



## MEETING MINUTES

Minutes of the meeting held at City Hall in Conference Room A and Electronically (Hybrid),  
141 West 14<sup>th</sup> Street, North Vancouver, BC on November 19, 2024

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

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### Members Present

Jordan Levine, Chair  
\*Kevin Bracewell, RCMP  
\*Angela Enman  
Dimitri Samaridis  
Cynthia Toyota  
Oliver Bibby  
Mehrddad Rahbar  
Katerina Dusova  
David Jacobson  
Jason Wegman

### Absent

Shervin Shahriari, Councillor  
*\*participated electronically*

### Staff Present

Linden Mulleder, Planner 2  
Franki McAdam, Planner 2  
  
Sarah Larisch, Administrative Coordinator

### Guests

Nicholas Burrows, Drift Project Management  
Duane Siegrist, Siegrist Architecture  
\*Caelan Griffiths, PMG Landscape Architects  
Ali Kazemi, Property Owner

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

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

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

Minutes of the meeting held on October 15, 2024 were approved as circulated.

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

- The December 2024 meeting has been cancelled.
- The 2025 Advisory Design Panel meeting schedule will be released shortly. Meetings will continue to be held on the 3<sup>rd</sup> Tuesday of every month.

#### 4. REZONING APPLICATION – 154 EAST 17<sup>TH</sup> STREET

Franki McAdam, Planner 2, presented the following highlights regarding the rezoning application at 154 East 17<sup>th</sup> Street:

- The development is a 6-storey, wood-framed apartment building with 55 rental residential units on the 1,229 m<sup>2</sup> site.
- The density is 2.6 FSR.
- The apartment features 55 rental dwelling units including:
  - 37 studio units
  - 5 one-bed units
  - 7 two-bed units and
  - 6 three-bed units.
- Indoor and outdoor amenity areas are available for resident's use.
- Vehicle access is from the northern lane to the underground residential car parking.
- There are 39 parking stalls, including 8 visitor stalls and 4 accessible stalls.
- There are 89 secure bicycle parking stalls.
- This application is for rezoning from the current Residential Apartment (RM-1), to a Comprehensive Development Zone with a base zone of Residential Apartment (RM-1).
- Variances include reduced setbacks.
- No proposed public art location has been determined.
- A thorough review of the parking zoning compliance has not yet occurred.

Staff requested the member's feedback on the proposal with respect to the following:

- Proposed built form, architectural articulation, materiality and colour scheme.
- Building setbacks, in particular the small setbacks towards the interior side yards.
- The appropriateness of the building interface with East 17<sup>th</sup> Street, particularly the legibility of the residential lobby and the accessible path along the eastern boundary.
- The appropriateness of the building interface with the laneway.
- The location and functionality of amenity spaces, particularly:
  - Rationale behind the programming of the outdoor amenity area
  - Anticipated functionality of the outdoor amenity space
  - The potential or lack of potential for the use of the rooftop for an outdoor amenity space
  - Details of the programming of the indoor amenity area.
- Opportunities for landscaping, particularly along the eastern boundary at the accessible entrance pathway.
- Opportunities for public art.

Duane Siegrist, Architect, presented architectural highlights based upon the plans shared with members in advance.

Caelan Griffiths, Landscape Architect, presented highlights of outdoor amenities and landscape features based on the plans shared with members in advance.

A flythrough video was played.

## REZONING APPLICATION – 154 EAST 17<sup>TH</sup> STREET – Continued

Members presented the following notable questions:

- Please describe how residents will access from the bike room. **A:** Bike lockers are in the storage on floor 1 and can only be accessed at the building's exterior frontage.
- Is there plumbing or bathrooms in the amenity spaces? **A:** No, this is considered a gathering room and its size doesn't require restrooms according to design guidelines.
- What percentage of units are studio suites versus 1 or 2 bedroom? **A:** 67%.
- Why is there an unbalanced distribution of studios to one or more bedrooms? **A:** It is market driven and we're looking at the economic viability.
- Critical roots of the tree out front should not be disturbed by more than 20%. Have you consulted your arborist about this? **A:** Yes, all actions are subject to the arborist's approval. We're about a 2 inch scrape away from nicking the tree's roots.
- Please clarify where the landscape can manage rainwater on site. **A:** Unit pavers along the east side are permeable.
- Do you have any information on circle management? **A:** Yes, it is in compliance with the City of North Vancouver's guidelines.
- Is there a sidewalk on the frontage? **A:** Yes.
- Where is your water meter? **A:** The water meter's location is to be determined.
- What is your approach to public art? **A:** This is in process; a consultant from the City will coordinate this.
- Where might you put public art? **A:** One option is by the tree, second choice is the laneway. The two large walls could be utilized.
- Could you review which setbacks are non-compliant and in what in relation to the wall and balcony? **A:** This isn't overly relevant, it's more about what can or cannot be accommodated. The rear is technically non-compliant but the balconies are allowed to encroach. The zone anticipates setbacks, but we're also trying to fit a larger housing form within the parameters and building relationships.
- Are the side pathways shown required by the City? **A:** No, that is a design choice.
- Did you explore having an entry from the bike room to the inside hallway? **A:** No, but this is a great idea. The building code should not restrict adding a vestibule.
- Was there a lighting plan for the entryway? **A:** There are step lights on the staircase by the front door.
- Is bulk storage as shown preferred by most residents? **A:** The sprinkler bylaws dictate the type of storage permitted.
- Could the owner elect to do larger storage and create "double lockers" by removing the middle partition and say they created a double locker? **A:** If secure bicycle parking is in the same room, it could be co-located.
- Can you describe how the roof is being used? **A:** No plans have been except sheltering the upper units. Roof decks cause noise pollution and are quite expensive.
- How do you adjust accessibility to the balconies? **A:** Stepped drop structures.
- Can you explain the underground parking system? How many gates and where are they? **A:** There is one gate on the upper left corner.
- Do the building's exit doors open inward or outward? Outward-swinging doors are harder for thieves to kick in. **A:** Both doors exit outwards. The occupant load only requires one exit.

