

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, June 29th, 2016**

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**MINUTES**

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- Present:** K. Bracewell, RCMP  
B. Checkwitch  
K. England  
J. Geluch  
S. Gushe  
P. Maltby  
A. Man-Bourdon
- Staff:** M. Epp, City Planner  
D. Johnson, Development Planner  
S. Kimm-Jones, Committee Clerk  
C. Miller, Planner 1  
J. Braithwaite, Development Technician
- Guests:** 703 – 819 East 3rd Street  
Cyrus Navabi, Qualex-Landmark Northern Ltd. Partnership  
Tyler Thorne, Qualex-Landmark Northern Ltd. Partnership  
Stu Lyon, GBL Architects Inc.  
Aida Kudic , GBL Architects Inc.  
Christopher Phillips, PFS Studio  
Richard White, Richard White Planning Advisory Services Ltd.
- Absent:** J. Boyce  
B. Harrison  
A. Sehwoerer
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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, Peter Maltby agreed to chair the meeting.

**1. Moodyville Form and Character Checklist**

C. Miller reviewed the Moodyville Form and Character Checklist with the Panel.

There are three main sections in the Guidelines: Site Planning, Building Design, Open Space and Access.

The form and character review checklist is being refined and will be issued to applicant teams. The Design Panel is an important part of the approval process. Staff will review the quantitative parts of applications and the Panel will review the qualitative areas.

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

- My compliments to staff on the work that has gone into the Guidelines.
- How will you make applicants adhere to the Guidelines? **A:** Applicants cannot apply for a Building Permit without an approved Development Permit (DP). DP's are issued based on adherence to the Guidelines and approved by the Director of Community Development.
- What about engineering and civil works? **A:** Standard bylaws apply per any building development. Details on the servicing of Moodyville are being worked out now.
- How much work has been done re street character for the public realm? **A:** The Guidelines apply to private development; streetscape falls under the Subdivision and Development Control Bylaw.
- The Guidelines are not explicit on whether a 3D model is required on submission? **A:** We are currently looking to commission a 1:500 model for the whole area to give contextual considerations. We will be asking for contributions from each of the applicants in order to do so as it is a significant cost. Future applications will be considered in relation to ongoing developments. We have told them to provide detail which will not be available in a 1:500 scale. in a digital form
- A 1:500 model would be useful in terms of context, buildings, grade. You are not going to see detail at the 1:500 scale. With a project of this scale and variation in the building, it would be helpful to have a larger scale model to look at to understand volumes, materiality, appropriateness of the architecture etc. quality of the model is not always reliable.
- The checklist at the moment does not indicate scale.
- Models are extremely helpful. **A:** We can take a closer look to see if a digital model can suffice. We will check what standards should be applied.
- You need to get more specific about requirements; there is a lot of interpretation as to what massing is. I am willing to spend time on what is actually required. It would be useful for the Panel as a whole. I will write something in greater detail.
- There should be similarity between the Moodyville Guidelines and ADP checklist.

**Action:** D. Johnson to talk to B. Checkwitch re requirements for submissions to ADP.

- All DPs will come through ADP? **A:** Yes; the basic guidelines will still apply; only small scale applications (e.g. garages, studios) will not come before the Panel.
- **Staff:** The purpose of this workshop is to have a conversation around applications that are going to be coming to the Design Panel and how to review them. Staff will not be able to action any item that is not referenced in the Guidelines.
- Are there any contentious points in the guidelines? **A:** The biggest challenge is trying to fit the full density on some sites with the required articulation and setbacks. Comments from the Panel on the durability and the quality design of materials are of particular interest.
- The Guidelines work to deliver active frontages with dwelling entrances on both streets and lanes. This requires wrapping parkades with residential space. Moodyville is also defined by the slope, necessitating buildings to step with the terrain. The relatively high lot coverage for these building types limits the lot area available for stairs, landings and terracing to provide access and to reduce the appearance of retaining walls.

