

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, October 16<sup>th</sup>, 2019**

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**MINUTES**

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- Present:** W. Chong  
N. Petrie  
R. McGill  
K. Ross  
J. Ralph  
B. Harrison  
K. Bracewell, RCMP  
Councillor A. Girard  
B. Jones  
M. Messer
- Staff:** D. Johnson, Development Planner  
J. Braithwaite, Development Technician  
M. Friesen, Planner  
T. Rougeau, Planner  
R. Fish, Committee Clerk
- Guests:** 402-438 East 3<sup>rd</sup> Street & 341-343 St. Davids Ave (Rezoning Application)  
Steven Petersson, Cascadia Green Development  
Shamus Sachs, Integra Architecture  
Michael Patterson, Perry & Associates  
Farzad Mazarei, Cascadia Green
- 236-254 East 3<sup>rd</sup> Street (Rezoning Application)  
James Kao, DA Architects  
Al Johnson, DA Architects  
Kat Goska, DA Architects  
David Stoyko, Connect Landscape Architect  
Pedram Hosseini, InnoVision Homes
- Public Attendees:** Leslie Watson  
John A. Lucas  
David Germann  
John Machray  
Mary Murray
- Absent:** C. McLeod
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A quorum being present, the meeting was called to order at 5:33 p.m.

**1. Minutes of Meetings of the Advisory Design Panel held September 18<sup>th</sup>, 2019**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held September 18<sup>th</sup>, 2019 be adopted.

**Carried Unanimously**

**2. Staff Update**

None.

**3. Business Arising**

The status of the Design Awards were discussed. It was agreed by the Panel that there be a request for nominations and that nominees will be brought to the Panel for judging.

**4. 402-438 East 3<sup>rd</sup> Street & 341-343 St. Davids Ave (Rezoning Application)**

The City has received a Zoning Bylaw and Official Community Plan amendment application from Cascadia Green Development for a mixed-use development at 402 – 438 East 3rd Street and 341 St. Davids Avenue.

The proposed project is composed of two buildings separated by a breezeway/plaza. A mixed use building is located on the eastern portion of the site, and a residential building on the western portion of the site. The western building is composed of 90 residential units (6,206 m<sup>2</sup> or 66,800 sq.ft) with townhome style units fronting East 3<sup>rd</sup> Street and the lane, and is four storeys tall from the highest part of the site.

Staff is seeking the Panel's input regarding the following:

- The proposed site design including: setbacks, overlook, massing, and location of uses (commercial, childcare);
- CPTED concerns;
- The proposed architecture, including: style, the application of façade materials, the character of the lane and East 4<sup>th</sup> street, and opportunities for celebration of the site's culture and history; and
- The proposed landscape plan, in particular: character and functionality of the commercialized lane, the proposed rooftop garden element, the streetscape, opportunities for public art, the use of landscape as a buffer, and the planting plan.

Steven Petersson, Cascadia Green and Shamus Sachs, Integra Architecutre described the project to the Panel:

- Responding to the emerging community in Moodyville.
- The project will be transit oriented for the RapidBus.
- Proposing a project that is significant enough in scale and commercial density to drive traffic to the commercial uses.
- There is an opportunity for a significant visual landmark on the corner.
- We want to do better than Step Code 3 by proposing other green building measures.
- The project includes a rooftop amenity space, public breezeway and a pedestrian oriented lane.

- We are targeting local businesses who are thriving in a village environment.
- Offering an affordable home ownership plan with a rent-to-own program, covering 15% of the units to help get over the hurdle of a down payment.
- Offering diverse unit types.
- The main entry to the parkade is off of St. Patricks Avenue.
- The commercial units wrap around and turn into more live work units.
- There will be a childcare facility on the north and east side of the site.
- We are keeping the building form simple with large overhangs on the south for sun shading.

Michael Patterson, Perry & Associates, reviewed the landscape plan:

- Pedestrian movement around the site is a priority.
- There is a greenway along St. Davids Avenue.
- We have widened the sidewalk and bike lane along East 3<sup>rd</sup> Street.
- The commercial and residential zones have different treatments.
- There is an extensive roof deck with covered seating, an outdoor kitchen, lounge chair seating, community gardens and more open areas as a flexible open space.
- We have nestled the roof deck towards the south for the views and to pull away from the edge for overlook.
- There is ample lighting integrated into the breezeway with tables and chairs but can also be accommodated for service vehicle use.

