

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Planning Commission  
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.  
in Conference Room A on Wednesday, October 9<sup>th</sup>, 2019**

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**MINUTES**

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- Present: A. Wilson  
S. Tomes  
A. Rahbar  
M. Tasi Baker  
A. Boston  
M. McCorkindale  
Councillor Hu
- Staff: M. Friesen, Planner  
R. Fish, Committee Clerk
- Guests: 402-438 East 3<sup>rd</sup> Street & 341-343 St. Davids Ave  
(Rezoning Application)  
Steven Petersson, Cascadia Green Development  
Shamus Sachs, Integra Architecture  
Michael Patterson, Perry & Associates  
Farzad Mazarei, Cascadia Green Development  
Shirazeh Dabiri, Cascadia Green Development
- Absent: D. Marshall  
S. Huber  
B. Thorburn  
Councillor McIlroy  
K. Balcom
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A quorum being present, the meeting was called to order at 6:09PM

**1. Acknowledgement of Unceded Territory**

**2. Approval of Agenda**

The agenda of October 9<sup>th</sup>, 2019 was adopted as amended.

**3. Minutes of the Meeting of the Advisory Planning Commission held September 11<sup>th</sup>, 2019**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Planning Commission held September 11<sup>th</sup>, 2019 be adopted.

**Carried Unanimously**

#### **4. Business Arising**

Staff provided an update on the recording of meeting minutes.

#### **5. Staff Update**

Staff reviewed relevant planning development, project and policy items from the previous Council meetings.

#### **6. 402-438 East 3<sup>rd</sup> Street & 341-343 St. Davids Ave (Rezoning Application)**

The City has received a Zoning Bylaw and Official Community Plan amendment application from Cascadia Green Development for a mixed-use development at 402 – 438 East 3<sup>rd</sup> Street and 341 St. Davids Avenue.

The proposed project is composed of two buildings separated by a plaza. A mixed use building is located on the eastern portion of the site, and a residential building on the western portion of the site. The western building is composed of 90 residential units (6,206 m<sup>2</sup> or 66,800 sq.ft.) with townhome style units fronting East 3<sup>rd</sup> Street and the lane, and is four storeys tall from its high side.

Staff seek the Commission's guidance on the following aspects of this project:

- The general merits of the proposed project;
- The proposed land use designation amendments;
- The appropriate on-site amenities in lieu of a cash community benefit contribution.

Steven Petersson, Cascadia Green Development, described the project to the Commission:

- Expanding the commercial use on the site.
- Concentrating on a variety of businesses.
- There will be office uses on the second floor of the east building.
- The west building will have live work fronting on 3<sup>rd</sup> Street.
- Proposing a daycare across the lane to the north.
- Creating a pedestrian and transit oriented laneway.
- Providing an extra 10ft of road dedication to help implement the b-line.
- Aiming to achieve above Step 3 of the Step Code.
- Proposing a generous rooftop amenity space.
- Vehicular access off of St. Patrick's Street.
- Introducing an affordable home ownership program with diverse unit types.

#### **Questions/Comments from the Commission included but were not limited to:**

- Well done project however the massing needs further development.
- The outdoor play space for the daycare will add character to the street.
- There will be an increase of traffic on St. Patricks but not enough to trigger signalized traffic at East 3<sup>rd</sup> and St. Davids Avenue.

- To ensure the right mix of commercial development, a variety of unit sizes will be offered. Only specific businesses will be approached.
- There was a discussion on child care and Community Amenity Contributions.
- Smaller produce markets and grocers will be more appropriate for the space.
- The location of the bike rooms and visitor bike parking was discussed.
- Residential and visitor/commercial parking will be combined and some units have been decoupled from a parking stall to allow more cars for larger units.
- EV ready units will be roughed in with some designated to be immediately installed.
- This project will be connected to LEC which will make it challenging to reach Step 4 of the Step Code. It will have to include other green building options.
- There was a discussion on the use of the laneway and the commercial space in regards to connectivity and commercial access. The breezeway has been designed so a truck is able to turn around and exit.
- Consider having the daycare be accessible outside of daycare hours.
- Have a discussion with the neighbourhood regarding a noise reduction barrier.
- If there are code restrictions for having an accessible green roof on the other building, consider other ways to keep it cool.
- There was a discussion on the importance of ensuring a lively, vibrant streetscape post-construction.
- It is important to consider Moodyville as a historic, significant site. Include some historic placemaking with public art or signage.
- Consider the inclusion of Indigenous planting. An ethnobotanist with Tsleil-Waututh and Squamish Nations would love to be a part of this.
- Consider the balconies in the breezeway with respect to privacy concerns and grade changes on the residential side to mitigate the face.
- Incorporating a community garden would be beneficial.
- Efficient use of the rooftop is important. Consider incorporating the local style with angular rooftops.
- The parking has a potential to be overbuilt as it will be well served by rapid transit and close to bike lanes. It may generate too much traffic.
- Consider the east building CRU access. How that's shared or separated is unclear.

**Presenter's comments:**

- We will work with the city around loading and pick-up.
- Roof peaks will be challenging but we will do what we can.
- We prefer to provide less parking.
- Introducing rental into a strata project will be challenging with our financial model, however our Rent-to-Own program will provide room for that
- Thank you for all the comments.

It was regularly moved and seconded

**THAT** the Advisory Planning Commission has reviewed the Rezoning Application for 402-438 East 3<sup>rd</sup> Street & 341-343 St. Davids Avenue and recommends approval subject to resolution of the following to staff's satisfaction:

- Strengthen EV charging provisions and sheltered, visitor bike parking,

- Explore in-kind community amenity contributions including affordable daycare, affordable rental, neighbourhood park amenities and community gardens,
- Explore a viable commercial/move-in/move-out loading area and sufficient pick-up/drop off loading spaces,
- Explore local placemaking and indigenous and bee friendly landscaping;

**THAT** the Commission notably appreciates the following:

- The overall massing and scale,
- The homeownership rent-to-own (down payment) approach,
- Flexible, pedestrian-oriented laneway,
- Interest in daycare;

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

**Carried Unanimously**

## **7. APC Work Plan Update**

- An update was given on the status of the APC Work Plan.
- **Action Item:** Distribute the updated list to the Commission.

## **8. Announcements**

- The province is introducing legislation updating accessibility requirements in a variety of areas. Go to [engage.gov.bc.ca](http://engage.gov.bc.ca) to get involved.
- The city is creating a Climate and Environment Advisory Taskforce. Deadline to apply is November 4<sup>th</sup>, 2019.
- Two motions were passed by the North Vancouver Board of Education for a climate change crisis task force and an eco-demonstration school.

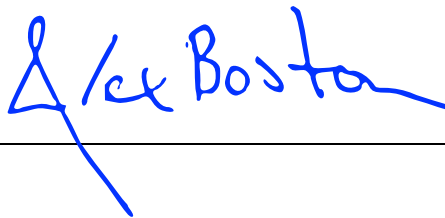
## **9. Round Table**

- There was a round table discussion on what everyone is thankful for this Thanksgiving.

## **10. Adjournment**

There being no further business, the meeting adjourned at 7:35 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, November 13<sup>th</sup>, 2019.




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Chair