

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel  
Held at City Hall, 141 West 14<sup>th</sup> Street, Conference Room A  
on Wednesday, September 21<sup>st</sup>, 2022**

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**MINUTES**

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- Present:** D. Burns, Chair  
A.M. Llanos  
L. McKenna  
M. Muljiani  
M. Rahbar  
K. Ross
- Staff:** E. Chow, Planner 2, Planning and Development  
M. Menzel, Planner 2, Planning and Development  
T. Huckell, Committee Clerk-Secretary  
C. Bulman, Committee and Records Clerk
- Guests:** 467 East 2<sup>nd</sup> Street  
Pooyan Poostchi, F Adab Architects  
Gurkiran Sidhu, Developer  
Rod Maruyama and Associates Inc., Landscape Architect
- 630 Brooksbank Avenue  
Dragana Perusinovic, Kasian Architecture  
Teri Cantin, WSP Landscape Architecture  
Brendan Wilson, Colliers Project Leaders  
Bashar Amer, BC Hydro Representative
- Dario Rahbar
- Regrets:** K. Bracewell, RCMP  
Councillor A. Girard  
M. Tashakor
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A quorum being present, the meeting was called to order at 5:31pm.

**1. Minutes of Meeting of the Advisory Design Panel held June 15<sup>th</sup>, 2022**

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held June 15<sup>th</sup>, 2022 be adopted.

**Carried Unanimously**

## **2. Minutes of Meeting of the Advisory Design Panel held August 17<sup>th</sup>, 2022**

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held August 17<sup>th</sup>, 2022 be adopted.

**Carried Unanimously**

## **3. Staff Update**

M. Menzel informed that group that there are several applications coming up for review, and a more thorough update will be provided at the next meeting.

Guest Dario Rahbar introduced himself, as a citizen interested in potentially acting as a volunteer on the Advisory Design Panel.

Christa Bulman, the City's new Committee and Records Clerk, was introduced.

## **4. 467 East 2<sup>nd</sup> Street (Development Permit Application)**

The City has received an application for a development permit under the East 3<sup>rd</sup> Street Area (Moodyville) Development Permit Area (DPA) Guidelines. The proposed development is a fourplex, with each dwelling containing a lock-off unit.

*The Delegation for 467 East 2<sup>nd</sup> Street joined the meeting at 5:37 pm.*

Pooyan Poostchi, F Adab Architects, described the project to the Panel and presented an animated fly-over video.

Rod Maruyama, Landscape Architect, reviewed the landscape plan:

- As this is a very tight site, planting is somewhat limited. Have designed some layered landscaping with a small featured rock garden.
- The side yards are basically a linear strip of planting with concrete planters on each side.
- Have added some small trees in the front to give a bit of an accent.
- All paving will be permeable to support stormwater management.
- Green rooftops, with additional planting to separate the units as well as some decorative pots.

### **Questions from the Panel included but were not limited to:**

- Could you elaborate on the hot tub system in relation to the roof construction? **A:** The hot tub is on a roof slab. You'd have to step up into it. The water would drain into the roof drain of the main roof. The surface treatment will be 2x2 unit pavers suspended on a pedestal. The roof construction will be a typical arch roof, with a 2-ply torch-on membrane. Landscaping/planters are typically no longer built directly onto the roof, but separated by the suspended pavers.
- Not seeing a lot of space for personal activity in a garden area (e.g. vegetable growing); would you consider additional space all the way to the edge of the garage? **A:** Could extend the guard rail but opted instead for increased green area in front of each unit.
- What heating system will be used? **A:** We are proposing heat pumps, in the basement.

- Could you explain the waste/recycling areas? **A:** Two separate areas, totally enclosed, with some plantings on top of the roof.
- Will the rear units have a street address, with some identification on 2<sup>nd</sup> Street? **A:** Yes; the signage plan will show the numbers.
- With the clean landscaping at the front of the units, do you think there will be any privacy issues? **A:** In trying to balance privacy with access, we have tried to keep the plant material quite low and simple. Opted to let the landscape be subservient and let the building show its face onto the street. Intentionally tried to keep it open.
- Access to the front units appears obvious, but can you clarify how the south units and lock-off units would be accessed? **A:** Proposing signage at the front of the development from East 2<sup>nd</sup>, which will also show the unit numbers for the side and rear.
- Can you provide the approximate dimensions of the outdoor space for the lock-off units, particularly on the north side? **A:** Approximately 6-7 feet by 10-11 feet. Those back units don't have additional patio space. The deck size of the southern units is approximately 9 feet by 12-13 feet.
- Wondering if you have given any thought to directing rainwater from the roof to the side planters, rather than an irrigation system? **A:** Have actually included rainwater barrels at the north of the site.

