

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, November 19th, 2014**

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**MINUTES**

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**Present:** B. Allen  
H. Besharat  
A. Epp  
B. Harrison  
A. Larigakis  
P. Maltby  
M. Messer  
M. Saii  
D. Siegrist

**Staff:** M. Epp, City Planner  
C. Perry, Supervisor, Development Servicing  
T. Forrest, Planner, Community Development  
J. Hnachuk, Committee Clerk

**Guests:** **377 East 2<sup>nd</sup> Street (Development Variance Permit Application)**  
Steven Petersson, Petersson Planning Consulting  
Shida Neshat-Behzadi, SNB Architecture and Planning Inc.  
Tina Barouti, SNB Architecture and Planning Inc.  
David Rose, PD Group Landscape Architecture Ltd.  
Spartak Kirov, PD Group Landscape Architecture Ltd.  
Masoud Siadat, DBM Studio Inc.

**Absent:** K. Bracewell, R.C.M.P.  
Councillor Bell

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A quorum being present, the meeting was called to order at 5:40 p.m.

**1. Minutes of Meeting of the Advisory Design Panel held October 15, 2014**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held October 15, 2014 be adopted.

**Carried Unanimously**

**2. Staff Update**

Planning staff are in the process of revising all materials that provide guidance for development package submissions. This includes streamlining the Advisory Design Panel materials and other Committee materials. Materials will come to the Panel for review.

Planning staff are reviewing the Sustainable Development Checklist, which would also come to the Panel for comments.

## **2. Business Arising**

None.

## **3. 377 East 2nd Street (Development Variance Permit Application)**

The Planning Consultant introduced the delegation and provided a Powerpoint presentation of the changes made to their application, as per the Panel's resolution and comments from the October 15, 2014 ADP meeting. Changes included:

- Reduced gross floor area to 9,578 sf.
- Simplified the façade by reducing the number of materials.
- Re-designed parking configuration to a shared parkade.
- Re-designed parking entrance as a partially enclosed auto court.
- Enhanced north yard to include a public bench & possible community garden plot on City boulevard.
- Included private screened outdoor patio for the northern unit.
- Added a pedestrian access to the parkade on the north side. Walk-through includes stairs and a small outdoor amenity with benches and plantings.
- Changed one Adaptable Unit to a Unit with a lock-off Unit.
- Changed rooftop materials.
- Realigned windows to reduce privacy issues with adjacent development.
- Identified passive energy efficiency measures.
- Improved bicycle parking.
- Included partially transparent doors for safety.

Proposed variances were reviewed, including a 15' setback off East 2<sup>nd</sup> Street, 4'6" (6' from main floor) off St. Patrick's Avenue and 5'2" setback from the lane. Context photos were also reviewed.

Treatments were reviewed. Stone cladding was added on the ground floor level and more wood siding was introduced to provide aesthetic warmth. Wood and metal elements with orange elements provide contrast and visual interest. The stone element comes around the corner for a better presence on East 2<sup>nd</sup> Street.

Elevations were reviewed. The west elevation includes an amenity deck with some wood and landscaping and a bench to heighten the aesthetic quality.

The parkade plan was reviewed, which includes a shared parkade concept, two handicapped parking stalls and 11 bicycle storage areas, seven of which are the preferred horizontal configuration specified by the City. The garbage doors have been changed to a sliding door. As well, the reflected windows in four units have been removed for greater privacy and several others moved.

The first floor plan was reviewed. Both end units had adaptable features on the ground floor level, but it was decided that an end unit was most appropriate for a Lock-off Unit.

The landscape architect reviewed the changes to the Landscaping Plan, including:

- The north yard area has been enhanced to include a public bench and community garden plot on City boulevard. Low fencing will be needed for security for that use. Hedging will be low and a bench has been added facing the northeast.
- A set of steps goes down to the parking level where intermediate planting has been added to break up hard landscaping.
- A private patio on the end unit will have lots of screening and a hedge.
- A walk-through area has been added as amenity space.
- A curb cut and ramp is proposed at the corner of St. Patrick's to improve access for someone with mobility issues to get from on-street parking to the front door.
- On the roof deck, lightweight planters are proposed, either glass fibre or faced with hardwood. Screening has been created between the steps and the units preserving the views for each unit.

Other changes include:

- The auto court and gate area was re-designed as a partially-enclosed auto court to provide additional visual buffer to the parking area and to provide additional definition of the boundary between public and private property.
- Green building features include a commitment to EnerGuide 80, with the goal of exceeding that target.
- Building has been designed for three air changes per hour.
- Proposed passive energy efficiency measures include a top floor ceiling insulation rating of R32, rigid insulation used below the concrete slab for units not above the parking garage and windows using Low E and Argon Gas.