- Is the Qualex application Phase 1? **A:** Due to the relationship to Moodyville Park, Council authorised staff to receive the Qualex rezoning application prior to the adoption of the Moodyville bylaws. Most early applications will be on the East 3<sup>rd</sup> Street corridor.
- This project only has 32 three bedroom units out of 160. Is there an expectation for more to promote housing diversity? **A:** The majority of the area is townhouse density; townhouses are traditionally three storey units. Lock-off units include a density exclusion; we think that will encourage larger units.
- Is the number of three bedrooms acceptable? **A:** It is high. We have been trying to negotiate for 5%. The City of New Westminster has formalized a policy statement which states 5% for rental and 10% for strata. We have the same percentages in the City's draft Housing Action Plan.
- It seems low given that most families will not buy a single family house. **A:** The market is changing so that there is more demand for three bedroom units. We think we are going to deliver a lot of new family housing in this area. Only a quarter of the potential Moodyville housing can be in an apartment form (RM-2 zoned).

## 2. 703 – 819 East 3<sup>rd</sup> Street (Rezoning Application)

Staff introduced the project and described the history of the area.

This is an application for a 160 unit, medium density residential development, consisting of three buildings, in the 700 and 800 blocks of East 3<sup>rd</sup> Street.

Two properties on East 3<sup>rd</sup> Street and Queensbury Avenue (800 block), which are a lower density than the rest of the block, have been purchased by Qualex who have consolidated the properties on the 700 block of East 3<sup>rd</sup> Street not owned by the City. The two properties (800 block) will be transferred to the City in a land exchange thus increasing the park area. The foot of Queensbury will be closed.

Staff asked Panel members to comment on the interface with Moody Park, the site permeability from Moody Avenue and East 3<sup>rd</sup> Street, the stepping down from the four storey form on East 3<sup>rd</sup> Street, the accommodation of the additional 0.24 FSR, the articulation between the townhouses and apartment volumes, the building length, courtyards and setbacks to support streetscape, the balance of diversity and harmony in the material palette, and the effectiveness of the building siting to accommodate the Queensbury Greenway.

Stu Lyon, GBL Architects Inc., described the architecture:

- This will be the first project built in Moodyville.
- The site is about 690 feet long, 120 feet deep.
- The Guidelines for Moodyville ask for broken frontages and breaking up the number of buildings. There are a variety of setbacks in the buildings.
- The building wraps around the corner of Moody Avenue so the building has a different profile at that corner.
- The shadow analysis shows that the project will not cast significant shadows on private property, even in the winter equinox.
- Vehicles access the parking at the far end of the site, from Moody Avenue.
- Townhouses face Moodyville Park and help to animate the edge.

- Each building has a notch at the vertical circulation points (elevators) which brings daylight into all floors and provides views out of the building.
- There is a 3,000 sq. ft. amenity space on two levels serving all three buildings; two buildings access it directly, and there is an entrance from the street.
- The site slopes one storey north to south so Moodyville Park is one storey below 3<sup>rd</sup> Street.
- There is a significant amount of white brick on the base of the building to form a foundation for all buildings topped by a wood product which will wear well. The Hardi panel system with concealed joints is used at the top of the façade. Each building has its own paint colour.
- The east end of the building is set back to open views into Moodyville Park.
- There is a pedestrian passage between buildings A and B.

Christopher Phillips, PFS Studio, reviewed the landscape plan:

- We are trying to establish a nice relationship with Moodyville Park, not knowing what it will look like after the park renovation.
- There is a dedication on East 3<sup>rd</sup> Street for future transit needs. The site responds to the widening of East 3<sup>rd</sup> Street with a large boulevard.
- There is a series of private patios on East 3<sup>rd</sup> Street and at the back of the building which are contained by brick walls and landscaping. Stepped walls give a green edge towards Moodyville Park.
- The rear townhouses are elevated above the park; there will be a number of steps down to the park for residents to overlook the park.
- We are trying to keep four of the large street trees on East 3<sup>rd</sup> Street; the others will be replaced by newer trees.
- The landscaping for the pedestrian passageway is an interpretation of the flumes from the Moodyville Mill, with some areas for seating.
- Wood and timber in the landscape plan references the history of the area.

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

- Is the decision to retain the street trees a City initiative? **A:** We have been working with staff on how to treat the area. The green parklike buffer on the ROW was the desired treatment. The arborist has identified four of the large conifers will be kept and inter-planted with new deciduous trees. We want to keep the casual character of the area.
- Any discussion on mid-block crossings? **A:** No, Queensbury Avenue is an important crossing. Traffic is very fast on East 3<sup>rd</sup> Street.
- Some of the entry points on the south side are five to six feet high? **A:** Yes, based on the existing grades of the park. We will level the grades out but the condition is from two and a half feet to about five feet.
- There will be guard rails to enclose the rear patios? **A:** The walls are all less than two feet; we are trying to use as much greenery as possible. We are trying to minimise the number of three foot six inch guardrails.
- Was there any consideration to changing the material in the retaining steps? **A:** We are trying to make it as green as possible and not show the walls. That is why there are so many steps.
- The amenity space is it open to the public? **A:** No.
- How are you maximizing permeable surfaces? **A:** It is completely over the parking so the site has to be on one level to accommodate it.

