

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, April 17th, 2013

MINUTES

- Present:** B. Allen
H. Besharat
K. Bracewell, R.C.M.P
A. Epp
B. Harrison
J. Marshall
M. Messer
M. Saii
Councillor Bell
- Staff:** C. Purvis, Development Planner
C. Perry, Supervisor, Engineering Services
S. Kimm-Jones, Committee Clerk
- Guests:** 246 East 6th Street
Bill Curtis, Bill Curtis & Associates Design Inc.
Augustine Hii, Augustine Hii Architecture
David Rose, PD Group Landscape Architecture Ltd.
Sukey Mahat, Bolder Homes
330 West 14th Street
Bill Curtis, Bill Curtis & Associates Design Inc.
Augustine Hii, Augustine Hii Architecture
David Rose, PD Group Landscape Architecture Ltd.
Norman and Winnie Yu, Owner Representatives
103-113 East 12th Street
Farzin Yadegari, Farzin Yadegari Architect Inc.
Gloria Venczel, Cityscape Design Inc.
David Rose, PD Group Landscape Architecture Ltd.
Morez Adilipour, Farzin Yadegari Architect Inc.
Brian Saadatmandi, owner representative
Amirreza Soodbakhsh, Farzin Yadegari Architect Inc.
- Absent:** Y. Khalighi
D. Siegrist
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A quorum being present, the Chair called the meeting to order at 5:35 p.m.

1. Minutes of Meeting of the Advisory Design Panel held March 20th, 2013

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held March 20th, 2013 be adopted.

Carried Unanimously

2. Business Arising

C. Purvis told Panel members that, in response to the motion passed at the March 20th ADP meeting, changes had been made to the ADP brochure

3. Staff Update

C. Purvis gave an overview of the projects and activities from the Council meetings of March 25th, April 8th, and 15th.

It was mentioned that designs for the new Art Gallery are being reviewed. Comments were made that the design of the lobby would be paramount for gatherings of the community for art shows and the ability to convert the space and use it for events is important.

*There was a short break at 5:45 p.m.
The meeting reconvened at 5:55 p.m.*

4. 246 East 6th Street (Rezoning Application)

Staff provided background on the project which is an application to rezone the existing RT-1 (Two-Unit Residential 1) zoned lot to a Comprehensive Development Zone with a four-unit attached building and one infill building for a total of five units.

Staff asked for the Panel's input regarding unit identification for the infill building at the rear and the massing and entrance features for the primary building facing south.

Augustine Hii, Augustine Hii Architecture, reviewed the project:

- There is an 18 foot slope from the street to the lane.
- The area is Level 4 medium density under the OCP and consists mostly of apartments and townhouses, many with embankments and steps because of the steep slopes.
- The rear lane is built to the north and south edges.
- There is a 34 foot separation between the two buildings.
- There is a lantern gate element housing the address and mail boxes for the rear units.
- The gazebo at the rear unit can be seen from the street.
- There is a common garage for four cars and two surface parking stalls.
- Each unit will have outdoor space and a fully-screened patio area.
- Each unit is about 1100 sq. ft. with an open plan main floor.
- The four front units will have access to roof decks which are tucked in the eaves to minimize protrusion into the building envelope and to maximize privacy.
- The coach house will be two storeys with the upper floor open to the floor below.
- Pitched roof forms complement the character of the street.

David Rose, PD Group Landscape Architecture Ltd., described the landscape plan:

- The reconfiguration of the site does not allow for the retention of existing trees.
- The two front units have enclosed verandahs.
- Units B1 and B2 have patios with large stones and gravel to allow infiltration.
- All the lawns are level.
- The rear yards are enclosed with hedging.
- There is a grade difference between the coach house and rear unit; the hedge along the coach house verandah screens the front unit.

