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, October 21st, 2015

MINUTES

Present:
B. Allen
K. Bracewell, RCMP
J. Boyce
K. England
A. Epp
J. Geluch
A. Larigakis
P. Maltby

Staff:
D. Johnson, Development Planner
S. Kimm-Jones, Committee Clerk
T. Forrest, Planning Analyst, Community Development
C. Miller, Planner 1, Community Development
C. Wilkinson, Planner 1, Community Development

Guests:
217-219 East 1st Street
David Fawley, PC Urban
Chris Bozyk, Christopher Bozyk Architects Ltd.
Mary Chan, PMG Landscape Architects
Cheryl Yip, PMG Landscape Architects
Darlene Tilden, Tenant
Ted Hotzak, Project Manager for Tenant

362-368 East 3rd Street
Carman Kwan, Hearth Architectural Inc.
Jonathan Losee, Jonathan Losee Ltd. Landscape Architecture
Nevin Sangha, Carrera Management Corp./Magnolia Holdings
Jan Voss, CTS (Creative Transportation Solutions)

Absent:
S. Gushe
M. Tsai

A quorum being present, the meeting was called to order at 5:30 p.m.

1. Minutes of Meetings of the Advisory Design Panel held September 16th and 30th, 2015

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held September 16th, 2015 be adopted.

Carried Unanimously

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held September 30th, 2015 be adopted.

Carried Unanimously

2. Business Arising

Electronic pdfs of the projects to be reviewed at the meeting were sent to members. It was agreed that members found it helpful; staff will continue doing so until further notice.

3. Staff Update

D. Johnson reviewed the status of ongoing development projects. A member asked if the Active Design Guidelines will be used as a checklist against applications. Staff told the group that they will be looked at in the context of each project.

4. 217-219 East 1st Street (Rezoning and Development Variance Application)

This is an application to amend the Zoning Bylaw to consolidate two properties and build a two-storey industrial and commercial building with 21 parking stalls accessed from the lane, and two loading bays accessed off East 1st Street. Both are designated Mix Use Employment. Variances requested include a reduction in the number of parking stalls, building height and access off East 1st.

Staff asked for comments from the Panel on the massing and articulation of the proposed building, the colour scheme and application of façade materials, and the proposed landscaping plan, including plant selection.

David Fawley, PC Urban, thanked staff for their guidance. It was a challenge to fill in the vacant lots. It is an opportunity for an employment-generating space. There is now a North Vancouver tenant for the building which will be built to suit the existing business.

Chris Bozyk, Christopher Bozyk Architects Ltd., reviewed the proposed building design:

- The development will help revitalize the area.
- Unique to the building are facades facing both 1st Street and the lane. It has fun articulation and will be good for the neighbourhood.
- The project uses long lasting quality materials.
- It will be a sustainable building; we are hoping to exceed ASHRAE 90.1.

Mary Chan, PMG Landscape Architects, described the landscape plan:

- There will be a new 1st Street frontage with new street trees, and sidewalk.
- The foundation planting will be pleasing with a wide palette of material to add colour and texture through the seasons, but not too high for CPTED.
- There is currently no landscaping at the back; visually pleasing material of varying heights will be installed; there will be nowhere for people to hide.
- Drought tolerant plant material will be used.

Questions from the Panel included but were not limited to:

