

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
Held via WebEx on Wednesday, October 21st, 2020**

MINUTES

Present: K. Humenny
N. Petrie
R. McGill
J. Ralph
M. Messer
S. Mitchell
M. Muljani
Councillor A. Girard
K. Bracewell, RCMP
K. Ross

Staff: D. Johnson, Planner
M. Wray, Planner
J. Braithwaite, Development Technician
K. Dixel, Development Technologist
R. Fish, Committee Clerk

Guests: 309 Kennard Avenue (Development Permit Application)
Larry Podhora, Larry Podhora Architecture Inc.
Maral Zolghadr, Larry Podhora Architecture Inc.
Jessica Thiessen, KD Planning & Design Ltd.
David Batten, KD Planning & Design Ltd.

63 Mahon Avenue (Rezoning Application)
Brad Lamoureux, Lamoureux Architect Inc.
Craig Thomas, Lamoureux Architect Inc.
Kristina McKenzie, Lamoureux Architect Inc.
Marina Rommel, Connect Landscape Architecture
Ryan Deakin, Havaal Real Estate Group

Absent: None

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 30th, 2020

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held September 30th, 2020 be adopted.

Carried Unanimously

2. Business Arising

The Chair reminded the Panel of the upcoming appointments for the next term.

3. Staff Update

None.

4. 309 Kennard Avenue (Development Permit Application)

The City has received a development application to rezone 309 Kennard Avenue to support an 11 storey commercial storage building. The proposed light industrial building is located over 1 level of underground parking and loading, and contains an office use for the commercial storage use as well as space for a commercial retail unit.

The site is located on the northwestern corner of the Kennard Avenue and East 3rd Street/Cotton Road. The site is well connected to public transit, active transportation routes, commercial uses, and outdoor amenities.

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

- Site Design: connection of the development to the public realm; the proposed massing, height, and setbacks; the layout of parking and access; and potential CPTED concerns.
- Architecture: the proposed architectural style; the application of facade materials; and the proposed colour pallet.
- Landscape Architecture: the proposed planting schedule; design of the proposed plaza; and appropriate buffering between the subject site and its adjacent lots.

Larry Podhora, Larry Podhora Architecture Inc., described the project to the Panel:

- We are working to phase out the construction of the build.
- The corner feature is intended to display the use of the building.
- A small office will be located on the corner of Kennard.
- The corner feature is a vertical space with a wood like column that splits at the top with an accessible deck for the patrons.
- To contribute to the cultural community and streetscape, we have included a log feature with an abstract reference to the history of the community.
- Obstruction of views and shadows are minimized due to the significant level change.
- Public parking will be secured after hours.
- We anticipate minimal traffic as access to this building by the patrons is sporadic.
- We've provided 35 parking stalls including accessible loading stalls.
- Glazing is clear with minimal tint.
- The cultural window would be glass with stainless steel spider connections.

Jessica Thiessen, KD Planning & Design Ltd., reviewed the landscape plan:

- The bike lane and city sidewalk allow both uses to pass freely.
- The corner of East 3rd Street and Kennard has a plaza with raised planters to separate the seating area and public sidewalk and allow for soil volume for trees.
- There will be native planting on the west side.

- There will be plantings along East 3rd Street to soften the base and street trees to add a canopy and shade to the public side.
- Standard furniture and specialty paving will delineate the public and private realms.
- Bike parking and seating is included in the plaza area.

Questions from the Panel included but were not limited to:

- Is there a necessity for 11 storeys of storage? **A:** We are aiming to be a flexible facility which can be adapted and grow as the demand for self storage grows. We are following the lead of our owners and clients who see a rise in the need.
- What would it take to bring the building into Stage 3 for energy efficiency? **A:** Our energy commitments surpass most building types of similar sizes and we propose to do that. The consumption of energy is minimized as lighting is motion controlled and everything is hyper insulated.
- The feature of the wood design along East 3rd Street seems a bit intense in terms of size and colouration in relation to the black square, would you consider lightening the colouration and increasing the log section? **A:** Don't rely on the colours in the rendering, it is actually light grey. It won't be aggressive.
- Is there a walkway all around the north and west side of the building? **A:** There is a required exit in the north-west corner and we have a walkway that leads to the street. This is secured with an electronically operated gate so no one can come off the street and into the walkway.
- Why is there no landscaping at the north setback? **A:** This is actually not a pathway, just a gravel area so we don't have the space. Plant material won't survive.
- What are the planters along Kennard? **A:** They are on top of slabs.
- How big are they across? **A:** 4x4.
- Because the building sits low, there will be overlook for the houses above, has there been consideration for a green roof? **A:** We had looked at every green option but the roof has very little overlook, it is relatively compact.
- How are you dealing with storm water management? **A:** We will be detaining and releasing water incrementally. The capacity of the tank needs to be large enough and well designed to accommodate this.
- Are there any existing trees on site? **A:** The existing site is 60-70% occupied by a single storey lumbar yard. The vegetation contains sprouts and black berries.
- Is the art gallery shown on the plans a required amenity or is it just a suggested use? **A:** We are searching for a cultural connection to the community and considered studios for the arts. We would like it to be an art gallery but this is just an initial idea.
- How are you planning on reusing the grey water? **A:** We will harvest storm water and use some of it to flush toilets.
- Where are you intending on storing and purifying the envelope penetrations? **A:** We've considered the basement. It might look better on the roof but then we would need to relocate it to a different phase.
- What are you considering for insulated panels? **A:** We want to use Nexipanel, a complete building system but only use it as a panel. It is a durable system with insulation fully bonded chemically, is extremely light and produced locally.
- Is there any plan for public art on the property? **A:** We have considered it but the feature architectural making connections to the history.
- What is the rationale for having two phases of construction? **A:** To address the immediate needs now and the rest for the future.