Questions from the Panel included but were not limited to:

- Have you considered the heritage building in your design? **A:** The pitch of roof forms is in keeping as well as the detailing in the trim boards; we do not want to compete with the heritage building, but enhance it.
- Can you reconfigure the front yard to move all the structures stairs etc. back on to private property? **A:** It reflects what is there already; we would probably have to take up the front lawn to do it.
- How are you dealing with the reveals on the vertical and horizontal siding? **A:** They are flush both vertically and horizontally.
- How do the front units access the parking? **A:** From the side yards.
- Who gets to use the bike storage? **A:** It will be shared by all the units.
- How many bikes? **A:** Four in each one.
- Context is missing; what is the grade change? Is there a wall from east to west? **A:** There are retaining walls on the adjacent lots; existing grades will be met.
- Is there waterproofing over the stairs to the roof? **A:** There is a skylight hatch.
- Are tree protection measures being taken on the adjacent cherry trees? **A:** The tree roots are going to be retained; there may be some selective pruning of the trees where they overhang but we will try to minimize it.
- Will the lanterns be clearly visible for emergency responders? Is the gazebo going to be signed so that they know there is a separate property at the rear? **A:** We could put an address on the trellis.

Comments of the Panel included but were not limited to:

- I like it very much. It is a well-considered use of space, a good place for people to live.
- I have concerns re providing access to the parking from the main floor for the front units.
- The only real concern I have is the relationship between the coach house and the main unit. It has a looming quality because of the grade change. Is there some way to bring the ridge line of the back building down? The neighbourhood is paying a lot for that double height space and the overall massing.
- The access to the front units should be fixed.
- I am concerned about the access to the roof decks; it is crucial to have good units.
- I like the design; it is meeting a critical need on infill lots.
- I appreciate the time and consideration given to CPTED e.g. territoriality, lighting and natural surveillance. The address and access to the unit at the back needs to be clearly identified.
- I would like to see to more green area for the coach house and more green areas in view of the proximity to the heritage house and McNair complex.
- The plans are well done.

- You need to adjust the siding reveals on the east and west elevations; they are too close to the window trims. There will be overlap.
- Changing the kitchen layout to an I-shaped kitchen with island in Units B1 and B2 would allow more natural light.
- I really hope to see more of these small, affordable projects which are needed.
- I was hoping for fresh contemporary design. I find imitation heritage character déjà vu. It is hard to make the proportions work and have good faux heritage. We should respect heritage by doing projects free from the heritage vocabulary.
- Perhaps have more solid material on the corners to avoid the appearance being too simple and dainty.
- Make the side entry path wider at the street.
- The colours and palette are acceptable.
- My biggest concern is sensitivity to McNair Park which is beautifully maintained.
- The rear façade of the coach house is the best façade of the development; I prefer it to the front of the house facing the street.
- Do the roof decks make sense vis-a-vis marketing? You have four swimming pools on the roof line. I am not sure if they are valuable and would revisit the rationale for them.

Presenter's comments:

- Valid and good comments. With respect to the roof decks; we will have a discussion with the client.
- We will take a look at the roof forms.

The Panel then looked at the model.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 246 East 6th Street and recommends approval subject to the approval, by the Development Planner, of the following:

- Design resolution of the siding and window openings;
- Further review of the front stairs to resolve the encroachment on City property;
- Further resolution of the rear unit roof lines to reduce the apparent mass;
- Provision of access from the main floor of the two south units to the parking at the rear;
- Revision of the east facade of the development to take advantage of the immediate context of the adjacent park.

The panel supports the landscape design as presented.

Carried Unanimously

*There was a short break at 6:50 p.m.
The meeting reconvened at 6:55 p.m.*

5. 330 West 14th Street (Rezoning Application)

Staff provided background on the project which is an application to rezone the existing RS-1 (one-Unit Residential) zoned lot to a Comprehensive Development Zone with a two-unit attached building and infill building. The site is designated Level Two: Low Density Attached

Form in the Official Community Plan. It will be the first three-unit building on the north side of the street; there are two across to the south.

Staff asked for the Panel's input on the interface with the adjacent heritage building and existing landscaping on the east side of the property, and the massing of the infill building.

Augustine Hii, Augustine Hii Architecture, reviewed the project:

- It is a duplex at the front with a coach house at the back.
- The building has been pulled back from the east to respect the heritage building.
- Building separation between the duplex and coach house is about 34 feet.
- All buildings have outdoor green space.
- There is a three car garage with two surface parking stalls on the lane.
- Habitable space at the back is pulled 13 feet back from the lane.
- A bold colour scheme to refresh the streetscape is proposed.

