

**Meeting of the Advisory Design Panel
Held via Webex on Wednesday, May 18th, 2022**

MINUTES

- Present:** M. Muljiani, Acting Chair
K. Bracewell, RCMP
L. McKenna
M. Rahbar
K. Ross
M. Tashakor
- Staff:** M. Menzel, Planner 2, Planning and Development
E. Chow, Planner 2, Planning and Development
D. Johnson, Development Planner, Planning and Development
T. Huckell, Committee Clerk-Secretary
- Guests:** Andrew Nolan, SFU Urban Design Student
- 144 West 21st Street
Daisen Gee-Wing, Confide Enterprises
François Marchand, Architect, Ankenman Marchand Architects
Dimitar Bojadziev, Project Manager, Ankenman Marchand Architects
Micole Wu, Landscape Architect, Van Der Zalm and Associates
- 124 West 20th Street
Andrew Statham, Lougheed Properties
Mark Pickrell, RLA Architects
Alexa Gonzalez, Durante Kreuk Ltd., Landscape Architecture
- Regrets:** Councillor A. Girard
D. Burns, Chair
A.M. Llanos
L. McKenna
-

A quorum being present, the meeting was called to order at 5:32pm.

1. Minutes of Meeting of the Advisory Design Panel held April 20th, 2022

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held April 20th, 2022 be adopted.

Carried Unanimously

2. Staff Update

None.

3. 144 West 21st Street (Rezoning Application)

The City has received a development application to rezone 144 West 21st Street to support the redevelopment of a 73 unit rental apartment, replacing a three storey, 35 unit rental apartment. The proposed building would be located over one level of underground parking that includes secured bicycle parking, a common bicycle workshop, and washing station. The project was previously reviewed by the Advisory Design Panel on July 24, 2019.

François Marchand and Dimitar Bojadziev, Ankenman Marchand Architects, described the project to the Panel:

- There is quite a drop across the site from north to south. Are proposing a revised 5 storey building with the middle three stories projecting out. The fifth floor is further set back to enhance the front façade of the building.
- Building is currently 100% rental. Will be replacing a 35 unit 100% rental building.
- Parking entry is from West 21st.
- Interior amenities include shared office space on the ground floor, and a large amenity room for social gatherings. A playground in front.
- Colour palette is more subdued than previous iteration.
- Sustainability strategy includes a number of elements.

Micole Wu, Van Der Zalm and Associates, reviewed the landscape plan:

- Landscape design for the site is composed of entry courtyards, play area, urban agriculture garden, and a side sitting area. Private patios for units on ground level with buffers between units. Wanted to create a space that is welcoming but would also orient visitors to the front door.
- Because of the slope there is more exposed retaining wall on the west side. Using planters and layered landscape to screen as much as possible.
- When choosing materials and planting, considered the longevity and maintenance cost.

Questions from the Panel included but were not limited to:

- Can you elaborate on the parking pick-up? **A:** There is a large room in the garage. A company will be retained for garbage collection.
- Is the Green Necklace the path in front, or along the back? **A:** The front. The back is a short walking path with stair access to Chesterfield.
- What is the purpose of the midblock walkway – will it be public? **A:** Meant to be public, no gate.
- In the north walkway, at the property line, is there a fence at the top of the wall? **A:** Not currently; there is a higher fence at the back.
- Are there any provisions for controlling the natural light at the west side of the building? **A:** We have added canopies and sunshades at those windows.
- There is almost a cavernous connection between parts of the walkway and the north side. What are the plans for retaining wall(s)? **A:** There is an existing retaining wall along the east property line. On the west, we are planning elevated landscaping.
- What landscaping will be by the parkade entries? **A:** There are a few trees, species as specified by the City.
- For the underground parking, what separates the visitor stalls from the residential? **A:** The single parkade gate.