- What are the paving materials? **A:** Stamped concrete; it is an industrial building so has to be durable for loading purposes.
- What is the drainage strategy? Does the sidewalk slope towards the building? **A:** The sidewalk is flat; water will drain away from the building.
- What is the storm water management plan? It is a small site. **A:** It is controlled flow and retention. If there is a need, there will be a small retention chamber.
- Did you consider a green roof or solar voltaics? **A:** No; it is a very small industrial building; the economics do not work. The Fire Department is not keen on green roofs in light of the recent drought.
- Are you going to reuse the rainwater? **A:** No, it will just be a controlled release system.
- Why are you planting an Italian cypress? **A:** It is very tall and gives verticality and fits the tightness of the space for year round greenery and to provide scale to the back of the building, but will not impede traffic or create a hiding zone.
- Has the City come up with an alternative to sod on the boulevards given the drought conditions? **Staff:** I am not sure if Engineering has explored other options; they do monitor and keep up to date on alternatives.
- To staff: Was there discussion with Lonsdale Energy Corporation (LEC)? **Staff:** LEC decided it was not beneficial to connect to the building given the size and location. The applicant has received an exemption from LEC.
- The front loading bay is sloped? **A:** There is a trench drain.
- Who is the parking for? **A:** It will be for occupants and visitors, with card access.
- What about anti-graffiti methods on the walls? **A:** Our painting contractor said we should invest in anti-graffiti coating and we will use it.
- The building has a zero lot line; any consideration to mild patterning on the side elevation? **A:** We are trying to do a clean box, but could do something to soften it a bit more. The neighbour to the east was very curious and excited about the project. The west wall should receive treatment. We think the east side will be developed.
- What about public art? Have you considered hiring an artist? **A:** We will consider it depending on the cost. PC Urban tries to provide public art but it is a zero lot line project. The art will be covered up by further development.
- I would like to hear more about your sustainability strategy? Is it air-conditioned? **A:** Yes. We are building to ASHRAE. It will perform well energy-wise. We are proposing electric pumps. It is urban infill and close to Lonsdale in a highly walkable neighbourhood. The parking is surplus to the tenant's needs. It is a highly efficient building.
- What about using passive methods? Have you investigated thermal insulation? **A:** We have to finalize this with our mechanical engineer. We are trying to avoid air leakage, for example. It would take too much room for passive measures; it is too small. There will be operable windows and skylights.
- How will the mechanical be screened on the rooftop? **A:** We have to look at it.

Comments from the Panel included but were not limited to:

- You need to pay attention to graffiti. Pay attention to landscaping and garbage storage in the lane. People use the lane as a short cut.
- You are setting the pace for the neighbourhood for future development.
- I wonder about the boulevard approach in an industrial zone. It will be a management issue for the City.
- Thank you for the package. It is put together well and easy to read.
- Could the front overhead doors be glass or translucent?
- Passive strategies are good. I have seen successful cooling methods using Bigass™ fans.
- The design it is simple and clean and will bring a good aesthetic going forward.
- **To staff:** Should there be speed reduction measures introduced in the lane?
- The building looks outstanding and will be a nice start to the East 1st Street redevelopment. Directing people to the rear of the building for parking will be an improvement.
- Is LEC infrastructure planned for East Esplanade?
- It is a catalyst for future architecture: it would be nice to be a catalyst for irrigation. If you are building a container perhaps it could be retrofitted for future rainwater use. If you are the first one do something interesting and innovative it will be valuable.
- I am going to follow up with the Fire Department on the green roof issue.
- I think the Italian cypress conflicts with the architectural style of the building.
- Thank you for the quality of the presentation.
- It would be nice to see the landscape represented in the renderings.
- I agree the cypress does not fit; it will grow to 10 feet wide over 10 years and will be difficult to keep in that location.
- It is a handsome building. Glass for the overhead doors would be good for eye level.
- It would be good to see ventilation replace air conditioning. It is sometimes easier to ventilate smaller buildings. Rainwater management could be better; whatever you could do would be much appreciated.

Presenter's comments:

Thank you for your input and guidance. We can look into passive ventilation and rainwater harvesting in the detailed plans. Our earlier designs had glass in the front doors; we took it out because of security concerns. We did put in an overhead clerestory for more light. We do have operable skylights and there is a deck at the back which will bring in more air; fans will be required under ASHRAE and we can look at their functionality.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning and Development Variance Applications for 217-219 East 1st Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner. The Panel wishes to thank the applicant for their presentation:

- Review of energy efficiency measures;
- Revisit putting glass in front doors;
- Rainwater harvesting.

Carried Unanimously

5. 362-368 East 3rd Street (Rezoning Application)

The application is a proposal to amend the Zoning Bylaw to consolidate the existing parcels and to allow for the construction of a six storey, 40-unit market-rental residential building. The proposed parcel will be 100 feet wide and 120 feet deep; the first 10 feet will be dedicated for the 100 foot Right Of Way along East 3rd Street.