D. Rose, PD Group Landscape Architecture Ltd., reviewed the landscape plan:

- In order to address the concerns about the two existing trees, the building forms have been pulled back and the pathway curves away from the trees. The existing fence will be removed and a cantilever fence panel installed around the trees. An arborist will evaluate the trees.
- There are private outdoor spaces for the two units.
- The rear unit is visible from the street.
- Permeable paving is used for the parking stalls.
- The concrete pathways have a drainage strip along the side to direct water into a rain garden at the front.

Questions from the Panel included but were not limited to:

- Is the porch on the main building higher than the neighbours? **A:** It is high to allow light into the space.
- What are the setbacks at the front and side? **A:** 10.6 feet on the east, 6 feet on the west side, 4 feet by the bicycle storage, the front setback is 25 feet,
- What is the rationale for making the paths poured concrete? **A:** For ease of walking, with the drainage strip to address drainage issues.
- Question to staff: What is the policy on retaining large hemlocks? **A:** Their arborist will do an assessment of the trees.
- What is the depth of the patios at the back **A:** About 7 feet.
- The rear unit is minimally visible from the street; will it be marked for emergency responders? **A:** Yes.
- Who will maintain the lawn? I do not see where a lawnmower could be kept.
- Will the paving around the existing trees be permeable? **A:** We will be doing something special to protect the roots.
- How does the parking attach to each individual unit? **A:** The surface parking will be shared. The double door garage will be shared between the two front units.
- Are five parking spaces required? **Staff:** They require 4.6.

Comments of the Panel included but were not limited to:

- I like that it looks like a single family home.
- The curved pathway is a nice effect.
- I am concerned that the front unit kitchen is right next to a washroom; is there an opportunity to move it?
- The landscape materials are almost identical in this and the previous project. If the same palettes and trellises are used too frequently it creates monotony and repetition in the streetscape. There are opportunities to be more creative in the choice of plants. The landscaping needs to be bolder; more modern and less déjà vu. It should echo the vocabulary of the architecture
- Not sure that the curving path works; there may be a way to go around the tree with a different design treatment. If you are really trying to give the trees a chance of survival, a permeable path would be optimal. If the arborists say the trees cannot be saved, they should be replaced with appropriate conifers.
- You could create an outdoor back patio for the kitchen if you moved the bike storage.
- I would delete the covered porch on Unit B; it will shadow the yard and make the buildings feel closer together.
- If you flip the kitchen and living room in B2 you would improve the living space.
- The architecture is disconcerting. I like the side facades; they are the most successful part of the building. I would like to see that feeling carried on. The south elevation of the infill building is not a mate with the other buildings.
- I would encourage you to keep the same colour trim on both buildings.
- I like the siting of the building with respect to the heritage building.
- The bike storage should be moved.
- I would like to see enlarged patios on the north side of the front building; it will be dark and will be tight to fit tables and chairs there, perhaps have less lawn. It is great that there are water retention efforts.
- I do not know where the windows on the neighbouring houses are when I look at the plans.
- It has a little bit more contemporary feel which is more refreshing. You should take out the unnecessary verticals on the east and west facades.
- You need to show operable windows. Look at the window sizes and positions; your elevations will change.
- The south elevation of the rear building massing atrium-type appearance space green element seems out of place and introduces privacy issues.
- The front building south window should be bolder in proportion.
- I appreciate that you have brought in a model for such a small project to give context.
- It is a vast improvement on the original proposal vis-a-vis liveability and circulation.
- You should revisit the parking layout and structure to the street. There should be three doors and the middle one should access the rear unit.

Presenter's comments:

- Good comments; we will take them to the client.
- The resident in the heritage home to the east has a real sense of attachment to the two trees as their children planted them.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 330 West 14th Street and recommends approval subject to the approval, by the Development Planner, of the following:

- Provision of more liveable, larger patio spaces;
- Provision of three individual garages with direct access in the middle to the infill unit;
- Simplification of the facades;
- Refinement of the facades with an encouragement to innovative and modern design;
- Removal of the covered porch on the north side of the front unit (optional).

