriateness of the building interface with the street, laneway and neighboring property.
- Livability of the accessory lock-off suites in the cellar level.
- Opportunities for landscaping improvements.

Pooyan Poostchi, F. Adab Architecture presented the following highlights regarding the Development Variance Application for 205 St. Patrick's:

- The property located east of St. Patrick's has a façade measuring 1.6 meters, with a maximum height of 13 meters. The lowest point is on the south side and is 11 feet below grade. There is a parking lane on the north side. The grade change poses a significant design challenge and leads to a reduction in the residential area. An application for a setback relaxation has been submitted, along with similar projects facing the same issue. With this variance, it is not possible to reach the maximum density of 1.6 FAR but only 1.47 FAR.
- Objective is to create more units with suitable layouts, maximize water views, optimize parking, and foster a sense of the project as a family-friendly area. Rather than having side-by-side townhouses.
- The team notes the following proposals:
 - To establish three separate units. Two of these units, situated around the parkade, have access via a common corridor from the north side. One of them is accessible from the middle of the property, while 3 others have access from the common lobby on the south side.
- Exterior finishes selection based on enhanced durability and sustainability.
- High-quality materials chosen: prefabricated cement board, brick, and composite material (New Techwood).
- Emphasis on non-combustibility and longevity.
- Color palette selection aims for harmony and contrast: black brick, light gray cement boards, and dark brown (IPE) for New Techwood.
- Consistent use of high-quality materials on all sides of the building.
- Exterior windows have black frames on the outside and white frames on the inside.

- All railings feature black frames and clear glass.
- The basement contains the mechanical, electrical and all the bike room and storage locks common areas and are accessible from East 2 with barrier free access
- The main floor on the north portion is designed to be above the parking area, the rest is the entrance for residential units are on the first floor.
- The lower floors features a dining area, bedrooms are on the upper floor levels.
- All units have their own rooftop deck. We have some exterior lighting especially around the entrance, and where safety is a concern.
- West elevation: the window design has been carefully planned to avoid any overlooking between the units and the neighboring building.

Mr. Steve Wong, Landscape Architect presented the following highlights regarding the application:

- The site is divided into two main components, the first focuses on the offsite area, encompassing the streetscape along St. Patrick's Avenue and East 2nd. It includes sidewalks, a sloping lawn extending from lane, featuring traffic bulges along East 2nd street, adorned with trees.
- The second component is centered on the onsite landscape, which covers the building's frontage. This design aims to guide the slope downward and create pathways leading to landings.
- At the front there is a lot more landscaping to buffer the building
- Access points coming with unit to be paved with decorative pavers
- Entrance is straight off of East 2nd Street, which comes out to be a private entrance.
- The terrace has planters which also provides as a buffer from the other building.
- Each unit has a separate defined roof top patio.
- Each roof top is divided to maintain privacy. Each roof top patio has a barbeque stations, and space for patio chairs and table.
- At the edge, there are raised planters on top of the pavers, measuring 42 inches in height for safety and approximately 23 inches in width. These planters contain a mixture of evergreen perennials and shrubs to enhance the landscaping. Small trees have also been planted to enhance the overall landscape.

The delegation presented an animated fly-over for the Panel

6. 205 ST. PATRICK (Rezoning Application)- Continued

Questions from the Panel covered the following topics:

- Parking provided for the Lockoff units in regard to accessibility?
- Wall construction look like in relation to the material used for the building's façade, and adherence of the brick siding?
- The measurements and material used for guard rail of the roof of the building?
- The basement entrance of the unit D in relation to it being underground, and the bedroom without any windows. The size of the windows, the elevation where the presence of a guardraill should be indicated?
- The height of the fence surrounding the parking area, and whether the garbage area is locked?
- Whether the power lines around St. Patrick's are underground.
- The brick being a rain screen system, it's installation and how it handles rain. Suggestion to use metal mesh as a scratch coat, and the enclosure of parking area.

- The requirement for interconnection between Primary Dwellings and Lockoff Suits, allowing flexibility for use either as a rental unit or by the owners of the main building dwelling unit.
- Compliance with energy efficiency requirements and potential triple-glazed windows.

