



## MEETING MINUTES

Minutes of the meeting held at City Hall in Conference Room A,  
141 West 14<sup>th</sup> Street, North Vancouver, BC on July 18, 2023

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

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### **Members Present**

A. Llanos, Chair  
O. Bibby  
R. Greene  
L. McKenna  
M. Rahbar  
C. Toyota  
Sgt. K. Bracewell

Councillor S. Shahriari

### **Absent**

D. Jacobson  
D. Samaridis  
J. Levine

### **Staff Present**

M. Menzel, Planner 2  
C. Bulman, Committee and Records Clerk  
S. Tandon, Committee Clerk Secretary

### **Guests**

Shamus Sachs, Integra Architecture  
Rhys Leitch, Integra Architecture  
Michael Patterson, P+A Landscape  
Geoff Heu, GWL Realty Advisors  
Michael Reed, GWL Realty Advisors  
Neelam Poonian, GWL Realty Advisors

The meeting was called to order at 5:30pm.

### **1. ADOPTION OF AGENDA**

The Agenda for July 18, 2023 was adopted as circulated.

### **2. ADOPTION OF MINUTES**

Minutes of the meeting held on June 20, 2023 were approved as circulated.

### **3. BUSINESS ARISING FROM THE MINUTES**

Nil.

### **4. 140 WEST 19<sup>TH</sup> STREET (REZONING APPLICATION)**

The Delegation for 140 West 19<sup>th</sup> Street joined the meeting at 5:31pm.

#### 4. 140 WEST 19<sup>TH</sup> STREET (REZONING APPLICATION) – Continued

The Delegation distributed building material board for the Panel to review while awaiting the arrival of their landscape architect.

M. Patterson, P+A Landscape, arrives at 5:38pm.

The City has received a rezoning application for the property at 140 West 19<sup>th</sup> Street. The application proposes a 6-storey building development with rezoning from its current RM1 zone to a comprehensive development zone. Variances identified include: density and building height increase, reduced side boundary to the West and East, and building length increase.

Staff requested feedback on: massing, articulation and material, building setback, unit privacy, opportunities for landscaping, public art and design elements.

R. Leitch, Integra Architecture, presented the following highlights regarding the rezoning application for 140 West 19<sup>th</sup> Street:

- The project for discussion is located between Lonsdale and Chesterfield in North Vancouver. Proposing to replace the current 3-storey 57 unit building to 91 secured rental units within a 6-storey building.
- Objective is to improve the rental market in an environmentally responsible and sustainable manner.
- The team notes the following proposals:
  - Meeting the demands of a West-coast ambience building.
  - Mix of 1, 2, 3 bedroom or studio rental units.
  - Simple floor plan with 3 bedrooms on each corner.
  - Persevering existing trees within the property boundaries, where possible.
  - Complete ground floor access for all townhouses.
  - Warm wood, high-quality building materials.
  - Spacious parking for residents and visitors with expansive bike storage.
  - Indoor and outdoor dog-wash station.
  - Large entry plaza.
  - Angulation of side building using picket and glass for railing.

M. Patterson, P+A Landscape, presented the following highlights regarding the application:

- The lobby, situated at the midpoint of the block, features a spacious plaza with a wide range of seating.
- Gymnasium, located in a serene corner, with surrounding space designed for walking and social gatherings.
- Utilization of native plants.
- Ensuring the replacement of any potentially hazardous tree with a sizeable and appropriate replacement tree.
- Incorporating expansive patios that seamlessly connect to the street, enhancing the overall accessibility and ambience of the development.

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

#### 4. 140 WEST 19<sup>TH</sup> STREET (REZONING APPLICATION) – Continued

Questions from the Panel covered the following topics:

- Measurement of setbacks, grade difference and consideration of zoning.
- Consideration of using a different material for the children's playground fence to enhance sunlight penetration while maintaining safety. Additional landscape lighting in play area. Adherence to side setbacks and zoning regulations.
- Replacement plan for removed trees.
- Grade difference between the North and South areas, along with their respective heights.
- Acknowledgment of existing 5-6 storey buildings in the neighborhood.
- Ensuring sufficient space for visitor parking, including accessible stalls for both residential and visitor parking.
- Ensuring 100% availability of electric vehicle parking stalls.
- Provision of a designated loading space for residents.
- Consideration of the ratio of bedroom units.
- Incorporation of solar and other back-up power systems.
- Confirming the development is air-conditioned.
- Installation of raised planters alongside benches.
- Compliance with public art policy and incorporating public art at the entry.
- Designing balconies with overhangs to reduce heating and cooling demands, while providing ample windows for natural lighting.
- Addressing potential risks associated with the underground parking area and ensuring visibility and safety for incoming and outgoing vehicles.
- Storm water retention and landscape lighting.

Members presented the following notable comments:

- Consideration of implementing lesser setbacks, as they may be more suitable for the development. It is recommended to incorporate shading solutions on the Western side to mitigate sunlight exposure.
- Replacement of existing hazardous tree, with a tree of comparable size.
- Addressing the challenge of privacy on the East and West sides by exploring possibilities for balcony screening.
- Emphasizing the importance of ensuring sufficient sunlight and privacy to the children's play area, possibly through the use of frosted glass panes or other materials that do not compromise security.
- Ensuring clear vision to the West for vehicles existing the parkade ramp.
- Noting the concern regarding bicycle parking, highlighting a potential security issue. To address security concerns, it is crucial to have doors and locks for the underground storage areas.
- Ensuring the entryway appears obvious and spacious enough for first responders to easily locate and access during emergencies.
- Explore opportunities to improve western wall adjacent to the entrance lobby, and explore opportunities for public art at this location.

**4. 140 WEST 19<sup>TH</sup> STREET (REZONING APPLICATION) – Continued**

It was moved and seconded:

THAT the Advisory Design Panel has reviewed the Rezoning Application for 140 West 19<sup>th</sup> Street and recommends approval of the project.

AND THAT the Panel commends the applicant for the quality of the proposal and their presentation.

**Carried Unanimously**

The Delegation for 140 West 19<sup>th</sup> Street left the meeting at 6:53pm.

**5. DATE OF NEXT MEETING**

The next regular meeting is scheduled for September 19, 2023.

**6. ADJOURN**

The Chair adjourned the meeting at 6:55pm.

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A. Llanos, Chair