FURTHER, the Panel encourages the applicant to take an innovative and creative, modern approach to the landscaping, including the arbours, trellises and close-boarded fencing, to complement the building design, and recommends permeable paving on the pathways.

Carried Unanimously

6. 103-113 East 12th Street (Rezoning Application)

Staff provided background on the project which was previously reviewed at the March 20th meeting of the Advisory Design Panel.

Farzin Yadegari, Farzin Yadegari Architect Inc., reviewed the applicant's response to the motion passed at the March 20th ADP meeting:

- FSR: An additional 0.9 FSR is requested based on 0.25 for employment, 0.25 for environmental considerations, and 0.4 based on a contribution to the City Amenity Fund.
- Verification of materials: the 45% rotation of the mullions takes the lateral and vertical load of the building and columns are not needed in the floor plan allowing for a flexible open plan.
- Shadow analysis: Provided.
- Exploration of sustainability measures: Stirling Cooper have calculated a 20% to 25% improvement over ASHRAE 90.1 2007 with the use of tinted glazing, a green roof.
- Access to 3rd floor amenity space: A common corridor for all staff has been added.
- Patio cover: Noise from staff on the deck might annoy the neighbours so only umbrellas have been included in the design.
- Street level signage: Provided.
- Public art strategy: There will be a \$160,000 payment to the Community Amenity Fund in lieu of public art.
- Operable windows: The mechanical engineer has said that open windows will not help the energy savings but will cause problems.
- Exterior Staircase Security: There will be an eight foot high fence around the staircase and the doors are locked from the outside.

D. Rose, PD Group Landscape Architecture Ltd., reviewed the changes to the landscape plan:

- The brick in the streetscape has been changed from brick to exposed aggregate and is fully compliant with the guidelines in terms of materials and layout.

- We propose the installation of a four inch modular green roof with a pattern reflecting the mesh grid on the façade. It will be visible from the new high rises being built.
- The plant selection on the roof deck has been revisited and some changes made.
- We feel that wood seating is more comfortable than metal; it will match the architecture.

Questions from the Panel included but were not limited to:

- What access is there to the roof? **A:** There is hatch access for maintenance; the height is the same as the elevator. The public cannot access the roof because there would need to be a 42 inch high railing which would exceed the height requested.
- The green roof is four and a half inches above membrane and insulation? **A:** Yes.
- Does the size of the loading bay conform to the bylaw? **A:** It is based on a five ton truck and is 10 x 20 feet.
- What is lit on the signs? **A:** The individual letters.
- Is it monolithically poured concrete? **A:** It is slab construction and has been changed to institutional concrete from concrete block.
- Does the Stirling Cooper report include the insulation level of the spandrel panels? **A:** Only on the east elevation on the lane.
- What are the grades; how do they work with the lane? **A:** We do not have the section.
- Have you hired a building envelope specialist? **A:** No, but we will.
- There are no gutters or downspouts on the façade? **A:** No, water sheds off and will drain on to the street.
- What about water pooling on the façade? **A:** The mullions are one to two inches proud of the glass so they will not stain.
- Please comment on the level and design quality; why you think this increase in FSR is relevant? **A:** In section 5.12 of the OCP, design is not addressed; I think this design is a special design that adds to the streetscape.
- What about public art? **A:** There is no public art attached to the project in lieu of the contribution to the Community Amenity Fund.
- Re the liveability of workspaces, why do you not feel that operable windows are important? What about fresh air in the work space? **A:** The mechanical engineer does not recommend them.
- How do you maintain the green roof? **A:** There is a hatchway, and a rail for attaching a safety harness.

Comments of the Panel included but were not limited to:

- I support the increase in FSR but not how it is distributed on the site; the mass looms too much on the rise. I am very uncomfortable with the design. It is very complex and is trying to do way too much; the stepped mass makes it complicated. It needs to be melded with the massing, otherwise it results in superficial expression
- I encourage you to look at making the building four stories; it is unfriendly to the heritage neighbour, looming over it.
- The gratuitous decoration on the south side is not resolved; I would rather see plain concrete or a mesh to grow things.
- I support the green roof; it should be lower so that people can go up there.
- I like the mesh approach and the 45 degree; it is unique in its own way and shows a different signature in the City.
- I like the green roof but am concerned about maintenance and how well it will perform over the long term. It should be pulled back from the edge to allow room for window cleaners etc.