- To Staff: Can you describe the context and the scale of the project around the area?
A: It is mixed employment designation. The OCP doesn't have a maximum height or density. I wouldn't expect to see other buildings of this scale going in in this area. This site is also a little different in its topography from other mixed properties.
- The film studios are interested in the storage possibility for their sets. Due to the low parking it's not going to have a huge impact for a building of this size.
- Entering down into the parkade, you haven't marked off clear widths, what are they and what is safe travel? **A:** Our drive aisles are incorrectly marked, these will be adjusted to not interfere with exiting or proper flow around. This is a work in progress.
- Can you speak to any residential and commercial consultation that has taken place?
A: There has been minimal input formally but most has been positive or expressing concern over environmental and energy conservation.
- Light industrial lands are scarce, how many people will be employed in this facility? **A:** It's not intensive industrial use or manufacturing. We are hoping that as the facility grows there will be flexibility for allowing business uses to utilize it.
- Is there any way the signage could be greatly reduced in visibility? **A:** The owner wants maximum sized signage. We will work with planners to provide appropriate sized signage to appease both sides.
- The greenspace to the north will be impacted by shadows, how will this impact the health of the greenspace? **A:** Staff: We cannot comment on whether the drawings have been received from parks. We will look into this.

Comments from the Panel included but were not limited to:

- It would be helpful to have some data on storage usage uptakes in the City. It's all relative to the percentage of what's being currently used at this time.
- Storage facilities are attractive targets for criminals to rent the space and use it as a base for operations within the building.
- Ensure a robust lighting plan for walkways on the north and west side of the building.
- There is no activity on the north-west corner at the stairway. Consider security measures at this location and take into account appropriate lighting.
- There needs to be a clear line of sight in and out of the building, through the landscaping by the main entry doors and exit coming up.
- There needs to be more soil volume for the trees along Kennard and larger planters or continuous or extended planting to the building.
- A gateway would be appropriate to bring more detail to the plaza area.
- A green roof will help keep some water, slow it down, reduce the size of the tank and address overlook issues.
- The height and scale is unusually high for this industrial area. Six levels should be the maximum. There should be more consideration into how it fits into the neighbourhood and future buildings.
- An office development or light industrial development would ask a lot more of landscaping and natural character.
- The signage could be a lot smaller because the building architecturally can speak for itself. Signage could be street level instead and toned down more.
- Public art near the bike path that could relate to the architectural form would compliment the project.
- Consider an artistic connection within the cultural window to integrate community representation in a strong commercial building. Bridge the gap between the commercial and industrial space.

- Explore having some active use at grade to activate the street area.
- It could be supportable if only phase one was on the table.
- The parkade or lower levels extending beyond the building is problematic on Kennard and on the west side.
- There are a number of problems regarding the parking aisle widths, if there are larger trucks loading, it will be awkward to get in and out of the loading at level one.
- There should be more setback at the north property line.
- The fence within one foot of the north edge is going to cause maintenance issues.
- The south east stairwell may need to be pulled or the orientation changed.
- Need to see some realistic renderings with the context.

Presenter's comments:

- Thank you for the comments, we will address them seriously.
- We are trying to architecturally provide a response to a density issue and immediate need.
- We will deal with signage issue.
- We are between the world of an office development and an honest expression of industry.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 309 Kennard Avenue and does not recommend approval, based upon the design as presented, for the following reasons:

- Concern regarding the height of the building and the impact it will have on the area;
- Lack of information surrounding the context and identity of the project;
- Concern with the land use planning within the context of the area; and
- Concern around the prominence of the signage.

**Carried
7 in favour
2 against**

Break 7:37PM - 7:42PM.

5. 63 Mahon Avenue (Rezoning Application)

Presented to the Panel for a second review is the proposed building addition to a private school at 63 Mahon Avenue. This was initially brought to the Panel at the September 16, 2020 meeting where the Panel had expressed concerns on a few items and wished the project to return for a second review.

