

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 21<sup>st</sup>, 2018**

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**MINUTES**

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- Present:** N. Petrie  
K. Bracewell, RCMP  
M. Messer  
J-P. Mahé  
W. Chong  
K. Yushmanova
- Staff:** D. Johnson, Development Planner  
J. Braithwaite, Development Technician  
B. Hurley, Planner  
R. Fish, Committee Clerk
- Guests:** 432 East 1<sup>st</sup> Street (Development Permit Application)  
Hassan Moayeri, Rafii Architects Inc.  
David Rose, PD Group Landscape Architecture  
Jalil Astanehe, Owner  
Hamid Shahbazi, Owner
- Absent:** B. Jones  
B. Harrison  
B. Phillips  
C. McLeod
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A quorum being present, the meeting was called to order at 5:33 p.m.

**1. Minutes of Meetings of the Advisory Design Panel held October 17<sup>th</sup>, 2018**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held October 17<sup>th</sup>, 2018 be adopted.

**Carried Unanimously**

**2. Business Arising**

None.

### 3. Staff Update

D. Johnson reviewed the status of ongoing development projects.

### 4. 432 East 1<sup>st</sup> Street (Development Permit Application)

This application is for a development permit under the East 3<sup>rd</sup> Street Area (Moodyville) DPA Guidelines. The proposed design is for a 3 storey set of 4 townhouses each with an accessory lock-off unit that cascade down a significant slope in one building. The building also has rooftop / upper level decks for each of the townhouses. The building will have 2 enclosed and two surface parking stalls accessed directly off of the lane.

Staff is seeking the Panel's input regarding the following:

- Effectiveness of overall design, massing, and façade of the building as they respond to East 1<sup>st</sup> St and the lane;
- Impact and effectiveness of responses to massing and building separation;
- Assistance towards sustainability and energy performance commitments;
- Effectiveness of accesses and entrances for all units and accessory lock-off units;
- The quality and effectiveness of open space and functional transitions between private and public realms; and
- Livability and CPTED issues and responses in this proposal.

Hassan Moayeri, Rafii Architects Inc., described the project to the Panel:

- The building is on a steep sloped property.
- The owners want a very distinct design that is practical and different.
- We achieved a design that is present, comfortable and answers to today's family.
- We have used materials that are simple to maintain with as much natural material as possible.
- Many options regarding design were explored.
- We are using natural light sources around the building.
- Most of the outside is occupied by stairs due to the slope.
- All units have plenty of windows and enjoy mountain and ocean views.
- The units have rooftop gardens including rooftop agriculture plots.
- The units are big enough for a family of 5-6 people but small in the square footage.
- Each unit has its own character and distinction, none are the same size or shape.
- The units range from bachelor to two-bedroom.
- With respect to sustainability, we tried to use simple materials and bring in recycled and used materials.
- We are using the most efficient materials, equipment, heating and appliances.
- Our goal is to meet Step 4 of the Energy Code.

David Rose, PD Group Landscape Architecture, reviewed the landscape plan:

- The landscaping is limited to the sides of the property.
- There are street trees at the front.
- Planting of the side yards would be stepped, the stairs would provide a sheet wall for the planters to deal with the grade changes.

- We have a main entry off of the street. Signage will be located here to direct people to the units.
- We tried to insert small Kelowna Oak trees and Japanese Maples along the sides.
- The courtyards provide unit entries.
- The rooftop decks are accessed by exterior stairs and some from within the units.
- There are garden planters located towards the back of the roofdecks so the view is unimpeded.
- Planting on the roofdeck is achieved using prefabricated planters which will be irrigated to ensure they do well.

