



MEETING MINUTES

Minutes of the meeting held at City Hall in Conference Room A,
141 West 14th Street, North Vancouver, BC on Tuesday, January 21, 2025

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

<u>Members Present</u>	<u>Staff Present</u>
Jordan Levine, Chair Kevin Bracewell, RCMP Angela Enman Dimitri Samaridis Cynthia Toyota Oliver Bibby Mehrddad Rahbar Katerina Dusova David Jacobson Jason Wegman Shervin Shahriari, Councillor	Matthew Menzel, Planner 3 Linden Mulleder, Planner 2 Sarah Larisch, Administrative Coordinator
<u>Absent</u>	<u>Guests</u>
Nil.	Sarah Bingham, Adera Development Craig Marcyniuk, Adera Development Grace Martin, Adera Development Tim Pershick, Adera Construction Michael Patterson, P+A Landscape Architecture Sherry Ju, P+A Landscape Architecture Shamus Sachs, Integra Architecture Incorporated Rhys Leitch, Integra Architecture Incorporated

The meeting was called to order at 5:31 pm.

1. ADOPTION OF AGENDA

2. ADOPTION OF MINUTES

Minutes of the meeting held on November 19, 2024 were approved as circulated.

3. BUSINESS ARISING FROM THE MINUTES

Nil.

4. OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING FOR 1540 ST GEORGES AVENUE & 215-235 EAST 16TH STREET (ADERA DEVELOPMENTS)

The City has received an Official Community Plan amendment and rezoning application for the properties at 1540 St Georges Avenue and 215-235 East 16th Street. The application proposes to amend the Official Community Plan designation from Residential

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OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING FOR 1540 ST GEORGES AVENUE & 215-235 EAST 16TH STREET (ADERA DEVELOPMENTS) – Continued

Level 5 (R5) with a height of six storeys, to a designation of Residential Level 6 (R6) with a height of twelve storeys. The rezoning will permit the construction of one 6-storey rental apartment building, and one 12-storey residential building with a mix of rental and strata units.

The proposal includes:

- Max Density: 3.3 Floor Space Ratio (FSR)
- Two buildings
- Six storey rental building with 133 rental units
- Twelve storey residential building with 63 rental units and 52 strata units
- 10% (20) of rental units to be Mid-Market Rental
- Indoor amenity space in each building
- Outdoor amenity space for each building
- Mass timber construction
- Pedestrian mews connection between the two buildings
- A single shared vehicle parkade ramp that enters two separate underground parkades.

Staff would like to receive feedback on the proposal with respect to the following aspects of form and character, including:

- Relation of the buildings to each other, and to other properties in the vicinity;
- Mass, bulk, and scale of the buildings, and their architectural consistency;
- Role and quality of landscape architecture, particularly in the courtyard and mews;
- Function and quality of indoor and outdoor amenity areas; and,
- Opportunities for retention or replacement of mature trees.

The applicant team presented the architectural and landscape plans which were circulated to members in advance.

A flythrough video was played.

Notable Questions:

- Where are the setbacks? **A:** The midrise building has typical setbacks. The tower setback is pushed a little closer to the street to accommodate the core in the centre of the parkade. The setbacks are south-facing to accommodate the parkade's tight entryway.
- Is the outdoor amenities and pedestrian mews connection fully accessible or are there stairs? **A:** The public mews is fully accessible, and all the amenities and elevators have flush transitions for residents.
- Are the trees on top the parkade outline? **A:** Yes most of them are, but some are not.
- Between the two buildings' balconies, how do you maintain privacy amongst residents? **A:** Between the tower and 6-storey building, there are two middle units that face each other. There is a few feet's height different from floor to floor, but the others face in different directions.
- Is the parkade shared? Are there gates separating either side? **A:** Yes the driveway is shared but there are separate gates for the separate sections.
- Where is the bike storage? **A:** Bikes are stored in P1 in the tower, with bike parking on the same floor as vehicle parking in the 6-storey building.