- It would be wonderful to take a floor off and create more of a box effect with an accessible roof. It looks like a different building from the lane.
- The parapet on the green roof is 18 inches. There are issues with gravel on the edges of green roofs blowing off; you should use something other than gravel.
- The architectural concept is fine subject to further resolution of finishes and envelope details.
- The unusual concept demands a more detailed resolution of design lacking in material provided to-date by the applicant. The building will benefit from early consideration of such elements.
- Verify the depth of roof level structure keeping in mind, the green roof requires soil, drainage, maintenance, window washing associated with worker compensation requirements, maintenance pathways, access, required minimum R values, drainage slopes etc. This level of detail is necessary to ensure quality of design is improved and maintained. The proposed eight inches depth allowance seems to be too shallow, if increased, the window system will need to be altered, impacting the proposed appearance of the building on all elevations. The green roof will be positive if panel member comments can be reviewed and addressed.
- The proposed accessible roof garden new umbrellas seem to be a temporary solution.
- The new access circulation to the roof garden is positive responding to the Panel's previous comments. In my experience office employees are not noisy and the provision of permanent covered weather protection would contribute to the quality of the roof garden for the enjoyment of office employees.
- The proposed glass and aluminium curtain wall envelope does not acknowledge solar gain on the western façade and relies on mechanical systems to mitigate heat gain.
- The project would benefit from applicant exploration of passive energy measures including shading devices and natural ventilation.
- Additional dimensioning on floor plans and material cross referencing lacking on elevations will be helpful to communicate applicant design intentions.
- Refine concrete design by adding reveals including further design development on ornamental metal elements on the south elevation.
- I cannot support all the rain coming down on to pedestrians; you need to handle the rainwater by exploring pedestrian level weather protection canopy drainage.
- I am not in favour of adding glass on west facades; you need to look into passive design, operable windows on the east side, stack effects.
- The streetscape plan still appears cold and not inviting; it could have more detail.
- The devil is in the details; I like that there are a lot of things happening. It is very bold, making a statement.
- Your explanation on how all the pieces come together was appreciated. I do not have the confidence that it will be pulled off properly.

Presenter's comments:

- Other awnings shed right into the street; there are no requirements for gutters, downspouts on awnings, maybe we can put one in.
- We cannot show anchors on the roof at this stage; they are not relevant.
- We will have to talk to a structural engineer about the south wall; we prefer institutional concrete rather than concrete block.
- The joints are welded not bolted.
- The details will be discussed in later stages.
- The 8 inches on the roof can slope to 12 inches.

- Concerning the height of the building; 1155 Lonsdale Avenue is 58 feet high; there are many five storey buildings which are not set back which is recommended for commercial buildings at the corners.

There was a discussion among Panel members on whether the issues from the first motion had been addressed.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 103-113 East 12th Street and supports in principle the application as presented, and looks forward to future additional details outlining:

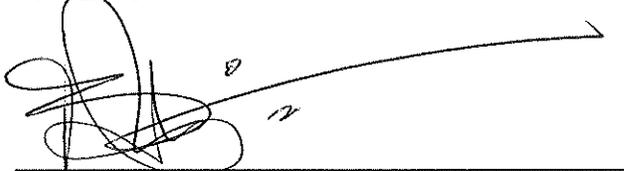
- The marriage of the façade mesh detailing and how it supports the overall structure in conjunction with the curtain wall glazing system;
- Explore potential energy efficiency (passive) design measures in the building including solar gain and loss as related to each façade treatment;
- Details of the green roofscape to demonstrate resolution of the following:
 - maintenance access to the planted areas is accommodated;
 - facilitate access to the edge of the roof for window cleaning;
 - ensure adequate parapet height to provide wind protection;
 - provide detailed design of the built-up roofing system including insulation and drainage slopes to be accommodated within the parapet and overall height of the building;
- A clear justification and rationale for the increase in FSR through excellence in design;
- Provision of a Building Envelope Report;
- Increased protection from rain at the streetscape.

**Carried
One opposed
Seven in favour**

7. Other Business

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, May 15th 2013.



Chair