



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 January 16, 2024

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

Members Present

A. Llanos, Chair
D. Jacobson
J. Levine
R. Greene
C. Toyota
D. Samaridis
M. Rahbar
O. Bibby
Sgt. K. Bracewell

Councillor S. Shahriari

Absent

Staff Present

S. Tandon Committee Clerk Secretary
Matthew Menzel Planner 3,
Planning & Development
Anu Garcha, Planning Assistant, Planning &
Development

Guests

Carman Kwan, Architect
Alyssa Semczyszyn, Landscape Architect
Bobby Purba, Owner

The meeting was called to order at 5:35pm

1. ADOPTION OF AGENDA

The Agenda for January 16, 2024 was adopted as circulated.

2. ADOPTION OF MINUTES

Minutes of the meeting on October 17, 2023 was adopted as circulated.

3. BUSINESS ARISING FROM THE MINUTES

Nil

4. Business from Minutes- Nil

Request to attend the meeting in February or March. SFU's renewable energy initiatives aim to assist local governments. It is a design a report addressing construction reports. SFU and the architectural consultant need to present a report to the ADP. This report will

inform about findings related to mass timber, articulation, amenities, balconies, etc., and receive feedback.

5. State Urban Forest-

Purpose: To update the ADP on the Urban Forest Plan and review the State of the Urban Forest Report within the scope of the ADP mandate;

Staff seeks feedback on the following points:

Concerns about the urban forest today or about the future of the urban forest?

What role do trees play in your vision of the City?

How can development support tree plantings and tree retention in the City?

Urban Forest: All of the trees and supporting vegetation in the community. The urban forest is an interconnected ecosystem that also includes the soil, water and air that nourishes trees.

Staff has started with background research and information gathering, and have now completed the first stage of analysis: the State of the Urban Forest report. This report was the first public step in the planning process. Staff went to Council on November 27 to present it and receive comments, and will be using the findings from this report to help engage with the community and to make sure Staff's developing data informed recommendations as staff build detailed policy and actions. And next now entering our first phase of public engagement on Monday, January 15th.

The State of Urban Forest report uses Mapping, LiDAR, Staff Interviews, and analysis of City processes, policies, and regulations to provide a fulsome assessment of the status and trends that are affecting the City's urban forest. It also sets the baseline for the staff to measure future progress.

The Urban Forest Plan aims to develop a 30-year vision for the urban forest through a combination of data analysis and community engagement. It will propose actions to achieve an expanded and sustainable urban forest, aligned with the Official Community Plan's direction. The plan recognizes the diverse benefits of trees beyond their visible parts, encompassing ecosystem services like habitat provision, rainwater management, and urban cooling. The State of the Urban Forest report informs the plan, indicating steady canopy cover at 20% since 2007, alongside challenges like increased stress on trees. The report also highlights the distribution of trees across the city, emphasizing the importance of private property in the urban forest. Future steps involve public engagement to develop the plan's vision, values, and priorities, followed by the plan's development and further community feedback. The plan aims to integrate community visions for the urban forest into the city's policy framework and strategic planning, ensuring a resilient and equitable urban forest for the future.

6. State Urban Forest-

Comments from the Panel covered the following topics:

- Various municipalities like Metro Vancouver, DNV, Burnaby, and Surrey are referenced for urban planning considerations such as vulnerable assets, population densities, management strategies, and sustainable forest initiatives.

- Suggestions include offsetting tree losses in development, potentially through reduced parking requirements, though challenges exist for developers in integrating trees with parking structures.
- The discussion examines the cost and impact of tree planting in urban versus less urban areas, prioritizing tree retention, and investing in areas lacking canopy coverage, considering biodiversity, connectivity, and habitat preservation.
- Considerations include selecting tree species suitable for wildlife, minimizing investment requirements, and implementing zoning policies to address urban challenges effectively.
- Policy gaps often lead to conflicts between developers and residents over tree removal, potentially hindering housing projects, indicating a need for clear policies promoting public interest and resolving conflicts promptly.
- Questions arise about government-led housing policies, addressing parking issues, and the 20% urban canopy coverage target, stressing the need for comprehensive solutions and interdepartmental coordination.
- Suggestions for enhancing urban canopy coverage involve engineered solutions for soil management, water retention, and pollution control, requiring substantial investment and developer cooperation.
- Queries about how heat mapping techniques are measured. Emphasis on considering green roofs as part of the plan.

7. 2416 Western Avenue

The City has received a rezoning application for the property at 2416 Western Avenue. The application proposes 3 building with 18 principal dwelling units.

The application is for a rezoning from the current Single Family Residential 1 (RS-1) zone to a new Comprehensive Development Zone with a base zone of RG-3. Variances will be required to permit the proposed build form. A thorough Zoning compliance check has yet to be completed. Any deficiencies will be conveyed to the applicant at a later date.

The Official Community Plan (OCP) designates the subject site as Residential Level A, which, which supports a residential development on this site with a potential maximum density of 1 FSR.

The development proposes a residential building, with a total density of 1 FSR. A description of each building as proposed in the submitted architectural drawings. The proposed development will have a maximum building height of 3 story's and an approximate height of 10.4 meters. From average building grade, this is consistent with the OCP designation for the subject site.

Staff would like to receive feedback on the proposal with respect to the following:

- Proposed, massing, built form and materiality;
- The appropriateness of the building interface with the street and laneway;
- Interface towards the neighboring property; and
- Landscape design.

