



MEETING MINUTES

Minutes of the meeting held electronically from City Hall,
141 West 14th Street, North Vancouver, BC on October 15, 2024

The City of North Vancouver respectfully acknowledges that this meeting is held on the traditional and unceded territories of the Sk̓wx̓wú7mesh (Squamish) and Səl̓ílwətaʔ (Tseil-Waututh) Nations.

Members Present

Shervin Shahriari, Councillor
Kevin Bracewell
Jordan Levine (Chair)
Dimitri Samaridis
Cynthia Toyota
Oliver Bibby
Katerina Dusova
David Jacobson
Jason Wegman

Staff Present

Jeff Greig, Manager, Planning
Matthew Menzel, Planner 3
Linden Mulleder, Planner 2
Franki McAdam, Planner 2
Fatima Fazeli, Planner 1
Sara Rasooli, Planner 1
Kyle Pickett, Planner 1
Sarah Larisch, Administrative Coordinator

Absent

Angela Enman
Mehrdad Rahbar

Guests

Ian Guan, Architect, Gradual Architecture
Iris Zhang, Gradual Architecture
Caelan Griffiths, Landscape Architecture, PMG
Landscape Architects
Nicholas Burrows, Owner Representative, Drift Project
Management
Ali Kazemi, Property Owner

A round of introduction occurred for the benefit of new staff and new panel members.

The meeting was called to order at 5:36 pm.

1. ADOPTION OF AGENDA

2. ADOPTION OF MINUTES

Minutes of the meeting held on September 17, 2024 were approved as circulated.

3. BUSINESS ARISING FROM THE MINUTES

Nil.

4. 341-347 WEST 4TH STREET – REZONING APPLICATION PROPOSAL

L. Mulleder, Planner 2, presented the following highlights regarding the rezoning application proposal:

- The proposed building is 6 storeys in height with a large rooftop amenity.
- Two levels of underground parking are provided.
- The design is emphasized to keep units above grade at the street level, with units at the rear stepped down towards the lane.
- To break the building massing, vertical fin walls and stacked balconies articulate the façade.
- The residential lobby is accessed off West 4th Street.
- Directly across the street from the property is Squamish Nation reserve land.

I. Guan, Architect, presented the following highlights from the architectural drawings:

- The building's density is 2.6 FSR.
- There are 69 rental only units in the building.
- The total floor area has 43,600 square feet.
- The location is in close proximity to the SeaBus and transit infrastructure (within 800 metres of the Lonsdale Quay).
- Every unit is designed to be above street level.
- The back patio off the lane encourages social interactions between residents.
- The building meets BC Energy Step Code 3 requirements.
- The proposed public art location is near the residential lobby entrance, where developers will be seeking to consult with Indigenous artists as part of the City's public art process
- 10 percent of the units are mid-market rentals. 15% of the units have 3 bedrooms.
- The centre of the building is recessed for reduced massing and stacked balconies create vertical volume.
- Wood materials and tones are incorporated throughout the building design, echoing the lobby's post and beam structure.
- The front and back half the building are two different colours (light and dark) to reduce bulkiness.
- A staircase on the east side connects to the lane.
- Bicycle storage is locating on parking level 1.
- Parking level 2 offers 47 parking stalls.
- Every unit is designed to be stacked atop of identical layouts (eg. only 1 bedroom suites over 1 bedroom suites, 3 bedroom over 3 bedroom, etc.).
- The rooftop outdoor amenity space has elevator access.
- The main floor units at the south end have high ceilings like a loft.
- Heavy timber post and beam structures can be found throughout the building.

4. 341-347 WEST 4TH STREET – REZONING APPLICATION PROPOSAL – Continued

C. Griffiths, Landscape Architect, presented the following highlights:

- A double row of trees are planted along the frontage.
- Back lane planter beds can accommodate large trees.
- Each unit has a patio space.
- The active and accessible rooftop amenity space offers:
 - A yoga and tai chi deck
 - An open lawn area for small games like Spike Ball and corn hole to support the movement goals of an active city
 - A children’s play area with equipment for climbing
 - Shrubs to provide shade
 - An Urban agriculture corner with planter boxes (1 box per four units)
 - A potting table
 - An overhead arbor for weather protection
 - A barbeque and picnic table

A flythrough video was played.

Members presented the following notable questions:

- How wide are the planters on the side by the laneway? **A:** Four feet.
- Why have you opted for small moveable planters on the patio rather than substantial stationary planters? **A:** We already have substantial overhead canopies. Smaller planters provide flexibility and can be replaced easily in the event the plant becomes damaged from resident misuse.
- Are you within the allowable height? **A:** Yes. A consultant has confirmed this.
- The sunshade devices on the side appear to be facing north, but they should be facing south. Are we seeing this correctly? **A:** Typical practice is to have vertical shades, as the late afternoon sun will be coming from the northwest.
- Looking at the floor plan I see two stairs, even though now new single egress bylaws permit 1 stair. Can you comment? **A:** The legislation was updated after the drawings were complete. Regardless, two sets of stairs are preferred for extra safety and as a secondary method to access the roof.
- After cars enter the parkade, how do residents living in the units along the south (facing the lane) enter their units? **A:** Residents will park underground, exit through the side door and re-enter the building to their unit.
- What is the planter depth? **A:** In the back lane, it ranges from 3 feet to just over 1 metre. The large roof top planters are 4 feet x 4 feet x 3 feet.
- The entry way to the building seems pretty set back and may be hard to distinguish for first responders. What is your plan? **A:** The entryway roof sticks out onto the sidewalk and it is large enough to be identified as a point of entry.
- How much more do the staircases and the elevators add to the height of the structure? They seem larger than they need to be – are they visible from the street level? Are we within the height limits? Does this include the substructures on the roof? **A:** The elevator shafts are approximately 10-12 feet above the roof. These elements are exempt from the building height requirement. It echoes the design with similar features of the surrounding streetscape. It still conforms to the building requirements. The elevator shaft will not be visible from the street.
- Is there a mixed use or live and work designation for the ground floor units in this building? **A:** This is a 100% residential building.

