

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 Conference Room A on Wednesday, November 29th, 2017

MINUTES

- Present:** J.P. Mahé
B. Phillips
P. Maltby
J. Geluch
K. Bracewell, RCMP
- Staff:** D. Johnson, Development Planner
B. Hurley, Planner 1
R. Fish, Committee Clerk
- Guests:** Wall Financial – Moodyville
Edmund Siqueira, Wall Financial
Padraig McMorrow, IBI Group
- Absent:** K. Yushmanova
B. Checkwitch
B. Harrison
A. Man-Bourdon
C. Perry, Supervisor, Development Servicing
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A quorum being present, the meeting was called to order at 5:35 p.m.

In the absence of the Chair and Vice Chair, B. Phillips chaired the meeting.

1. Resolution for Wall Financial - Moodyville: Phase 1, 2A/B held November 15th

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for **Moodyville – Wall Financial, Phase 1: 509-603 East 2nd Street, Phase 2A: 548-602 East 1st Street, and Phase 2B: 502-528 East 1st Street** and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Consider furthering the diversity of the form and character in the architectural expression;
- Ensure that while moving forward into future Phases, there is an explicit differentiation and departure in the architectural expression from these proposals in keeping with Moodyville guidelines;
- Ensure unit identification and wayfinding provided is clear for all units of the site;
- Ensure that natural surveillance and CPTED strategies in the semi-public realm are upheld with path lighting and landscape that is not overgrown and dark;
- Ensure that landscape design is further refined with staff in both semi-public and public realm spaces;
- The Panel expresses a general support for garage entries off of 1st Street and the living lane noting the potential conflict with the current bylaw;
- Explore opportunities for common amenities throughout the site that facilitate varied activities; and
- Explore the potential for including rain protection in public nodes.

The Panel wishes to thank the applicant for their presentation.

**Amendments were made to the resolution. Voting on resolution amendments has been tabled until the December 13th meeting.*

2. Minutes of Meetings of the Advisory Design Panel held November 15th

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held November 15th be adopted as amended.

Carried Unanimously

3. Business Arising

None.

5:40PM - J. Geluch left the meeting.

4. Staff Update

D. Johnson reviewed the status of ongoing development projects.

5:49PM – K. Bracewell left the meeting.

5. Livability Discussion

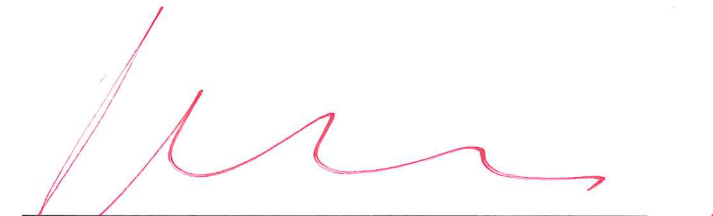
The Panel had a dynamic discussion on livability as it pertains to the following issues:

- Dwelling identity and sense of entry;
- Storage;
- Functionality and planning efficiency;
- Materials; and
- The City of North Vancouver's Review and Submission Requirements (for submission to the ADP).

7. Adjournment

There being no further business, the meeting adjourned at 7:08 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, December 13th, 2017.



Chair