Carman Kwan, Architect, Architectural Collective presented the following highlights regarding the Rezoning Applications for 2416 Western Avenue:

- This market strata development replaces the existing 2 single family buildings on a recent lot consolidated project site with 18 proposed new residential units consisting of a good unit mix. The proposed unit mix includes 8 residential units under 800 square feet inclusive of 6 one bedroom units. There are one, two, three and four bedroom options in the proposed development mix. Amenity areas have been included for all units with balconies, roof decks and decks provided as private outdoor spaces. A central courtyard between the front townhouses and the rear duplex provides common space seating for additional exterior amenity space.
- The development proposal is a townhouse typology with no common corridor access or common entrance. Each residential unit has a separate main door entry within 1.5metres of the finished grade and complies with the BC Building code requirement 3.3.4.4 (3). The importance of addressing heat and climate related requirements for cooling will be provided for one room in each unit not to exceed 26 degrees Celsius as required in the BC Building code update in March 2024.
- Lane dedication of 10ft to the north, large trees situated to the west of the sides
- Rear view orientation is at the bottom, lower massing for side-by-side duplex
- Garage access from existing lane on the eastern side of the site
- Location is south of Trans-View Highway, actual medium density on the land is 1 FSR
- Positioned in the regional city center, near the top end of the boundary
- Identified as a good transit hub, proximity to city hall and library; all units have access through common area
- Parking area located in southeast with 29 bike locker spaces
- Access path through courtyard
- Balconies and roof decks available on all levels
- Warmer lighting planned for courtyard access, parking garage, and stalls
- Total of 18 units: 6 one-bedroom units, 6 two-bedroom units, 2 three-bedroom units, and 4 four-bedroom units
- Consideration for additional parking sharing stalls
- Existing zoning: RS-1, Site area: 14,117 square feet, Gross floor area: 21,024 square feet. Exclusion: 6,907 square feet. Net area: 14,117 square feet

The Delegation presented a fly-through video for the Panel.

Alyssa Semczyszyn, Landscape Architect presented the following highlights regarding the application:

- Preservation of two large conifer trees on the west side of the building, setbacks implemented to secure houses
- Emphasis on planting small plants due to space limitations
- Creation of walkable areas from porches and shared amenity spaces to foster community interaction
- Upper level features small private patios with low maintenance plants
- Underground parking is secured; lighting treatment in the walkway courtyard and lane for access to underground parking confirmed
- Discussion on oversight ceiling and building height, including roofline concept, slope direction, and relation to patios
- Inquiry about the pitch orientation of the building roofs
- Drainage plan from roof to central walkway confirmed, consideration for provisions for solar panels and compliance with step code for building modeling
- Accessibility of parking stalls addressed

- Placement of mechanical rooms and garbage room, with staging area outside for trucks discussed
- Space availability for staging needs
- Water management concerns regarding volume of water runoff from sloped roofs, discussion on gutter or alternative drainage options
- Exploration of opportunities for additional landscaping in the corridor between the two buildings.
- Consideration for enhancing aesthetics on the north side facing the lane and highway, including potential for public art and color variations

8. 2416 Western Avenue

Questions from the Panel covered the following topics:

- Inquiry about tree selection criteria and consideration of species characteristics.
- Discussion on alternative barriers for parking stalls and provision for accessible parking.
- Inquiry into understory planting issues.
- Explanation of courtyard use, inquiry about children's play areas, and mailbox location.
- Concerns about spatial challenges with window placement between buildings.
- Inquiry about limitations affecting roof deck size and step-down building design factors.
- Request for information on highway elevation relative to the lane.
- Discussion on choice of Juliet balconies and suggestions for enhancing north side aesthetics.
- Emphasis on lighting, robust security for bike storage, and improving site access.
- Feedback on massing, central amenity space, and mitigating dominance of taller buildings.
- Recommendations for addressing tall vertical walls and improving building height and form.
- Concerns about lack of landscaping and amenities along the walkway.
- Suggestions for garbage staging improvements and glass canopy consideration.
- Recommendations for enhancing visual appeal through landscaping and tree preservation.
- Consideration of density increase while maintaining livability and aesthetic appeal.

9. 2416 Western Avenue

It was moved and seconded that...

THAT the Advisory Design Panel has reviewed the Rezoning application for 2416 Western Avenue, North Vancouver and does not recommend approval of the submission pending resolution of the issues listed below. The Panel looks forward to reviewing the applicant's response at a future meeting.

1. Consider massing to address building height concerns, dominance on the streetscape and adjoining building to the south, building lot coverage, and to enhance landscaping opportunities throughout the site.
2. Review the livability of units adjacent to the central pathway, including access to the units, access to sunlight, and potential privacy issues.
3. Review the north elevation to improve visual interest, and consider potential public art opportunities.

4. Maximize landscaping opportunities throughout site.
5. Consider eliminating grass in the boulevard, and replace with shrubs to sidewalk.
6. Review potential to save additional existing trees within the boulevard.
7. CPTED concerns are to be considered, including security, wayfinding, lighting, legibility of the unit identification, and security of bike and storage rooms.
8. Rear lane to accommodate on-site garbage and recycling bin staging.
9. Courtyard to undergo design development to ensure functionality and usability.
10. Consider expansion of rooftop patios.
11. Ensure accessible parking is provided, if required for a development of this nature.

Carried Unanimously

10. Date of Next Meeting

The date of next regular meeting is scheduled for February 20, 2024

11. Adjourn

The Chair adjourned the meeting at 8:43pm

“Certified correct by the chair.”

Committee Chair, A. Llanos