- What is the storm water management plan? **A:** We have talked about cisterns. **Staff:** A comprehensive storm water plan is required. It may involve using boulevards and interface with the park with professional and City staff approval.
- Are you planning the cistern or just thinking about it? **A:** I think it is in our plan. There is a possibility of using the water onsite. There is room for it in the parking.
- Where are the shared children's space and garden areas? **A:** There is anticipated to be a large playground in Moodyville Park right at the doorstep.
- There are no shared garden areas? **A:** There is no space for them.
- Have you explored doing urban agriculture? **A:** It is a wood frame building and we are not providing access to the rooftops. It is very challenging in terms of water proofing and we would have had to take the elevators to the roof. The roof over the parkade is all used at grade level. It is squeezed away from East 3<sup>rd</sup> Street towards the park. There is not a lot of land to work with. It is difficult to accommodate everything
- Are you meeting or exceeding the parking count? **A:** Exceeding.
- Are you meeting the Moodyville Guidelines on the maximum length of the buildings? **A:** Yes. **Staff:** 300 feet is given as the maximum with a courtyard at the midpoint. **Applicant:** The one storey amenity space is set back from the street so it meets the intent of making it read like two buildings.
- What are the columns? **A:** They are framing, clad and painted.
- How does the design interface with the park? **A:** We are working with what is there now; it will change.
- Will the park catch up with the design? **Staff:** They are two separate timelines. The Parks Masterplan is at the City's discretion. Fire will like to have a fire lane through the park so it will change from what is there now.
- How is the architecture contributing to the Moodyville identity per the Guidelines? How are you providing innovative design? **A:** We have a clean cut modern building; there is nothing in the buildings in particular. There are some elements in the landscape. We are not sure what a Moodyville identity would look like. There is a history of exporting timber so we are using wood in a robust way, e.g. the flumes in the passageway. Moodyville Park has interpretative history sites but does not express them. There are public realm opportunities. This is different from other four storey buildings; it has significant breaks and setbacks so is less rigid along the street. We are introducing daylight on each floor.
- Longboard is used as siding? **A:** Yes. The soffit is cementitious panel. The longboard is a defining element around the top floor of the building. The soffit of the amenity space entry is wood.
- Is there just the passageway from East 3<sup>rd</sup> Street to Moodyville Park between Buildings A and B? **A:** Yes.
- Can you describe how you have achieved a variety of expression? **A:** The primary way is the variety of setbacks, from 12 to 37 feet. They are quite significant and break up the building facades. There is a lot of interplay along the edge.
- What local building materials have you used? **A:** The concrete, most of the brick comes from Seattle. We have not got one specifically defined as local.
- The site is 1.6 FSR? **Staff:** There is a density bonus request for an extra 0.24 FSR. **Applicant:** There is a 15 foot strip taken from the front dedicated to the City but the density is not lost so it comes on to the site. The lane access is added to the park not the site.
- What is happening to the two heritage buildings? **A:** We have had discussions with the City on the topic. **Staff:** There are three registered war time houses on the 500 and 700 blocks of East 3<sup>rd</sup> Street. The City is working to find the means to relocate them. They have been advertised for sale. There are costs to rehabilitate them. The City is trying to

provide some benefit to owners to move the houses so it would require Council approval. It is a challenging timeline to find a place for them.

- Any provision for electric car parking? **A:** There could be. **Staff:** Individual garages should meet the electric vehicle requirement because there is the potential to charge a vehicle.
- Are you aiming for energy certification? **A:** We are targeting LEED Gold certification.
- Is there just one gate for parking access? **A:** Yes; residents will allow visitors in. **Staff:** The City's Construction Regulation Bylaw requires visitor parking to be separated from resident parking. The block-long parkade with entry from Moody Avenue, in support of expanding Moodyville Park, results in a long travel distance from the location of visitor parking outside of the secure resident parking. Addressing this conflict will require further discussion.
- What will you provide for passive building standards? **A:** There is a high percentage of insulated wall; the percentage of glazing is 40%.
- Longboard is extruded aluminium? **A:** Yes it is very costly.
- Will there be operable windows? **A:** All units will have at least one operable window.
- A lot of the north facing units will not see much light; an amenity area on the roof would be very useful. **A:** It would mean stairs up to the roof rather than an elevator. We have tried to provide as many corners as possible to allow corner windows in the north facing units.