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

- Can you show where East 1<sup>st</sup> Street is and where the lane is? **A:** The applicant showed the SketchUp model to the Panel.
- There are a lot of elevation changes, are there guard rails along the whole perimeter? What materials are being used? **A:** Yes, but because it's complicated in design, we didn't show them here. We will try to use a simple guardrail and mostly glass.
- Does having low level wall mounted lights account for CPTED concerns? **A:** The wall mounted lights will light up the stairs but we also have soffit lights where there are canopies over the entrances.
- Is there any other supplementary lighting? **A:** We use bollard normally but due to the grade difference it didn't seem appropriate. It's better for it to be more subtle.
- How are the light wells on the two sides protected? **A:** With a simple railing around it for safety reasons. We have stepped the light well to bring more light in.
- The unit 4 bedroom at the back in the basement doesn't have windows or light wells? **A:** This is the bachelor unit, it's set in the back and doesn't have windows.
- Where is the entrance signage to direct people on how to get to the units? **A:** In front of the building the unit numbers will be written on the walls. Coloured canopies give distinction to each unit on the side walls. The colour would give the impression of the entrance. There will be LED strip lights for easy reading in the evenings.
- How tall is the retaining wall at the front of the building? **A:** 3ft.
- This requires a guard rail? **A:** Yes.
- Up the stairs would require a guard rail as well? **A:** Yes.
- The yellow door is the location of the bike storage? **A:** Yes.
- To staff: Can you speak to the Moodyville requirements and how it relates to the site? **A:** The planters are required to maintain an underground structure. You are able to step planters up 3 feet at a time to have the next level to be treated as landscape. The primary step up is the front edge. The next piece is the front door; this is part of the exemptions of sighting.
- Is there a requirement for public realm improvements from the property line to the curb? **A:** Yes, they are required to do standard upgrades, sidewalk, curb gutters etc. We haven't worked out the details yet. There will be a front boulevard which will be offset. There is not enough frontage to demand a specific program. The property line down to the curb is slightly longer and steeper than our policy. We need to maintain within a maximum of 3.5%, it will be a rough 3.5%, plus or minus.
- Is there any minimum or maximum as far as the front walkway from the curb to entry? **A:** It's not regulated.
- Is there any consideration to the treatment of the wall facing the public realm? **A:** No, it's a short wall. We have two long cascading planters at the front.

- Is there anything in terms of the Moodyville guidelines with sustainability in the landscape? **A:** A majority of the plants are native and we are incorporating agricultural plots.
- Staff: Infiltration plants are included for stormwater management.
- What insulation techniques are you using to reach Step 4? **A:** We are exploring this and are trying to achieve R20 overall and R40 for the roof.
- Have you explored building wrap techniques? **A:** Yes, and we are going with regular 2x6 material.
- What is the angle of the lighting? **A:** All downward projecting lighting.
- What functional level of windows are you using? **A:** To achieve Step 4, we are using the highest grade of window available in the market. Double glazed.
- How are the windows operated? **A:** It's a hinge window, which gives the best performance. We are also using sliding patio doors.
- Inward swing? **A:** Outward.
- Have you considered using drip strips for the windows at ground level? **A:** Most of them will be patio doors and are double tempered glass, for the windows we would use tempered glass as well.
- The doors to the units are covered by a porch? **A:** Yes.
- The garage has an overhang? **A:** Yes.
- How will the bike storage door be indicated to not go into it? **A:** It will be locked.
- You haven't shown furniture in the plans, will everything fit? **A:** We thought it was self-speaking. We overlooked this and should have done it.
- I don't see canted walls or stepped walls, is there an opportunity for some of these to go up to the sidewalk? **A:** Yes.
- For the basement in unit 3, what is the distance from the side yard landing into the unit? **A:** About 5ft.
- Is that the main entrance to the unit? **A:** No, it's to the patio.
- Why aren't there 4 garages? **A:** Because of bylaw restrictions. We could have 4 carports.
- Are there recycling and garbage areas? **A:** There is one enclosure for garbage, a simple wood enclosure.
- Is there unit storage? **A:** No, but there's plenty of space and closets. There's extra room on the side where there is a utility room which could be used as common storage. We can look into dividing the storage rooms.
- The utility room is 9ft deep, could it be deeper? **A:** Yes, but it's a matter of cost. If we extend towards the north it will be too deep from the actual grade.

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

- More development on the handrails internally and how they will affect the movement of the people and the front elevation. Consider how it resolves itself in materiality.
- More comprehensive lighting to address CPTED issues, it goes hand in hand in how you move around this building. It could assist in providing a direction for the building.
- Massing is okay and how it's placed, you have fit a lot within the footprint.
- The rooftop amenities will be great.
- The basement units are a concern regarding natural light inside.
- The one bedroom with no natural light is a concern as well.
- I appreciate the grading issues on the site and large amenity spaces on the roof.