4. 341-347 WEST 4TH STREET – REZONING APPLICATION PROPOSAL – Continued

- Has any consultation occurred with the Squamish Nation for the public art piece? **A:** We've been communicating with an Indigenous artist, Cory Douglas, and connected with the general Squamish Nation communication line.
- What is the way one would go from the south units at the ground level into the building? **A:** People living in the back unit would have to go outside, around the building, up through the stairs then access amenities in the building.
- Are there any other potential locations to expand public art? **A:** There is flexibility as long as it doesn't interfere with the architecture.
- Is there an energy model conducted? The energy model may be able to answer your question about which side the sun shades should be on. **A:** Yes, an energy consultant is half way through their preliminary analysis.
- Do you need two exits on the roof? **A:** Yes.

Members presented the following comments:

- The variety of programming on the roof is appreciated.
- The extent of programming comes at the cost of enough seating. Consider adding some seating for residents to linger.
- There needs to be further rain protection on the rooftop amenity space.
- Well done on incorporating native plants into the design.
- Indigenous creators should have a greater influence on the art pieces. A word of caution that this should not proceed without their involvement.
- Try to minimize the height of the roof stairs if possible.
- Consider a dual-sided elevator to main floor amenities for convenient access.
- Explore better access from rear units to the building, as current connections may hinder rentals and require discounts. Consider adding elevators with dual openings as a solution.
- The entrance needs to be clearly defined. Ensure it's well lit and the address is prominent.
- Having bike parking on parking level 1 is fine, but ensure to use appropriate materials and treatments in the underground parking to reduce theft.
- Ensure a clear line of sight for entering and exiting the building, especially at safety exits and exits from the parkade.
- Doors should have appropriate lighting treatment.
- Being able to see through the public amenity space on the ground floor will be a significant benefit.
- A tremendous level of coordination is achieved in these plans and are well done. It would be next level to have the south units able to directly access to the corridor.
- Explore what will happen if you achieve the varied side yard setback and your neighbours develop with similarly varied setbacks. Ensure that livability, privacy, and other impacts on neighbouring properties are addressed.
- Consider full-height window installations to bring natural light into the stairs, encouraging their use.
- The proposed build form is well articulated.
- The main entry feels quite small. Consider enlarging the timber canopy to double its height which signals the proportion of the building.
- The ground floor amenity space could be built up.

4. 341-347 WEST 4TH STREET – REZONING APPLICATION PROPOSAL – Continued

- A sun shade study would be beneficial to determine if the sunshades should be on the left or right side of the window.
- Consider alternative locations for public art.
- The residual space in the side yards needs to be addressed.
- The overall vertical expression of the architecture amplifies the height of the building. The density of the area is going to increase eventually, but it's currently dwarfing the neighbouring buildings.
- The rooftop lanterns seem higher than necessary, accentuated by the roof's height.
- The south units are problematic because of access. They don't necessarily benefit from the high ceilings or location; they won't create a lot of value. Explore changes to those units. There is a setback at the rear which could be stepped over distance to make up the elevation slope.

It was Moved and Seconded:

THAT the Advisory Design Panel has reviewed the rezoning application proposal for 341-347 West 4th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner. The Panel wishes to thank the applicant for their presentation.

- Further rain protection and seating is added to the rooftop amenity space.
- Ensure clear and meaningful communication with Indigenous creators and the Squamish Nation for the building design and public art, while following the City's public art process.
- Consider alternative locations for public art.
- Minimize the roof stairs height.
- Ensure appropriate materials and door treatments are utilized in the underground parking to reduce bicycle theft, and lighting and landscaping is appropriate to prioritize sightlines and safety for all building exits.
- Explore access for south-facing ground floor units into the building, including the potential to relocation the amenity room to that level.
- Consider full-height window installations to bring natural light into the stairs, encouraging their use.
- Clearly define the entrance, ensuring it's well lit and that the address is prominent for first responder access.
- Conduct a sun shade study to determine which sides of the windows the sunshades should be installed.
- Explore what will happen if you achieve the varied side yard setback and your neighbours develop with similarly varied setbacks. Ensure that livability, privacy, and other impacts on neighbouring properties are addressed.

Carried Unanimously

5. DATE OF NEXT MEETING

The next regular meeting is scheduled for November 19, 2024

6. ADJOURN

The Chair adjourned the meeting at 7:12 pm.

"Certified Correct by the Chair"

Jordan Levine, Chair