**Comments from the Panel included but were not limited to:**

- Excellent site planning, palette/textures and well planned commercial component.
- CPTED issues in the breezeway and parkade entrance need to be resolved with a gate to the parking and appropriate lighting/anti-graffiti treatments in the breezeway.
- Ensure appropriate wayfinding and clear lines of sight for the right angle on East 3<sup>rd</sup> Street.
- The lane could cause conflict issues between duplex owners and residents.
- The rent-to-own program will be interesting for Council to consider.
- Public art will be an extremely important component to get people out of their units and into the public spaces.
- There will be a need for more playful, programmed activities. There is a missed opportunity for this in the rear lane on the west side.
- Consider light and noise pollution with the bridged area.
- Traffic management in the lane could be potentially frustrating. Consider continuing the lane up through the north.
- Encouraged to be considerate of the neighbours to the north with respect to the treatment of their lane into a pedestrian lane and pre-treating the back of their house into part of the project. Consider the community planning aspects.
- There is a need for childcare but measures need to be taken to mitigate the noise. Find a balance the community will accept.
- The corner should have a landmark feel to it, consider a public art component.
- Having parking access close to the lane is not good for traffic. Circulation uses have to be resolved.
- The breezeway should be more generous if you want it to function well.
- The rooftop amenity could be increased in size. Consider how all three buildings can access it.

- The north building could include more offices.
- The units that oversee the laneway will have difficulty getting people to want to use them. There won't be much natural light.
- Interaction between the duplex has no landscape. Increase the landscape or the treatment there to make it more interesting.
- The daycare needs to be thought out more regarding its size and how you're going to do drop off. The north side of the building will be colder.
- Take a look at long term glazing options and using some kind of shading for the units that aren't directly shaded.
- The residential units below the bridge might serve well as an office space.
- Encourage some kind of covered bridge so the west and north sides could cross over and use the green roof.
- Increasing the amenity space will ensure better uptake from the residents for the daycare.
- Further design development of the offsite edges on the lane.

**Presenter's comments:**

- The presenter thanked the Panel for their comments and addressed concerns around parking, public interaction and engagement, traffic management, light treatments, landscaping and the rooftop amenity space.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 402-438 East 3<sup>rd</sup> Street & 341-343 St. Davids Avenue and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Consider the use and design of the north building off of St. Davids;
- Further design development of the laneway use, animation and circulation;
- Consideration for a more generous space to the pedestrian and public realm in the breezeway
- Further design development to all offsite transitional edges, not limited to; impact on neighbours to the north at lane and East 4<sup>th</sup> Street;
- Explore more significant moves on the south-east corner mixing architecture, landscape architecture and public art;
- Consider the daycare design, location and outdoor amenity;
- Consider a tiered approach to the north building to allow more light to the street;
- Further develop the unit mix and use throughout the project,
- Encouraged to increase the rooftop amenity space; and
- Explore and balance appropriate lighting for CPTED concerns and for the public realm activities.

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

**Carried Unanimously**

*B. Harrison left the meeting at 7:17PM.*

*Break from 7:17-7:28PM.*

## **5. 236-254 East 3<sup>rd</sup> Street (Rezoning Application)**

The City has received a revised submission for the development application to rezone 236-254 East 3<sup>rd</sup> Street to support a six-storey rental apartment building containing 71 rental units. The parking for the building will be accessed from the rear lane.

The site is located mid-block on the north side of East 3rd Street, between St. Georges Avenue and St. Andrews Avenue. It is well connected to public transit, public services, and commercial related amenities, particularly to the west of the site on East 3rd Street and Lonsdale Avenue.

This is the second visit to Advisory Design Panel for the proponents of the rezoning at 236-254 East 3<sup>rd</sup> Street. It was decided by Staff to bring the project back to the Panel for consideration. On November 15<sup>th</sup>, 2017 the project was presented to the Panel. The Panel presented the following resolution:

THAT the Advisory Design Panel has reviewed the Rezoning Application for 236 – 254 East 3<sup>rd</sup> Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Mitigate the buildings' overall massing at street levels and 3<sup>rd</sup> Street frontage;
- Explore opportunities to break down and reduce the massing of the upper levels including the access stairs;
- Explore ways to soften the building edge along the lane with more openings into the building;
- Consider ways to create paths between the buildings;
- Explore ways to reduce the constrained circulation in the parkade;
- Further develop the fenestration and articulation on the east and west facades;
- Ensure more natural light and openings into the lower level corridors, fitness room and parkade;
- Explore opportunities for trees and larger planters on the upper levels to create more interest on the roofscape;
- Address the landscaping on the East 3<sup>rd</sup> Street public realm and unit entries as the project develops;
- Further develop landscaping to highlight the main entrance;
- Encouraged to be more ambitious with sustainability and energy efficiency targets;
- Explore opportunities for e-bikes and e-car outlets; and
- Explore further opportunities for integrated art in the project.

