



The Corporation of the City of North Vancouver
Advisory Design Panel

MEETING MINUTES

Minutes of the meeting held at City Hall in Conference Room A,
141 West 14th Street, North Vancouver, BC on Tuesday, February 18, 2025

*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.*

<u>Members Present</u>	<u>Staff Present</u>
Angela Enman Nadi Miri Katerina Dusova Dimitri Samaridis Kevin Bracewell	Linden Mulleder, Planner 2 Emily Macdonald, Planner 2 Sarah Larisch, Administrative Coordinator
<u>Absent</u> Shervin Shahriari, Councillor Ghazaleh Zahedi Patrick Schilling Jason Wegman David Jacobson Oliver Bibby	<u>Guests</u> Nil.

The meeting was called to order at 5:38 pm.

1. ADOPTION OF AGENDA

It was Moved and Seconded:

THAT Item 6 – Annual Election of Chair and Vice Chair be deferred to the next meeting
when further voting members are in attendance.

CARRIED

2. WELCOME TO NEW MEMBERS AND INTRODUCTIONS

A round of introductions occurred to welcome Nadi Miri to her first meeting. Due to a
number of absent members, it was moved and seconded:

THAT another brief introduction be on the next meeting agenda for new members' benefit.

CARRIED

3. ADOPTION OF MINUTES

Minutes of the meeting held on January 21, 2025 were approved as circulated.

4. BUSINESS ARISING FROM THE MINUTES

Nil.

5. ANNUAL ADVISORY DESIGN PANEL ORIENTATION

The Planner 2 and Administrative Coordinator presented the annual member orientation, including a review of the newly updated Advisory Design Panel Bylaw No. 9106 and meeting procedures, and answered questions.

6. ANNUAL ELECTION OF CHAIR AND VICE CHAIR

This item was deferred to the next meeting.

7. FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

As stated in the Advisory Body Procedures, records of a City Advisory Body and its proceedings are the property of the City and requests for records are to be processed by designated staff. The Freedom of Information and Protection of Privacy Act (FOIPPA) requires that all Advisory Bodies appoint a Head and Coordinator for the purposes of FOIPPA.

It was moved and seconded:

THAT the Corporate Officer and the Records Management and Privacy Coordinator of the Corporation of the City of North Vancouver be appointed as the Head and Coordinator respectively for the purposes of administering the Freedom of Information and Protection of Privacy Act as it relates to the Advisory Design Panel.

CARRIED

8. PROPOSED SMALL-SCALE MULTI UNIT HOUSING ZONE

E. Macdonald, Planner 2, presented the draft Small-Scale Multi Unit Housing (SSMUH) Zone in response to the Province's Bill 44, enacted late in 2023, that aims to increase the supply of housing in low-rise, low-density neighbourhoods throughout most BC municipalities. The zone was prepared by City staff, with support from a consultant, and aims to address some of the known challenges of multiplex forms of housing:

- Laneway crowding from parking, garbage storage, PMTs, and pathways is a concern, as surface parking accessed off the lane is the most viable option for this development.
- Minimum space is required for garbage storage, and requirements for pathways are clearly spelled out to reduce the chances of parking taking over the lane frontage entirely
- Loss of trees, green space, increase in impervious surfaces due to competing demands for lot area (surface parking, site circulation, garbage storage and staging)

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PROPOSED SMALL-SCALE MULTI UNIT HOUSING ZONE – Continued

- A minimum percentage of lot area for soil-based landscaping is required (reduced for lots providing more units)
- Accessibility challenges: with smaller sites and buildings constructed under part 9 of the British Columbia Building Code and in townhouse forms, achieving accessible design is challenging
- The zone encourages designs that will be more accessible, with fewer outdoor stairs (interior stairs are more easily adapted for people experiencing mobility challenges); more lenient height restrictions will also enable flexibility in dealing with sloped sites.

Staff are seeking input regarding these challenges and others that the panel may be aware of, as well as suggestions for mitigating them. No resolution was requested.