## REZONING APPLICATION – 154 EAST 17<sup>TH</sup> STREET – Continued

### Notable Questions – Continued

Caelan Griffiths, Landscape Architect, left the meeting at 6:27 pm.

- Is real wood used on the building's exterior? **A:** No, Hardie Panel and Hardie wood trim create a wood expression.
- What are the sustainability or energy goals of the project? **A:** An energy test hasn't been conducted yet, but there is a consultant on board.
- How is solar heat being mitigated? **A:** We don't expect much sun on the extreme west due to building adjacencies. The window openings are ample but not excessive
- Does this development require a detention tank? **A:** It depends - it a number defined by the bylaw but this falls under the scope of engineering. Civil plans for storm water treatment have been submitted to the City's Engineering, Parks and Environment Department for review.
- A member suggested having a City staff member from engineering regularly attend meetings to offer engineering insights.

Members presented the following notable comments:

- The City's Public Realm Infrastructure Department likely requires front and back street boulevards; the applicant should look into this.
- The front tree is an important focal point, however the entrance needs more emphasis since it is already set back.
- Storm water management is a major issue that could delay permitting and construction if it requires removing parking or other features in the future.
- The planting plan shows planting over the root ball of the trees which can't happen.
- In reference to the planters over the parkade entrance at the western boundary, incorporate permanent architectural features for visual interest if vines or trees are removed.
- The corner bike storage may impede residents with strollers or groceries if bikes are in the way.
- Noise pollution on the roof can be surmounted.
- Consider installing open metal fencing by the garbage cans to hide mess.
- Revisit the lighting design at the entrance so facial recognition can occur with overhead lighting.
- The water meter needs to move to the other side of the property and away from the tree.
- Further arboricultural investigation is required to determine the likelihood of possibly losing the tree within a few years of building around it. Consider removing it and replanting, as you won't be able to replace it later once the development is complete.
- A trench drain could be included in the plans. In 3 years, permeable pavers will be impermeable due to soil collection.
- This is an elegant approach to the site and fits in the scale of the future land use.
- Be mindful of the balcony privacies in relation to future developments and where the balconies will be looking into.
- Consider reprogramming the outdoor amenity. Families may occupy the 3 bedroom units and children would benefit from programming.
- Consider the entrance's accessibility for all users.
- The encroachment of the elevator into the setback is ideal because it preserves the window. Well done providing light in the staircase.

## REZONING APPLICATION – 154 EAST 17<sup>TH</sup> STREET – Continued

### Notable Comments – Continued

- The lane could be a wonderful opportunity for public art.
- Consider adding a seating area in front of the bike storage it to deter theft.
- Ensure the street address is visible at the street level at all times and in all weather. Since people read left to right, consider placing it on the building's left side.
- New buildings will attract thieves. Ensure the bike storage has appropriate doors and security. This includes the orientation and swing of doors.
- Lighting systems must provide clear lines of sight and ensure facial recognition
- Explore opportunities to incorporate real wood, even in soffits or covered areas.
- In the event the off-site tree at the southern elevation dies, consider using a building design that can flourish without the tree.
- Consider adding glazing and fenestration features to bring eyes to the eastern passage and away from the interest that the south western detail provides
- Incorporating additional plantings would counteract climate change.
- Consider adding a kitchenette to the amenity area. The programming of the amenity area should consider multifunctional use and integration with the outdoor amenity space.
- Determine which trades are doing which flashing and ensure coordination and efficiency.
- If trellises above the parkade entrance were removed from the window at the western elevation, a small balcony could be added to some of the units facing the west.

It was Moved and Seconded:

THAT the Advisory Design Panel has reviewed the rezoning application for 154 East 17<sup>th</sup> Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner.

- Incorporate permanent architectural features for visual interest if vines on parking trellis or the off-site trees are removed.
- Remove vines from trellis above parkade entrance and redesign landscaping.
- Revisit the lighting design at the entrance so facial recognition can occur.
- Program the indoor amenity area for multifunction purposes and integrate with the outdoor amenity area.
- Consider the entrance's accessibility for all users.
- Consider the lane as an opportunity for public art.
- Ensure the street address and entrance is visible to users and first responders at all times and in all weather conditions.
- Lighting systems must provide clear lines of sight.
- Explore opportunities to incorporate real wood, even in soffits or covered areas.
- Apply suggested CPTED principles around bicycle parking and storage.

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

CARRIED UNANIMOUSLY

## 5. DATE OF NEXT MEETING

The next regular meeting is scheduled for January 21, 2024.

**6. ADJOURN**

The Chair adjourned the meeting at 7:09 pm.

*“Certified Correct by the Chair”*

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Jordan Levine, Chair