Members presented the following notable comments:

- Considerations to carve out a source of natural lights for the Lockoff units.
- Concerns about the exterior wall assembly, and execution details
- Absence of public art
- Addressing concerns about the elevation design, and potential issues with hardy panels.
- Suggestions for incorporating landscape elements on the street edge, and importance of the railing design for the cellar suite.
- Ensuring about the presence of a man door, property line, and the use of wooden fencing.
- Concerns about the fence surrounding the parking area, and the need to balance privacy and sufficient light.
- Emphasized the importance of robust locks for shared spaces like bike rooms to prevent bike theft.
- Suggestions to use plant species more suitable for small planting areas, and consider using hedge as buffer for smaller areas.
- Encouraged a closer look on the roof, and elevation design.
- Emphasized issues with the middle portion of the building's façade, noting irregularities and design concerns.
- Highlighted the opportunity for landscape improvement.

7. 205 St. Patricks (Rezoning Application)- Continued

It was moved and seconded

THAT the Advisory Design Panel has reviewed the Development Variance Permit for 205 St. Patricks and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- From a building planning point of view, to review access to natural light for bedroom for the lock-off unit D at the bottom of the building.
- The review of plant species in relation to plant sizes and planting areas, specifically the laurel hedge, oak trees along 2nd Street.
- The provision for adequate lighting for the parking area, and robust locks on storage and bike storage to facilitate adequate CPTED provisions.
- Review overhead services in relation to offsite tree planting.

Carried Unanimously

8. 648 W 14th Street- (Rezoning Application)

The Delegation for 640 W 14th Street joined the meeting at 6:53pm

9. 648 W 14th Street (Rezoning Application)- Continued

The City has received a rezoning application for the property at 648 W 14th Street. The application proposes a triplex building with three principal units, and three accessory dwelling units.

The application is for rezoning from the current Single Family Residential 1 (RS-1) zone to a new Comprehensive Development Zone with a base zone of RT-2. Variances will be required to permit the proposed lot of coverage and units counts.

The proposal includes a density of 0.5 Floor Space Ratio (FSR), 3 Principal dwelling units, plus 1 bedroom in the accessory dwelling unit. The outdoor amenity areas has the Patio, and the Outdoor decks. Additionally, there is vehicle access from the northern lane to a shared carport, which meets the requirements of the Zoning Bylaw. It has space for housing 5 Resident parking spaces, 1 parking in lieu payment, and a bicycle parking.

Staff requested feedback on the following:

- Proposed built form and materiality.
- Appropriateness of the building interface with the street, laneway and neighboring property.
- Livability of the accessory lock-off suites in the cellar level.
- Opportunities for landscaping improvements.

A. Farbehi, Inspired Architecture, presented the following highlights regarding the rezoning application for 648 W 14th Street:

- The project is located mid-block in the 600 block of West 14th Street, The proposed Triplex development is a 649.54 m² lot North of the Marine Drive corridor on W.14th Street East of Bewicke Avenues. The site benefits from being within walking distance of Marine drive corridor, elementary schools, Mahon Park, neighborhood shopping facilities, a sea bus, and Lonsdale Quay, as well as immediate access to public transportation via a nearby Rapid bus route.
- The proposed development is a building that comprises three traditional houses with a total gross floor area of 160 m² per unit.
- The building is a two-storey structure that will house all three units under one roof. Each unit will come with one dedicated parking stall, while the other two parking stalls will be allocated to the three secondary suites.
- It also responds to the need for affordability and sustainability by combining a high-performance small housing option with a rental suite for seniors downsizing or moderate-income young families moving to the City of North Vancouver.
- Outdoor patio on each unit offer a private outdoor space that promotes livability and relaxation.
- Provision of large windows on the first and second floors emphasizes safety and security.
- The design focuses on the main suite entries, allures to provide good suppression in the exterior lot.
- The project houses a car port to maximize the number of car parking, an easier way to resolve the steep slope. The car port is covered by a well-designed roof shed, and access is provided from the back lane.
- Each unit has a dedicated lawn, one storage space, and two shared bike storage areas, as well as a shared garbage and recycling area.