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**OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING FOR 1540 ST
GEORGES AVENUE & 215-235 EAST 16TH STREET (ADERA DEVELOPMENTS)
– Continued**

Notable Questions – Continued:

- Are the trees likely to prohibit views in the future as they age? **A:** No, the deciduous trees will simply develop a canopy above the pedestrian walkway.
- Is the walkway through the lane for residents only? **A:** The walkway is on private property but it is open for the public to walk through.
- Is there a statutory right of way on the mews? **A:** Yes.
- How many accessible or adaptable units are within this project? **A:** 25% of units meet this criteria in accordance with the City of North Vancouver's requirements.
- At the rental building entry, it looks like you could slide the entry east to make it more accessible, avoiding the necessity for a ramp and stairs based on the grades. **A:** We did look into this, but found it created a very public location for the core of the building away from the entrance. Because the core can't be moved, we had to move the entry to remain close to the exit stair and the public location.
- I expected more masonry at the base of the tower. What's the rationale behind this choice? **A:** It felt unnatural to only have it on one side, so the materials were added to each side of the corners. We wanted to have a special treatment for the lobby without masonry.
- Have you considered using curtain walls to break up the visual? **A:** The curtain wall would be ideal with a larger budget, but we used panels to create a vertical expression instead.
- Could you incorporate a corner treatment at the intersection of 16th and St George's Avenue to make it stand out? **A:** On the north side, a corner treatment would limit light on the patios.
- Are there any issues or conflicts between the strata and rental companies regarding building management? **A:** There is an agreement on title that usually has that the rental company will control amenities, ensuring they are well-maintained to attract future renters, and the owners will maintain the building lobbies and facilities.
- People who own property generally take better care of their units than renters. **A:** We're very careful who we sell the rentals to; it is general larger companies with significant portfolios who understand how to handle the airspace.
- How are you managing rain water from each roof? **A:** The sites operates separate detention tanks through the parkade.
- Can you speak to the materials on the roof top patio? **A:** There is torch on roofing and a tree deck.
- How do you envision the door to the fitness deck being managed to ensure security? **A:** Fob access and a gate.
- Can you clarify the rationale behind the landscape walls in the courtyard spaces? **A:** The parkade edge created a longer, straight layout. We aimed to balance the landscaping along the walkway. We didn't want to add planters by the curb lane as it would detract from the patios.
- Why are you planting coniferous trees on the south side? **A:** The north side of a building naturally receives less light, and placing coniferous trees in front of a unit further limits sunlight, which can negatively impact both light levels and overall livability.
- Are there other opportunities for public art beyond the designated spot in the drawings? **A:** Art could be integrated in to the railings and/or introduce further colour at the ground scape.
- Who has access to the tower's roof amenities? **A:** The penthouse units, however in order to access them, residents will have to go through the internal elevator shaft.

**OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING FOR 1540 ST
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– Continued**

Notable Comments:

- The St Georges Avenue door is easily identifiable for first responders, but the 16th Street door is not and needs to be.
- The door access to the bike locker is a weak spot. Ensure there is an appropriate secure door and lighting treatment, including a mix of fixed and motion sensor lights.
- Ensure you clearly define the public versus private realm within the courtyard.
- Future buildings to the south may impact lighting on your outdoor amenities.
- Consider adding extra density with mass timber—it will become more cost-effective as you increase height. This is the ideal location to set a precedent.
- Consider increasing height to shrink building footprint and expand the landscape area further.
- For the amount of residents, it's a disproportionate amount of amenity space between the two buildings. Consider having outdoor amenity space shared. Consider opening the tower roof space to all the residents, or even just the strata owners.
- The tower uses cladding materials that lack cohesion, so further design development is encouraged. Mass timber could be a good opportunity here.
- Brick and stone should be used in more areas at grade to enhance the pedestrian experience.
- If the amenities were to be shared, the bike storage and repair station could be combined into one building.
- Consider installing a green rooftop to mitigate the heat island effect.
- The north face of the tower feels like the back side even though it faces the street. Cladding and proportions could be improved.
- The colours are similar between both buildings but materials are different. It may make the midrise feel cheaper.
- The faces of the building are well activated.
- Be cautious with white façade material; it tends to get dirty.
- The façade on 16th Street should look different than the lane or sides of the building.
- A second piece of public art could go on the corner of 16th and St Andrews Avenue.
- The play area, especially the slide, is well-suited for children.
- Planting trees with a more vertical growth pattern would allow residents on the 3rd and 4th floors to better enjoy them.
- Consider making the scale of the planting spaces on the roof more robust.
- There's opportunity to integrate further native plant species.
- In the mews, wall lights are not ideal for facial recognition and are prone to damage. Consider overhead lighting.
- Consider making the mews more public with design development or moving/considering the vent, garbage collection, and parkade entrance.
- The co-working space is good. You're effectively incorporating work-from-home spaces into your design.
- Adding further trees can go a long way to make the pedestrian corridor feel more public.
- The on-site loading space is in a bad location for move-in and delivery drivers.
- The garbage pickup location is problematic, and could also lead to clutter with trash cans piling up in the mews due to its proximity to the garbage pickup. Consider combining pickup areas for both buildings.
- Consider small dog relief areas at grade or on the roof.

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**OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING FOR 1540 ST
GEORGES AVENUE & 215-235 EAST 16TH STREET (ADERA DEVELOPMENTS)**

– Continued

Notable Comments – Continued:

- Consider removing the urban agriculture plots as they are not well used in other buildings.
- Recommend opening the tower rooftop to all building users.
- Consider sunlight hitting the dark black panels in the summertime, which may get very hot.

It was Moved and Seconded:

THAT the Advisory Design Panel has reviewed the Official Community Plan Amendment and rezoning application for 1540 St Georges Avenue and 215-235 East 16th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- The East 16th Street entrance to be made more prominent for first responder access.
- Bike lockers are treated appropriately with fixed and motion sensor lights.
- Expand the landscape areas further.
- Consider expanding rooftop amenity access to more residents.
- Design development on the tower cladding and proportions, including consideration of the mass timber appearance and an enhanced corner at St. Georges and East 16th Street.
- Design development of the midrise cladding and materials, with consideration of the similar colours between buildings, and enhancing the façade along East 16th Street.
- Consider installing a green rooftop to mitigate the heat island effect.
- Explore opportunities to integrate further native plant species.
- Explore ways to enhance the south end of the mews, by clearly defining the garbage pickup location, on-site loading, vehicle parkade entrance or relocation of these.

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

CARRIED UNANIMOUSLY

5. DEVELOPER INFORMATION SESSION FOR 502 EAST 3RD STREET

TransLink is submitting an Official Community Plan (OCP) Amendment application for their Bus Depot located at 502 East 3rd Street. As part of this process, TransLink is hosting a Developer Information Session. Information gathered at this session will be used to inform their OCP Amendment application to City of North Vancouver. Once the OCP Amendment application is complete, City staff will provide more information to and seek feedback from the Committee.

Members are invited to attend the Developer Information Session:

- Thursday, January 30, 2025
- Time: 6pm to 8pm
- In-person meeting at the John Braithwaite Community Centre (145 West 1st Street)
- Information about the proposal is available on the applicant website:
www.translink.ca/moodyville

6. THANK YOU TO DEPARTING ADVISORY DESIGN PANEL MEMBERS

The group thanked Jordan Levine (Chair), Cynthia Toyota (Vice Chair), and Mehrdad Rahbar for their volunteer service, as their terms conclude with this meeting.

7. DATE OF NEXT MEETING

The next regular meeting is scheduled for February 19, 2025.

8. ADJOURN

The Chair adjourned the meeting at 7:18 pm.

“Certified Correct by the Chair”

Jordan Levine, Chair