The density requested is 2.6 FSR which consists of 1.6 FSR for RM-1 Zoning plus a 1.0 FSR density bonus for 100 % rental housing. A portion of units will be provided at below market rate. The Housing Action Plan will be the guiding document but it is not finalized.

Staff asked for the Commission's input on the project's relationship between the proposed development within the current and planned East 3rd streetscape, the massing, form and character of the building, façade materials, landscaping, the type and quality of exterior finishes and colours, and, the liveability of the development.

Carman Kwan, Hearth Architectural Inc., described the project to the Panel:

- The proposed development is in the future Rapid Transit Development Area as defined by TransLink and is just outside the Regional Centre.
- A parking relaxation is requested which will help in the reduction of Greenhouse Gases with fewer cars.
- There will be 60 secured bike lockers with a visitor's bike rack at the front of the building.
- The site slopes up almost an entire storey northwards.
- There will be night lighting on the sides and at the back to meet CPTED guidelines.
- There are common patios at the front for natural surveillance, as well as decks.
- The proposal consists of 40 units including nine three-bedroom units, 22 units with Level Two adaptability plus three which are adaptable but without access to balconies.
- There is a glazed internal stairwell with a visual connection to the common amenity areas on every floor.
- The amenity areas could be programmed for tv lounges, special events, library etc.
- The proposal replaces nine units with 40.
- The density of the massing decreases vertically over six stories.

Jonathan Losee, Jonathan Losee Ltd. Landscape Architecture, described the landscape plan:

- The design creates a front plaza with two small patios at the front: one private and one larger communal space.
- It is a straightforward streetscape; the street trees may vary once the street widening design has been finalized.
- There is an existing Douglas fir which will be removed per BC Hydro's wishes.
- All hard surfaces will be porous paving except for the front entry. Changes in the paving will differentiate space.
- Storm water will be managed onsite.
- The design has an upscale look to give the front of the building a welcoming feel.
- Plant selection contains a lot of Magnolias as that is what the client wants. There are also Japanese maples to add colour. The trees will be watered using drip irrigation.
- The garbage pick-up is at the back.

- There is little room at the back so it is difficult to add more vegetation; there is as much as possible. The building overhangs at the back which will shade the planting.

Jan Voss, CTS (Creative Transportation Solutions) review the parking:

- A draft transportation report is being reviewed by the Engineering Department.
- The current two buildings provide 11 parking spaces. The new building will provide two disabled stalls and one visitor's space leaving six for the tenants.
- We are confident that the traffic plan will work with additional measures. There are two existing bus stops, one of which has a shelter; we are recommending that a shelter be installed at the second bus stop. We are discussing with the City the possibility of putting the car coop parking space directly outside the property on East 3rd Street, so that the vehicle could be used by residents and neighbours. The City of Vancouver gives a credit of five parking spaces for one coop car space.

Questions from the Panel included but were not limited to:

- What material will be used for the landscape walls? **A:** Probably concrete.
- Are there plants growing in front of the windows on the ground floor on the west side? **A:** We will ensure the foundation planting is low so that it does not obscure the windows.
- What is happening with the water from the roof? **A:** Rainwater will be captured through rock pits.
- Do you have enough parking? I see a lot of cars on the street outside multi- residential buildings. A: The bylaw calls for 0.5 per unit for a total of 30 spaces. We get credit for the 60 bike spaces. The site has reverse grade and City will not allow vehicle access off East 3rd Street. We would have to build a parkade accessed from the lane but the ramp would take most of the length of the parkade due to the slope so it might result in only an extra four or five parking spaces.

  There are 1,335 unrestricted parking spaces on the surrounding streets. Our study showed 790 filled on Thursday and 794 on Saturday, so people can find a parking spot fairly nearby.

  We studied four older market rental units to find the parking demand; they never had all the parking spaces used. There is low vehicle use in the area at the moment.