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

- Generally like the project, well executed. Like the recessions created in the deck area.
- One weakness is the lack of gardening space for families.
- Probably a good idea to consider incorporating the green roof/garage into the patio, adding a little more landscaping.
- Believe it needs a little more work on the signage for the rear units, to ensure emergency responders have no difficulty locating the units.
- The entrance to the rear units could use a bit more emphasis, architecturally; maybe further recess/indentation.
- From a CPTED safety perspective from the lane, would advise the addition of gates.
- Consider making the roof of the garage accessible, since there is minimized yard space.
- Really nice project, enjoyed reviewing it. Like the massing and think the scale is appropriate given what is in the neighbourhood.
- Like the choice of materials and colours you've chosen.
- Residents might feel exposed with the large window in front without taller plants.
- Believe the access to the units in the middle and back could use more emphasis. Could be very uncomfortable, even with lighting, for people to walk down that path without some special treatment. Consider visual solutions in addition to lighting (e.g. colour differentiation).
- Consider designing some canopy that protrudes into the setback, to accentuate the spaces.
- Density has been handled well; you should be commended for providing the additional lock-off suites.

**Presenter's comments:**

- Thank you for all the useful comments; we will try to comply.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 467 East 2<sup>nd</sup> Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further design development for signage, wayfinding, landscape and entryway to further enhance visibility and identity to the off-street units;

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

**Carried Unanimously**

*The Delegation for 467 East 2<sup>nd</sup> Street left the meeting at 6:37 pm.*

#### **5. 630 Brooksbank Avenue (Rezoning Application)**

The City has received a rezoning application for 630 Brooksbank Avenue. The application proposes a three storey industrial building for BC Hydro's North Vancouver Operations Facility, complete with vehicle bays, a works yard, and underground parking. Requests for zoning variance for building height, space ratio, and lot coverage have been received. The proposed use is considered consistent with the OCP land use designation (light industrial).

*The Delegation for 630 Brooksbank Avenue joined the meeting at 6:42 pm.*

Dragana Perusinovic, Kasian Architecture, described the project to the Panel:

- Currently on the property is the BC Hydro 2-storey building. Have outgrown their current operational space; the main driver of this project is to achieve more space.
- From a massing design perspective, the building design is really informed by the industrial nature of the building.
- The main level has the main staff and public entrance, as well as the entrance to the underground parking (intended for staff). There is a small amount of uncontrolled parking on the surface for visitors.
- Some bicycle parking and informal seating is available on the front plaza; there is also a large enclosed bicycle parking area underground.
- Operational vehicular circulation would come off of Brooksbank Avenue at the rear of the site.
- The eastern elevation is purely industrial in nature.
- There is a right-of-way held by the City on Brooksbank Avenue for future development (e.g. bike lane, sidewalk). This side of the site is fully secure with a queueing lane for truck access, so vehicular circulation on Brooksbank Avenue will not be impacted.

Teri Cantin, WSP Landscape Architecture, reviewed the landscape plan:

- Landscaping on the site is limited, and will not be too different from the existing condition. Will be relatively modest on Brooksbank Avenue. Understand there are some proposed upgrades, so the intention is to keep existing trees on this frontage until those upgrades happen.
- Will enhance with some shrub planting to soften the transition.
- Are also discussing opportunities for cultural recognition/art along the fence. That process will largely happen later in the project timeline.

- Street trees along Lynnmouth Avenue are proposed with CPTED principles considered; important to maintain sight lines and not create any possible areas of concealment.

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

- How many people currently work at the site? **A:** There are currently 56 staff; with future growth projections we expect closer to 70 staff.
- How are you considering to provide outdoor activities for those employees? **A:** The front plaza and a patio on the roof are intended for staff use; still in development.
- How will the building be cooled and heated? **A:** It will be fully electric.
- Will there be any sun protection on the south face? **A:** We haven't accounted for that at this time; don't expect it to be a high-use space. We could consider some additional features if that becomes more important for BC Hydro.
- Have you considered a green roof, or other sustainability features? **A:** One aspect was the treatment of the openings. We chose to proceed with punched openings; this will also improve the performance of the envelope itself. Additionally, the use of clean hydroelectric power contributes to a significant reduction in greenhouse gases.

*Bashar Amer, BC Hydro Representative, joined the meeting at 7:05 pm.*

- Is there a tree management plan? **A:** There is a tree retention plan as part of the landscape package. For the most part, the trees are in fair health and the bulk have been recommended for removal. Roots are growing laterally in two directions and in some instances are heaving the sidewalk. Based on the City's requirement for the right-of-way dedication, we may not be able to retain some trees. Additionally, the frontage is being entirely redesigned. We are widening the sidewalk, creating a more open interface between the street and building.
- Do we have a street cross-section? **A:** Not yet, as we are in the preliminary stages of this development. One condition is likely the retention of trees but it is early. The bike lane that already exists there will likely be reconfigured. We are keeping the 5m right-of-way as a placeholder.
- Can you speak about the architectural expression a little bit more? **A:** Essentially, there are two distinct faces of the building. The front is the public facing office portion. The rear volume is very operational; there we have proposed durable, industrial materials that will stand up to the use of the works yard.
- Have you considered how you will enhance the Brooksbank Avenue frontage (e.g. with public art)? **A:** We are keen to respond in the most sensitive fashion, both in terms of landscaping and architectural fashion. There are still unknowns, but we understand that will be the most visible, public-facing area. Engaging with the community, exploring and enhancing the opportunity there is very important to us. Until some other aspects are finalized, the opportunity is largely conceptual. Once we start finalizing plans we should be able to explore more viable options.
- Can you clarify the potential for the Lynnmouth Avenue frontage? **A:** The plaza will be the main entry point into the customer area, though we don't anticipate a high volume of visitors. Staff will have their own bike facilities; what is shown here is for visitor bike parking. Don't anticipate it to be full. The plaza is intended to be a public space, though we suspect it will primarily be used by staff.
- Can you describe your materials palette in more detail? **A:** Brick veneer at the base of the building. Blue metal canopy on the front. Wood soffit or wood-look soffit under the overhang. On the rear will be an industrial horizontal metal cladding. Metal overhead doors a light shade of grey. With the exception of the bollards and blue canopy, all shades of grey.