Comments from the Panel included but were not limited to:

- Generally like the project. Think the interface with the neighbourhood is successful. Commend the landscape architectural choices. Architecturally, think it's one of the better projects we've seen so far in terms of massing, composition, and colours.
- Think you've done a good job fitting the building to the site, with tricky grades. Interesting landscape plan, lots of details with attention to various areas.
- Foresee a privacy problem with the units on the ground level, conflict with active areas. Needs a bit more attention.
- Public walkway on east side needs some improvement. Quite a bit going on there, might need to consider some wayfinding. Additional potential privacy issues there at the north end.
- The north pathway has been handled well, but if the planting there is meant to be tall, would be very linear for the whole project. Would detract from the feeling of green space as the other side seems to have more undulation.
- Appreciate that you've reduced the whole level on the building. From the shadow drawings, seems like the top floor is not set back quite enough to really keep the walkway clear of shadow.
- Find that the east and west edges are fairly sterile. There are some landscape elements there, but currently a utilitarian approach. Consider small improvements, even adding some colour, to enhance.
- Question the linearity of the hedging; consider other plant material that would allow a bit more light.
- Ensure robust lighting on all pathways. Lines of sight and appropriate lighting will be important.
- With respect to the landscaping trees at the front, will need to ensure they do not cause a visual obstruction to where cars enter.
- Ensure the rooms in the parkade have robust locking systems.
- Happy to see the various different activity zones that will incorporate aspects of both public and residents of the building.
- Think the proposed garden plots will be hugely beneficial.
- Palette unusual but welcomed.

Presenter's comments:

- Thank you for the comments; glad you like the project. Think we can work on the privacy issues.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 144 West 21st Street and recommends approval of the project. The Panel commends the applicant for the quality of the proposal and their presentation.

Carried Unanimously

The Delegation for 144 West 21st Street left the meeting at 6:25pm.

The panel recessed at 6:25pm and reconvened at 6:30pm.

4. 124 West 20th Street (Rezoning Application)

The City has received a rezoning application for 124 West 20th Street. The application proposes a six-storey rental residential building consisting of 57 rental units, two indoor amenity rooms on the ground level, plus an outdoor rooftop amenity space. The project was previously reviewed by the Advisory Design Panel on May 19, 2021.

Mark Pickrell, RLA Architects, described the project to the Panel:

- Interior amenity rooms at the ground level reflect two distinctly different functioning spaces; study/office/work, and a gathering space for leisure and recreation.
- Rooftop enlarged by 795 square feet and trellis expanded. Continuous panel and solar shading adds visual interest to the rooftop.
- The building provides 34 storage lockers in the underground parkade. In-suite storage is provided in the 11 adaptable one-bedroom units.
- Regarding rear unit privacy from lane concerns, a 6 foot high solid panel fencing is provided to ensure adequate screening from headlights.
- Solar heat will be limited to meet the requirements of step code 3. Additional solar shading devices will not be necessary; believe they would detract from the simple and efficient design of the building.
- 30% of units are designed to meet adaptable level 2, exceeding the requirement.
- Continuous and accessible pathway from lane visitor parking to the main entry of the building.
- In the redesign, the eastern pathway now provides more opportunity for outdoor social encounters.

Alexa Gonzalez, Durante Kreuk Ltd., reviewed the landscape plan:

- Biggest change to landscaping were on the north-south connection to improve connectivity, and adjustment to the rooftop and amenity programming.

Questions from the Panel included but were not limited to:

- Can you clarify the planning on the rooftop? **A:** A woodframe construction. Keeping the roofdeck quite minimal with movable, functional pieces. Have proposed modular metal planters that match the building façade. Some small, low maintenance shrubs in planters. Conifers for feature elements. Difficult to get large beds up onto the roof.
- With respect to the north-south walkway on the east side, were you intending to light it up at night, and if so, how? **A:** Yes, with something non-glare at low level. Would detail as we get into the design of the project.
- Previously the panel had indicated concerns about solar shading, suggesting some mechanism for the south and west facing windows. There seemed to be a conflict with it being a “clean building”; is there no architectural solution to address that corner? **A:** The windows on that façade will be very efficient high energy windows. The additional of solar shading would have to be spread through all the windows. We saw it as not necessary in terms of what we could achieve with the energy modeling, but also undesirable from an aesthetic point.
- Could you elaborate on the size of the operable sections of those windows? Is the building air conditioned? **A:** The operable portion of the window is 2x4 feet. We are exploring air conditioning, but can't confirm at this point.