- Could the garbage and recycling be easier for the residents to access? **A:** We will add a door in the east wall.
- Do all the units have a laundry? **A:** Studios do not have laundry facilities; it is optional to free up additional space for storage.
- Have you thought about using the roof as an amenity space? **A:** There are security and safety concerns.
- Could the amenity spaces be programmed with different uses? **A:** We have not programmed them. There will be fireplaces in each one. The space needs to be flexible enough to allow the tenants to have a say in what they want.
- Can the front patio be animated? **A:** Yes. There is an opportunity for it to evolve. They could put in community gardens.
- How do you get in from the parking? **A:** There is an access door.
- What about a reserved spot for someone to unload their groceries? **A:** It has been mentioned for moving vans.

- Have you thought about allocation of the parking stalls? **A:** They are usually assigned to the bigger family units.
- What is the intended heating? **A:** We will be tying into Lonsdale Energy Corporation which is planning for a future connection with the Moodyville area. That is why there is a large mechanical room.
- How will exhaust fumes from the parking stalls be mitigated? There is a deck above. **A:** We might have to put vents into the deck to allow fumes to escape.
- There are six bike units that do not seem to accessible. **A:** We will relocate them.
- **To staff:** What about the parking variance? **Staff:** It is a significant variance. The building is well located. The proposal will be going to the Integrated Transportation Committee for their consideration. A Traffic Demand Management study is being done. Analysis will continue.
- **To staff:** What about the density? **Staff:** There is ongoing dialogue regarding the requested 1.0 FSR bonus; there will be a number of units below market. We are still working on the exact number. This will be spelled out the Housing Action Plan when the policy is complete, which staff will be presenting to Council in the coming months.
- What about energy efficiency and sustainability? **A:** We have not gone to that level of design yet. A wood frame building is more efficient than concrete or steel buildings. The design is complex because of the setback and massing and angles. We are working with a Structural Engineer. Studs may have to be 2x8 rather than 2x6. There will be a higher R factor value.
- How has the context influenced the design? **A:** The streetscape has a mixture of styles. We looked at the contemporary aspects of the newer buildings to the west. This six storey building has a bigger mass than the neighbouring four storey buildings. We are trying to be sensitive to the area; there are duplexes to the north which are very rectangular, simplistic, with a minimalist aspect. The design brings in accent pieces such as the red corrugated metal.
- **To Staff:** What about the Tenant Relocation Plan? **Staff:** It will form part of the applicant's presentation to Council.

Comments from the Panel included but were not limited to:

- I am happy to see a comprehensive CPTED approach marking territoriality and with natural surveillance; access to the weak areas is past common areas.
- Note that transients will look at the parking while going through the garbage.
- You should recess the doors on the main floor to give the two ground units more privacy. Acoustics for the areas around the main floor units will be important because of the activity around them. Noise will travel more in a wood frame building.
- The parking is going to make access to the garbage difficult.
- I suggest you install a fast elevator with so many residents.
- It is a great presentation. It will be a signature building. I think the trade-off for housing is more important than parking.
- It is a through presentation; I compliment you on the quality of the documents.
- The parking needs to be reviewed with the balcony above and exhaust fumes adjacent to living rooms and some bedrooms. It is right up against the building. Discuss options with the City; or rotate stalls to create a buffer zone with the units.
- The amenity space will be difficult to program as it is part of the elevator access and main accessibility route. Programmed space in the laundry room would work better.
- The transition of the façade cladding could be an issue.
- It is nice to see a six storey wood frame building.
- Parking will be an issue.

- It is good that it follows the Active Design Guidelines, encouraging community.
- It is ambitious; I fully support it.
- I hope the amenity spaces have operable windows. It is nice to have somewhere to sit outside.
- Look at rainwater harvesting for irrigation or re-use.
- It would be interesting to know how many people who rent the units have cars.
- It would be good to have a drop off space outside the building.
- I appreciate the landscape design; it is colourful and attractive. The magnolia grandfolia will get too big; you should choose an alternate species.
- Roof amenity space can be designed to be safe.
- I am worried about the liveability of the units facing the parking.
- I like the mix of units.
- The design is quite busy; there is a different treatment on each façade. I would like to see it simplified considerably. You have little panels in different sizes and different angles at the back. I do not see the design as a three-dimensional image yet. You should think about how you are going around the corners of the building e.g. wrap glazing. There is an opportunity to articulate the façade a little bit. I would like to see more consistency. You are setting a precedent for other development in the area. I am not sure it is quite there yet. The ground floor is important; it needs more attention to be more integrated. The amenity space should come all the way down to the main floor. I challenge you to look at the entry and ground level.
- It is great to have amenity space off the lobby and access to outdoor space at the street level.
- The garden in the front needs to be designed a bit more. It is a rectangular space. I would like to see some more consideration to make it special e.g. colourful benches.
- I applaud you for the amenity spaces on each floor.
- I feel the garbage facility should be relocated.
- Work with the City on a loading and drop off zone.
- The bike parking looks tight and seems to be missing some spaces. Getting bikes in and out will be a challenge.
- How about using Car2Go?