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

- We need to uphold the Moodyville Guiding Principles and the Design Panel needs to demand that they be followed. There is an opportunity in the building's relationship to the park to make the park more evident. You should make the massive building more permeable. I would disagree that the amenity space significantly breaks up the building. There is a monotony in the building. I do not think it reflects a residential character; it has a somewhat institutional feel. We need to challenge Moodyville builders to be innovative and use a variety of materials and form. I do not think Longboard is an expression of a local material. It is not impossible to use wood although it is a challenge to building owners. There is a certain repetitiveness to the buildings; it is a more effective way to build but negatively affects the character of the street. I have concerns about the impact on East 3<sup>rd</sup> Street. More needs to be done to make it fit into the neighbourhood.
- There is interesting stuff in the landscape; I wish there was more space given to the landscape as it relates to the permeability of the building.
- The scale of the building is massive. I do not feel there is a variety of architecture; it is very repetitive. How do you build something a city block long with two gaps? There is a challenge working with the material palette and building expression. It is a predictable building. It does not capture the spirit of the place. It could be anywhere. It does not have much that speaks to the time.
- The wood expression talks to B.C.; I would not just make one expression of wood in the soffit. There may be opportunities in the light-wells to use wood structures or at the entry canopies. The brick is relentless at the base of the building. I do not think the material choices are integrated well. There is a layer cake effect. I am looking for more authenticity in material expression.
- It is a very long façade; I would like more permeability in the block; you could pull the amenity space out as a pavilion so all residents could access it.
- I am largely in agreement with what has been said. No doors or windows show in the landscape plans. On the east façade the landscape is not engaging the park. The

buildings could be integrated more with the park. There could be social spaces such as social nodes where the park meets the building.

- There should be more social space at the entrance to the passageway.
- The building is large and monolithic with not enough variation. It lacks fine grain texture.
- I do not see a good integration with the neighbourhood; it seems imposing.
- The interface with Moodyville Park is not as finely resolved as it could be.
- The east side does not recognize the future park there.
- The view from the park to the building relies heavily on the landscape to mask the brick; the architecture of the walls should address it, maybe with coping on the walls. The walls seem to blur together so they look like a solid 8 foot tall wall.
- I recognize the intent re the preservation of the trees but it needs a lot of work; excavation has a big impact on street trees. I am concerned about public safety in the dips.
- The park design will respond to the neighbourhood as a whole; I recognize it is a challenge when you do not know what the park will be.
- It is a lot of building. It is more successful on the north side; it seems like one continuous condition on the park side. Building A has a notch but it reveals a blank wall; take the exposed wall condition and break it up a bit.
- I agree with the comments. Some parts of the building do not have much roof overhang to protect the sides of the building.
- It is a chance to do something good with the park; we should know what the fire lane will look like.

**Presenter's comments:**

We are interested in having a nice and successful project and appreciate your comments.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 703-819 East 3<sup>rd</sup> Street 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.

- The design should better reflect the Guiding Principles as shown in the Moodyville East 3<sup>rd</sup> Street Area Development Permit Guidelines. In particular the four points listed in the "Contribute to Moodyville Identity" section stating:
  - Foster a distinct sense of place with contemporary forms and innovative design;
  - Vary architectural expression across large assemblies to support the appearance of incremental development;
  - Reflect the North Shore setting and preserve mature vegetation; and
  - Incorporate durable and local building materials.
- Architectural expression should be varied in materiality and massing;
- The placement of the amenity space should be reviewed;
- Interface with the park should be addressed; and
- More permeability between East 3<sup>rd</sup> Street and the park should be incorporated.

**Carried Unanimously**

*Susan Gushe left the meeting at 8:12 p.m.*

**3. Other Business**

There will probably be a Design Panel meeting on August 17<sup>th</sup>; there is quorum

**4. Adjournment**

There being no further business, the meeting adjourned at 8:25 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, July 20<sup>th</sup>, 2016.

Chair

A handwritten signature in red ink, appearing to be 'J. R.', is written over a horizontal line. The signature is stylized and extends to the right of the line.