- Is there a possibility to soften the screening between the off-lane parking and the balconies/walkways? Could you elaborate on the type of fencing? **A:** We are proposing a privacy screen adjacent to the pedestrian path. We are very limited for space without compromising those rear yards off the laneway. We are providing a significant planting bed on the patio side, with low shrubs, smaller trees, to screen those yards off. One side of the path will have green vegetation; limited to what we can do on the north side. Perhaps some articulation that could be done on the screen itself but we are limited by the natural geometry of the building. We are maxed out on the length of the parking stalls, would have to consider pulling back the face of the building.
- Is the structure on the rooftop uncovered? Consider covering a portion so it could still be enjoyed on rainy days. **A:** Something we could consider, but it becomes a maintenance item.
- What is the life expectancy of the planters? **A:** Very long. Likely a fabricated metal.
- Is the walkway down the side of the building totally private, or would the public be allowed access? **A:** As designed now, it is public. Visitor parking is there on the lane. Adjacent patios are fenced off.
- What sort of lighting treatment do you have for the visitor parking on the rear lane? **A:** No landscape lighting right now; could integrate some along the east side of the handicapped stall where we have a retained planter.
- Is the garbage/recycling staging area in a secure lockable fenced area, or just open? **A:** Open, the notion being it would be pulled out on days of pickup.
- How do you intend to deal with the drainage of the planters on the rooftop deck? **A:** Will be picked up by typical roof drainage systems. Will sit slightly below pavers.
- The amenity space looks like an apartment; what assurance does the City have that this space doesn't eventually turn into a rental suite? **A:** With this application there will be a housing agreement attached to the application to secure a certain number of rental units. That agreement would be in perpetuity or through the life of the building, as long as the covenant is registered on the title.

Comments from the Panel included but were not limited to:

- Think you have addressed most of the Panel's points quite fairly. Think you've handled changes to the back, patios on the lane well, but CPTED concerns remain there.
- Improved feeling to the roof being an active space, but think you could improve a little more by making it a little larger, including some urban agriculture on a small scale.
- Still believe some horizontal solar shading is required on the large southeast windows.
- Agree that the rooftop amenity space be at least partially covered. Could be a low maintenance material.
- Encourage you to consider some additional expansion of the rooftop deck. Use more space for planting, agriculture.
- Encourage you to make the pathway from north to south a little more friendly; will be acting as a public space coming from the south to the laneway. Opportunity for changes to materials, colour; something to animate the space without it being physically intrusive.
- Agree that the south and west facing windows are a concern. They will likely open to not more than 30 degrees and won't allow full circulation. Will be a problem, especially in summer.
- Lighting is a key issue here; will have to ensure the pathway is appropriately lighted and not cluttered with anything. The most prolific crime in North Vancouver is theft from vehicles. Any garbage facility close to parked vehicles can be a problem.

Presenter’s comments:

- Thank you for all the comments; will review all, notably the lighting set at ground level.
- With respect to the rooftop space, we did try to maximize the area within the boundaries of the structure of the units below. Carried through loads, so they are aligned along certain weight bearing walls. Expanding beyond the current design, we’d have to review to see how it would work with the structure below.
- Hearing a lot about the solar shading; we are building an energy efficient building and will be using high efficiency glass.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 124 West 20th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- consider additional solar shading;
- consider enlarging the roof amenity area to include urban agriculture and partial rain protection covering;
- consider additional lighting for CPTED on the laneway and the east sideyard walkways; and
- enhance the friendliness and interest of the north-south walkway;

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

Carried Unanimously

The Delegation for 124 West 20th Street left the meeting at 7:25pm.

5. Adjourn

There being no further business, the meeting adjourned at 7:30pm.

The next regular meeting of the Advisory Design Panel is scheduled for Wednesday, June 15th, 2022.

"Darren Burns"
Chair

"June 15, 2022"
Date