Presenter's comments:

- Thank you for your comments. There is a draft Tenant Relocation Plan following the City of Vancouver template. It can be released to you.
- We looked at having a roof amenity space but the building is very close to two parks and we thought they would be more attractive than a roof top space.
- We are following the City of Vancouver guidelines for bike storage; our aim is not to have vertical ones as they are hard to use. We could install automated door openers.
- We will look at the access to garbage and recycling facilities.
- There is no space in the outdoor patio for large pieces of furniture.
- The plant material comments are good; we will take them into consideration.
- We do not recommend Car2Go as they operate on a one way system. Each car does about nine trips a day with no guarantee that it will be returned to the original spot. With the proposed car share the car has to be returned to the original space. We want it out at the front where the community can see it and it is available. We hear the concerns about parking spaces.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 362-368 East 3rd Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner. The Panel wishes to thank the applicant for their presentation.

- Resolution of the access to garbage and recycling area;
- To work with the City on incorporating loading and unloading opportunities onsite or adjacent to the site;
- Further development of the form and massing of the building specifically with a desire to simplify the expression and create further unity between the four sides of the building and to treat it as a more three dimensional building;
- Harvesting of rainwater for reuse inside or outside for toilet water or irrigation for example;
- Further resolution of the proposal to have bio-treatment of greywater onsite;
- A review of the rear units adjacent to parking stalls with modifications to the deck above it for daylighting and fume mitigation.

It was regularly moved and seconded

To amend the motion by striking out the words:

"Further development of the form and massing of the building specifically with a desire to simplify the expression and create further unity between the four sides of the building and to treat it as a more three dimensional building;"

The amendment was carried - 5 in favour, 3 opposed

It was regularly moved and seconded

To adopt the main motion as amended:

THAT the Advisory Design Panel has reviewed the Rezoning Application for 362-368 East 3rd Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner. The Panel wishes to thank the applicant for their presentation.

- Resolution of the access to garbage and recycling area;
- To work with the City on incorporating loading and unloading opportunities onsite or adjacent to the site;
- Harvesting of rainwater for reuse inside or outside for toilet water or irrigation for example;
- Further resolution of the proposal to have bio-treatment of greywater onsite;
- A review of the rear units adjacent to parking stalls with modifications to the deck above for daylighting and fume mitigation.

The motion as amended was carried - 5 in favour, 3 opposed

6. Moodyville Design Guidelines

C. Miller, Planner 1, gave an overview of the proposed Moodyville Design Guidelines.

Questions and comments from the Panel included but were not limited to:

- Is hydronic heating or Passive House for the whole Moodyville area? **A:** You are required to build hydronic if LEC will service the building. If it is not the appropriate approach we are looking for a high standard such as Passive House targeting is a similar cost to hydronic.
- Passive House is a pretty extreme requirement; has there been a discussion re EnerGuide? **A:** It is an aggressive requirement. Once you have attached residential wood frame buildings there is high energy efficiency due to shared walls. Built to code construction exceeds Energuide 80-82. Development communities benefit as well through neighbourhood identity and marketing. We are not looking to increase costs but we do not want to decrease expectations.
- Passive House will shortly become Code in Europe.

7. Other Business

There was a discussion on the mandate of ADP and forming resolutions. There will not always be consensus.

Members were reminded that the December meeting will be a week early on December 9th.

8. Adjournment

There being no further business, the meeting adjourned at 9:20 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, November 18th, 2015.

Chair