The resolution that the Panel made was as follows:

- Further explore and refine fourth floor massing and the balance of the third-floor deck to demonstrate a stronger connection to the overall building identity and how it addresses neighbouring properties and streets;

- Conspire the north elevation and how the design might improve upon balancing privacy and providing a level of softness or interest to the elevation for the neighbour property;
- Improve sightlines for the neighbouring property at the north end of the building;
- Ensure the creation of breakout spaces with the landscaping and exterior furniture layout with a safe design to consider student mental health and well-being;
- Explore acoustic protection from traffic for the third level; and
- Consider dialogue with the Squamish Nation.

Staff asked the Panel for feedback on how well the applicant responded to the September 16th motion and if the changes introduce additional comments.

Brad Lamoureux, Lamoureux Architect Inc., reviewed the response to the resolution:

- We have revisited the colours and contrast of the fourth floor massing and deck and moved to a more muted group of colours with less differentiation between floors.
- There is now a direct relationship with the building below.
- We have increased glazing and transparency, creating repetition to draw the building together.
- We looked at ways to reduce the upper floor mass and took down a significant amount of the stair core.
- We have reduced the transition of colours on the west side.
- The building materials now have a metallic quality.
- On the north façade we set back the fourth floor by 5.5 feet and reduced the mass at the north-west and north-east corners.
- Introduced a substantial amount of landscape to soften the façade.
- Introduced a mural component.
- Setting back the upper floor and introducing landscape introduces privacy elements.
- Setbacks are in relation to trying to improve sightlines.
- Included outdoor recreation, learning and educational opportunities.

Marina Rommel, Connect Landscape Architecture, reviewed the landscape plan:

- The ground level has introduced a new multi-use path.
- The main feature is a stepping seat wall and meeting area at the entry.
- New third level design is inspired by nature and a honeycomb shape.
- Connecting students to nature in the landscape and a pocket of habitat for bees.
- Introduced native planting into the space and tried to create outdoor learning spaces.
- Introduced honeycomb planters, seating nooks and quiet spaces in the corners.
- Honeycomb deck has been moved to the side to create social pockets to socialize.
- Kept the vines on the side of Mahon to screen from the neighbouring properties.
- Incorporated natural paving materials, wood and soft landscaping into the space.
- We hope this will address concerns for quiet contemplative spaces.
- We have made the space more inviting and welcoming for students.
- Introduced acoustic protection from the traffic on Forbes. The glass guardrails are higher and we have introduced more hedge planting at the edge to help buffer noise.
- Introduced native and shade tolerant planting.
- Introduced hedging along the fourth level planter and proposing Virginia Creeper to grow over the edge and blend in with the mural.

Questions from the Panel included but were not limited to:

- Is the building construction concrete? **A:** Yes, up to and including the third level then it is steel beyond that.
- What material will be used for the mural? **A:** We haven't finalized what it will be yet. We've looked at perforated metal with an actual graphic imprinted on it. It is meant to be very subtle and abstract.
- Is traffic access to the student drop zone south via Mahon? **A:** Yes, Mahon will be blocked off for access to Esplanade except for emergency.
- Does the parking have gates on it? **A:** Yes, down the ramp.
- What is the roof of the third floor going to be? **A:** Wood.
- How will drainage run from the fourth floor down? **A:** It slopes down and is collected. Mechanical has all the drainage internalised in the core area.
- Has there been any public outreach? **A:** Our client reached out to Squamish Nation but did not receive a response. Neighbour inquiries will be addressed at the Developer Information Session.

Comments from the Panel included but were not limited to:

- Consider beautifying the roof on the top of the building to address overlook.
- North face concerns have been addressed, softening for the building to the north.
- There has been careful consideration of all resolutions from the previous meeting.
- Simplified colours on the fourth floor offers more of a connection.
- Considered the acoustic elements with glass and hedges.
- The third floor is a great outdoor space and a good asset to the project.
- Consider the conflict with the student drop zone and traffic circulation with underground parking and pedestrian safety. This can be resolved by the school admin with guardians.
- The underground gate is set back is substantially and with no direct natural surveillance. Ensure that any landscaping is kept trimmed back and in compliance with CPTED guidelines.
- There needs to be a clear line of sight and be appropriately lighted with a lighting scheme.
- The massing has been greatly improved.
- There's an opportunity to put some kind of acoustic backing behind the cedar soffit to improve on the acoustics.
- The brow on level four could be improved with more interest.

Presenter's comments:

- Thank you for the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 63 Mahon Avenue and recommends approval of the project;

AND THAT the Panel commends the applicant for the quality of the proposal and their presentation.

Carried Unanimously

6. **Adjournment**

There being no further business, the meeting adjourned at 8:33 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, November 18th, 2020.



Chair