- There's concern with the entrance to the basement of unit 3. Having 3 trees might be too much, consider one tree and this will let more light in.
- Consider more permeable paving in pathways.
- The plans without furniture and dimensions make it difficult to see if it will work.
- Unit identification needs to be worked out.
- I appreciate the hand drawn elevations of the building.
- Seeing the full elevation is very elegant, consider how the front will look when you can't see the upper back units.
- Try not to diminish any of the detailing.
- Encouraged to think through the arrival experience from the sidewalk by including benches or signage. Elevate it in terms of quality. Start the experience at the curb.
- More transition from public to private.
- There's an opportunity to have teak siding for semi-transparency and have it land at the sidewalk.
- Consider the guardrails and how the other units will be liveable inside.
- In terms of plants, encouraged to think about how some of the very limited architectural palette can be reflected in the plants at ground level. The upper gardens can be more gardenesque. Consider how the landscape can help the architecture sing.
- Recommend using European tilt and turn for ground floor windows. They offer high security, are lockable and provide air tightness.
- Look at including a gravel strip under the windows for increased security awareness.
- Change the layout of the unit 4 basement; switch the bathroom and bedroom, with the bedroom to the back. You could add more lighting into basement 3 at the same time.
- Four major areas of concern; signage, lighting, natural surveillance and movement predictors.
- Having a small apartment building with a door in the middle will be attractive to people. Have clear signage indicating unit identification from front and rear that is easily visible and readable.
- High lighting casts shadows.
- The doorways are hidden by awnings with no clear line of sight.
- The garage at the back has a cover over it, there's no surveillance and it's hidden. City lanes are not lit well.
- Include a lighting treatment for the garage doors.
- Bike storage has minimal natural surveillance, bikes are the number one stolen item.
- Include natural light in the storage area with glass block to have it used and feel safe while in there.
- Recommend doing something with window wells that is efficient, allows natural light and adds safety and security.
- To staff: How did lock off units come into the project? **A:** They don't all have to have a lock off unit, we have an exemption for lock off units of 151 sq. ft. and the exemption allows that lock off unit at the bottom storey to be exempt from GFA and is applied to the entire stack.
- The unliveable spaces in the units need to be worked out.
- Encourage more design for the entry onto the project; make it wider, add a canopy to have addresses and get rid of the planters.
- Staff: they cannot have a canopy as it reads as part of an extension of the building, they can shift the door if need be.
- Push the back wall back in the bike storage to allow for additional storage space.

**Presenter's comments:**

Thank you for all the comments.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Development Permit Application for 432 East 1<sup>st</sup> Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further design development of the front entry and integration of unit identification with effective signage, territoriality, wayfinding and lighting for first responders;
- Review the style of ground level windows and consider the use of gravel strips to address security concerns;
- Review CPTED requirements for garages and carports to increase natural surveillance and address ground level lighting on movement predictors
- Establish a more complete exterior lighting strategy for the complex;
- Consider additional storage in the bike storage room and the inclusion of glass block at the entrance to allow for natural light;
- Further design development of units 3 and 4 with respect to increasing natural light into the basement levels, adding windows and reconfiguring the layouts;
- Address the detailing of the handrails and guardrails;
- Consider the inclusion of a more permeable surface for the walkways; and
- Review the colour and texture of grade level planting with respect to simplifying the plant palette.

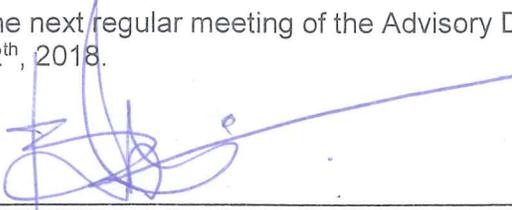
**AND THAT** the Panel wishes to thank the applicant for their presentation.

**Carried Unanimously**

**7. Adjournment**

There being no further business, the meeting adjourned at 7:15 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, December 12<sup>th</sup>, 2018.



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Chair