Notable Member Questions:

- Requested clarification on percentage of soil-based landscaping requirements. **A:** The percentage required varies from 30 – 50%, depending on the number of units.
- Storm water management and the heat island effect will be challenging with reduced landscapes. While the City of North Vancouver aims to be a green city, how can we balance this with increased hardscape? **A:** The Province's policy manual and recommended lot coverage don't address tree preservation or site permeability. The zone only requires space for vegetation and trees, but our drafted guidelines include minimum tree requirements.
- Please explain the pre and post-development requirements for water runoff. **A:** Water runoff is regulated in the Sewerage and Drainage Utility Bylaw.
- Who is responsible for upgrading the developments' runoff services which puts pressure on the City's infrastructure? **A:** This is the applicant's responsibility, and is regulated through the Sewerage and Drainage Utility Bylaw. Detention tanks are often created to meet the requirements.
- Have you completed a large-scale transportation study in the corridors affected by this zone? **A:** No, this is a Province-wide zoning project, and transportation studies were not included. Transportation studies are typically undertaken for specific development projects that will be built, and the key purpose is to identify required intersection upgrades nearby to the development. Transportation studies are not typically done for broad zoning changes where staff can't predict which properties will be redeveloped. However, parking is being considered, and the City's ongoing [Curb Access Parking Plan](#) addresses increased pressure on curbside spaces with future developments.
- Are two building allowed are one property? **A:** Yes, there is a 7-metre separation requirement between buildings.
- Are covered carports included in lot coverage? **A:** Yes, it includes parking and driveways.
- Child care facilities need a dedicated drop off zone and play area. They need a minimum of 520 square feet of outdoor space for 16 kids, excluding accessibility requirements. Could there be an incentive or relaxation in the zone to provide this? **A:** Staff are considering it. While daycares likely won't be integrated into new buildings, by keeping it as a permitted use in the zone, some of the older, existing buildings can still be used for daycare. I think we will need to do more work to figure out how they could be incorporated within the new SSMUH projects.

Continued...

PROPOSED SMALL-SCALE MULTI UNIT HOUSING ZONE – Continued

Notable Member Questions – Continued

- The draft SSMUH bylaw says, “Each unit shall be accessible from the street”. Can the paths be consolidated? **A:** Yes. Unclear language here can be updated.
- When you create the development permit guidelines, would you consider having green roofs as part of the landscaping? **A:** No, because it doesn’t support the natural flow of underground water.
- The parking elements seem to be overlooked. If you’re increasing parking per lot to 6 cars per lot, is the curb expected to absorb any excess cars? **A:** Most lots will not accommodate 6 cars, but more realistically 3-4 cars. If every household has 3 cars, then the street will have an influx of cars. The Curb Access Parking Plan is looking at that issue.
- What is the minimum size lot for 6 units? **A:** 280 square metres as outlined in the legislation.

Notable Member Comments:

- There should be some more information on guidelines, with increased guidelines for trees. **A:** Staff will return to the panel with guidelines once they have been created.
- The loss of tree canopy is a major concern for most Councils, yet there’s little action to mitigate it, and it’s unclear who will bear the cost.
- Streets are already at capacity, and people realistically aren’t going to ride bikes or take transit.
- Charging for street parking is an inequitable enforcement system. The people who can afford parking will pay, but those who work multiple jobs to live here can’t and need street parking.
- Consider looking at other cities’ guidelines for inspiration on foreign character and building materials that will enhance street appearance.
- 2 metre setback requirements for rooftop equipment and railings/deck guards are intended to reduce the visual impact, but may limit architectural expression.
- Clear language is needed on how childcare facilities could be well-integrated to maintain the other units’ value.
- In 20 years, people may own fewer cars, but for now, parking flexibility is needed. If you want people to bike, provide storage space—without taking up already limited space in their homes.
- As a person who doesn’t own a car, I am supportive of moving away from parking. Transit is only going to get better, and we have access to car shares and different modes of transportation.
- A member commended staff on their accessibility considerations.
- Consider integrating streetscape and lane character guidelines for development forming characters in this area.
- From a public safety perspective, parking issues already lead to U-turns, pedestrian risks, neighbor disputes, and rush-hour congestion, with safety concerns if people park 2-3 blocks away. We must consider realistic human behavior in city planning.

PROPOSED SMALL-SCALE MULTI UNIT HOUSING ZONE – Continued

Staff thanked members for their input, which will be considered for the development permit guidelines, particularly regarding childcare. While it's uncertain if childcare facilities will be resolved in upcoming iterations, trees, street and landscape concerns will definitely be addressed.

Staff will return to the panel in fall 2025 to review development permit guidelines.

9. DATE OF NEXT MEETING

The next regular meeting is scheduled for March 18, 2025.

10. ADJOURN

The Chair adjourned the meeting at 7:02 pm.

“Certified Correct by the Chair”

Jason Wegman, Chair