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

- Think it's a harsh building; appreciate it's not an easy design as an industrial building but do think there are opportunities to soften the building itself (e.g. the large blank front wall).
- Think there should be more of a distinction between the main and secondary entrances.
- Could have a more interesting surface treatment in the plaza area.
- There appears to be a lot of unused opportunity on the roof, e.g. for sustainable treatments such as stormwater collection. The south-facing patio could use some more interesting designs, such as arbors, trellises.
- Think all the screening and fencing needs quite a bit more work. If you want a very secure site, don't think a cedar fence is up to the standard.
- In terms of the street interface on Lynnmouth Avenue, could narrow / consolidate down to a single driveway, so they are very clear.
- Think the tree management plan has to show how you would be putting trees back in.
- With respect to sustainability, as a BC Hydro facility, you need to make a much stronger display of sustainability.
- Find the entrance concerning; lots of opportunity there to allow vegetation to have more of a presence. Without programming, concerned this space will fail as an active public space. Seems like there's a lot of pavement.
- Understand this is a tough building to situate; forces an industrial element on a very busy street. From the perspective of community and mental health, think there should be much more effort on integrating green space. Think there's a significant missed opportunity on the roof; understand it's an electric building but the public won't necessarily know that.
- In the darker months, the colour palette will feel like quite a strong monotone.
- Think the public art aspect could use more consideration; respect it is difficult to make plans on the operational side but with the proximity to the North Shore Winter Club, the nearby residential area, the Montessori school, and the thoroughfare to/from the highway, you have a great opportunity to use both sides of the complex.
- Brooksbank Avenue is a very important frontage, and needs to be enhanced in a whole series of ways. Emphasis on the streetscape, so the public driving by finds it softer.
- With BC Hydro's reputation for leading edge thinking, would encourage you to consider redesigning the public realm on Lynnmouth, e.g. combining a design with water, plant material, collection of stormwater. Also encourage you to rethink all the paving on Lynnmouth; try to minimize and find ways to soften the design.

## Presenter's comments:

- Thank you; these comments are all welcomed and will be taken into consideration. We do have some programming challenges on the site; the new building will be three times the size of the existing building, which has challenged our design somewhat. BC Hydro does require a secondary entrance for redundancy, in case of emergency.
- The design is intentionally modest, as BC Hydro is conscious of public perception. Have been accused of overspending in the past. Focus is more on functionality. Would aim for a compromise between the BC Hydro vision and the excellent ideas from tonight's meeting.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 630 Brooksbank Avenue and does not recommend approval of the submission pending resolution of the issues below:

- a need for further articulation of the public space at the front;
- moving programming to the front of the building for opportunities to further open up the public interface;
- further design development on exterior material selection, palette, and building expression;
- a request to further develop the outdoor space associated with the second floor to address solar orientation and sustainability opportunities;
- consider opportunities to demonstrate to staff and to public opportunities for sustainable practices;
- improvements to the public realm on Lynnmouth Avenue with respect to the public entranceway;
- improvements to the public realm on Lynnmouth Avenue relative to the vehicle access and fire truck turning points;
- consideration of reducing the amount of pavement used on Lynnmouth Avenue;
- further design development to improve landscape buffers along both Lynnmouth Avenue and Brooksbank Avenue;
- consideration to optimize the vehicle curb cuts to the minimum width required;
- review of existing tree management plan and retention of trees on site, and encouragement of additional tree planting on site to enhance the landscape;
- exploration of public art in both the entrance plaza and along Brooksbank Avenue;
- further exploration of sustainability in terms of landscape biodiversity and stormwater management;
- further design development of the Brooksbank Avenue fencing, building, and landscape interfaces;

AND THAT the Panel looks forward to reviewing the applicant's response at a future meeting.

**Carried Unanimously**

*The Delegation for 630 Brooksbank Avenue left the meeting at 8:34 pm.*

## **6. Adjourn**

There being no further business, the meeting adjourned at 8:39pm.

The next regular meeting of the Advisory Design Panel is scheduled for Wednesday, October 19<sup>th</sup>, 2022.

"Ana Maria Llanos"  
Chair

"October 19, 2022"  
Date