Staff is seeking the Panel's input regarding the following:

- Quality, functionality, and livability of the proposed units and common spaces;
- Functional circulation of the building, accessibility, and any potential CPTED concerns; and
- Parking configuration and circulation.
- The proposed massing of the building as it relates to East 3rd Street, the lane, and neighbouring properties, and
- Quality of the architectural expression and application of façade materials overall.
- Quality and overall effectiveness of the landscape plan, with particular attention to the landscape screening provided on the north side of the building and its relation to buildings across the lane.

Staff asked the Panel for feedback on how well the applicant responded to the November 15<sup>th</sup> motion and if the changes introduce additional comments.

James Kao, DA Architects & Planners, reviewed the response to the resolution:

- Changes to date include a move to full rental, increase in number of units from 57 to 71, a reduction in height of 1.3 meters with lower ceiling heights and a reduction in FSR from 2.6 to 2.3.
- The townhouses on the base have been changed to stacked flats.
- We have accentuated the base, created a richer palette, while differentiating the base middle and top components of the building.
- There was a request for more contrast and the use of wood has been incorporated.
- We have elevated the parking garage on the lane.
- The rooftop gardens have all been removed.
- Included a better variety of units with 10% being 3 bedroom units, 25% level 2 adaptability and 10% mid-market rental.
- There is a new dedication for future widening of the street.
- There is a 3 meter setback in the front and a 1.6 meter setback in the rear.
- We have minimized the expression at the top of the building.
- There are two parking accesses at grade.
- We have positioned the larger units on the north side on the corner with access to the larger terraces. The south side has one bedroom units.
- There is a screen device at the front entrance and we hope to work with a public artist to celebrate the entry.
- Creating a darker colour palette at the base of the building.

David Stoyko, Connect Landscape Architecture, reviewed the landscape plan:

- There have been subtle refinements to the change of the programming in the upper levels, we've lost some of the planting.
- We are trying to save the trees on either side.
- The front side has an additional layering of planting.
- The main lobby entrance has been refined to be larger, grander and more detailed.
- The landscape hasn't been majorly impacted.

**Comments from the Panel included but were not limited to:**

- The most successful part of this project is the circulation.
- Accentuate the quality of the architecture and reduce the apparent size of the building by including darker tones and contrast on the façade.
- Consider your energy model and the south facing units.
- Define and bring more interest along the sidewalk with more planting and privacy for the ground level units.
- Greater sense of entry at the front, consider a canopy.
- Moving rooms are great on the ground floor in rental buildings.
- CPTED issues to consider include ensuring safety at the garage entry, which is well lit and compensates for vehicles coming out to see traffic in the lane, including identification on the lane side. Ensuring it is clear for first responders, factoring in rain and darkness. Ensure that the rear lane wall is treated to prevent graffiti.
- The terraces are excellent for overlooking the lane, but it still doesn't solve the height on East 3<sup>rd</sup> Street.

- Concern that the tree roots might be compromised, 2.4 meters is not enough space for them to grow as they seem to be quite significant.
- Add a planting list.
- Engage with an envelope engineer as soon as possible to calculate total cost to savings ratios for staying at Step 2 or going to Step 4. Look at a higher performance level.
- Consider retractable shading elements throughout the project, especially on levels 5 and 6 for the well exposed windows.

*Councillor Girard left the meeting at 7:50PM.*

**Presenter's comments:**

- Thank you for the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 236-254 East 3<sup>rd</sup> Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further design development of the architectural expression with the colour and massing;
- Further design development of the south elevation at the street edges;
- Further design development of the front entry sequence, including the consideration of suitable address identification for first responders;
- Ensure suitable lane identification and anti-graffiti treatments on the lane facade;
- Consider the addition and function of a ground floor moving room;
- Consider a side view into the entry parkade for safety;
- Revisit the setbacks along the side to ensure ample space for neighbouring tree roots;
- Further review of the shading elements; and
- Encouraged to engage with an envelope consultant for sustainability and energy efficient targets and higher Step Code

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

**Carried  
7 in favour  
1 against**

**6. Adjournment**

There being no further business, the meeting adjourned at 8:28 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, November 20<sup>th</sup>, 2019.

Chair