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

- How does Staff feel about the variance? *Ans - Consistent with other projects that have been evaluated.*
- Do you have a Stormwater Management Plan, as required? *Ans – We are concerned with water detention on the north side at the top of the slope. We will explore using green space along the boulevard strip for stormwater management.*
- What is the structural framing? *Ans – Parking will be wood construction, but parkade area is concrete. Slab in between the garage space and residential space is concrete.*
- What is the rationale for the rear outdoor amenity space? *Ans – It was felt it could be used for community gathering or planting space.*
- The garage door between grid line 5 & 6, is it open or is there security? *Ans – We can put a gate at the top.*
- Please explain the parking. *Ans - Residential parking and the slab is enclosed. After that, it is open. The property line works as a fence running through to East 2<sup>nd</sup> Street. It is a solid concrete wall.*
- Please explain the garbage and recycling. *Ans - The garbage truck could back up and tow the solid waste bin to dispose of the solid waste. Slope is shallow there.*
- The number of storage units has been reduced from 7 to 3. How do you decide who gets those units? *Ans – Not determined: strata would need to allocate.*
- Have you thought about the constructability of the white metal clad and the orange ones regarding air barrier, continuity of installation on exterior and moisture egress through these? *Ans – Yes. The top will be sloped with flashing in each case.*
- Have you considered covering the 12' strip that goes from the overhang on the parkade floor and providing outdoor amenity space for residents to use? *Ans – It could be covered. We thought it was kind of narrow. We felt that the community space might have*

*limited usage because of the preference for most people to use their roof deck so that that might be the right size space to use for the occasional gathering, perhaps one family.*

- On the upper floor shown on the Section A4.4, could you put a railing on top of the plant stand? If that planter was against the wall, a child could climb up there. *Ans – Discussed with the professional code consultant. We can devise some sort of low rail on top of the planter arrangement to prevent people getting through and to make it safer.*
- Are the windows on main floor street level operable for front/back air flow? *Ans – No, they are picture windows. However, we can make them open.*
- Is it possible to implement the original garage design this plan? *Ans – No. We explored all the turning radiuses, etc.*

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

- The applicant was thanked for simplifying the building and their thorough presentation.
- Like the design of the block and the modern character.
- Like the simplified façade, eg. stone at the lower level, reduced number of materials and fewer window types. Dislike fake stone.
- The west elevation façade needs a sense of order.
- Support the setbacks and lot coverage relaxations.
- Support the previous parking plan with individual garages and access to each unit.
- Applaud the applicant on the urban design on the corner incorporating the streetscape.
- Applaud the applicant for the addition of the heat recovery ventilation.
- Like the landscape treatments of the private patio and upper floor on the previous submission.
- The garage scheme design and treatment is improved and is more of an entity.
- With the concrete slab on top of the parking, there could be longer spans and reduce every second column to provide more parking.
- The stairs to the garage should be tiered up north to East 2<sup>nd</sup> Street with landings, with plantings and benches.
- The garage area planter exposed to the air could have a long skinny planter with vines to avoid compromising the functionality of the cars turning and moving.
- Consider installing an inexpensive elevator to go from the Parking level to Street level.
- The garbage and recycling area could be moved forward and the space behind could be used for additional lockers.
- Revisit the planters on the rooftop for safety purposes.
- Upper windows should be operable.
- Ensure materials and application is well-integrated for long term maintenance.

The Chair summarized the Panel's comments:

- Parking garage to be explored with expanded grade beams, and consider the original comments of access and movability. Redesign the whole parking area to maximize the use, storage, bicycle storage, etc.
- Materiality of the building needs to be simplified.
- Energy efficiency to be explored and made even better, if possible. Passive design measures to be reviewed.
- The Panel supports the setbacks and relaxations.
- Planter has safety issues.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Development Variance Permit Application for 377 East 2<sup>nd</sup> Street and recommends approval subject to addressing the following issues to the satisfaction of the City Planner

- Consider further simplification of the building materiality and interface to ensure overall building unity with an emphasis on the east façade;
- Explore Parking Garage options to improve Unit access; personal & bicycle storage; garbage/recycling access/function; vehicular maneuverability, with a preference for access integrated with each unit as per the previous design;
- Review passive design approach, specifying the inclusion of operable windows with consideration to the impact of window operability on the overall design;
- Satisfy safety/code issues on the roof decks with regards to climability as related to the raised planters;
- Explore the opportunity to expand the amenity space on the west side (if applicable); and
- A Storm water Management Plan to be submitted.

Carried Unanimously

**4. Other Business**

None.

**5. Adjournment**

There being no further business, the meeting adjourned at 7:20 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, December 10, 2014.



Chair