- The building features a total of five parking stalls, each equipped with a level 2 vehicle charger.
- The façade will consist of prefabricated Hardie lap siding and fascias with wood grain, stucco, and trims incorporated into the design.
- The large windows on the front and back facades emphasize the individuality of each unit, with an identifiable roof mass over the entry door and clear access from the street.
- The building's stepped mass at the front yard offers additional setbacks from the front property line, which provides more privacy to adjacent units while also adding articulation to the front façade.

Mr. S. Wong, Landscape Artist, presented the following highlights regarding the application:

- Plantings have been chosen for their low water demand, low maintenance, and perennial nature. The plantings are native and regionally adapted and offer a variety of evergreen and deciduous plantings. A sampling of these native plants are vine maple, red twig dogwood, flowering currant, and groundcovers such as deer fern, and creeping Oregon grape.
- There will be 6 onsite trees, and 2 boulevard trees that will add to the total canopy cover and contribute to the overall biodiversity and ecology of the site.
- The irrigation will be a low flow efficient system with drip irrigation for all the shrub beds.
- The landscape lighting are all low voltage LED lights to reduce the power demand, and will be controlled by a photocell so they are only need to be on when necessary. Except for a few accent lights, all lights will be directed for downward to reduce possibly stray light, and to reduce any light pollution. The building lights are motion detector lighting.
- There is a 13ft difference from North East to South East, fully compliant with OCP.

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

10. 648 W 14th Street (Rezoning Application)- Continued

Questions from the Panel covered the following topics:

- Requirements for elevation in respect to the existing or previous field.
- Whether the grade line is similar on both sides of the property.
- Consideration for energy model for the building, and concerns about the challenge to cover the roof and car parking
- Emphasis about the roof scape on the main building, its sloping and middle flat part.
- Whether the retaining wall at the top is a lightfield
- Exploration of a scenario where all three triple-plexes did not have to be split in order to build them on a single mass
- Sliding doors in the bedrooms
- Acknowledgement of the accessory building, recycling area, bike room,
- Finishing material of the sloping roof, lighting treatment for the car port.

Members presented the following notable comments:

- Consideration the elevation from the east and the west, the height of the building is quite high, with a high roof line.
- Explore opportunity for the units to be on the natural grade line.

- Evaluating the level of organization of the building from an architectural point of view. Consider: over hangs, projection, push backs, insulation in the roof, etc.
- Noting the non-alignment of the roof line, the face and the retaining walls
- Exploring opportunities to allow more natural lights in the rear basement accessory unit, and some landscaping from the vision of inside, looking at the outside.
- Emphasis on creating an access area for the bike storage area from the side, since the rear units are facing more public when putting out garbage or using bikes. Suggestion for more landscaping so that there is a demarcation between storage and garbage area in the rear deck.
- Requirement for clear ways for the first responders, and the clear visibility of the unit numbers on the door.
- Consideration to have a way for natural surveillance from the house for the car port.
- Replacement of garbage next to the car to avoid garbage hoppers looking into the car.
- Suggestion for replacing the Aqua pavers to regular pavers to avoid additional maintenance and recurring cost.

11. 648 W 14th Street (Rezoning Application)- Continued

It was moved and seconded:

THAT the Advisory Design Panel has reviewed the rezoning application for 648 W 14th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Simplification of roof lines of the proposed development.
- Further delineation and separation of accessory building, and the patio of the North unit.
- Request to review the landscaping of the courtyard and potential enhancement with plantings.
- Request to review for light access to the lock-off suites in the North unit.
- Review security measures related to the car port to facilitate adequate surveillance.
- Request to change from Aqua pavers to regular paver.
- To add drainage at the bottom of the window wells.
- Planning to consider the elevation of the main floor, relative to the natural grade.

Carried Unanimously

12. Date of Next Meeting

The date of next regular meeting is scheduled for October 17, 2023

13. Adjourn

The Chair adjourned the meeting at 7:50pm

A. Llanos, Chair