

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
Held via WebEx on Wednesday, September 30th, 2020**

MINUTES

Present: K. Humenny
N. Petrie
R. McGill
J. Ralph
M. Messer
S. Mitchell
M. Muljiani
Councillor A. Girard

Staff: D. Johnson, Planner
M. Friesen, Planner
E. Macdonald, Planner
J. Braithwaite, Development Technician
R. Fish, Committee Clerk

Guests: 149 West 3rd Street (Rezoning Application)
Angela Enman, McFarlane Biggar Architects and Designers
Janusz Menezla, McFarlane Biggar Architects and Designers
Melissa Howey, Anthem Properties Group Ltd.
Alexander Wright, Anthem Properties Group Ltd.
David Jerke, Van Der Zalm and Associates

2160 Lonsdale Avenue (Development Permit Application)
Stefan Walsh, TKA+D Architecture and Design
Craig Taylor, TKA+D Architecture and Design
Victor Hugo Morales Collins, TKA+D Architecture and Design
David Jacobson, Darwin Properties Ltd.
Andrew McMillan, Darwin Properties Ltd.
Chris Phillips, PFS Studio
Grant Fahlgren, PFS Studio

Absent: K. Bracewell, RCMP
K. Ross

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, 2020

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held September 16th, 2020 be adopted.

Carried Unanimously

2. Business Arising

None.

3. Staff Update

Staff reviewed the status of ongoing development projects and discussed the frequency of upcoming meetings.

4. 149 West 3rd Street (Rezoning Application)

The City has received a Rezoning application for 149 West 3rd Street. The application proposes a five storey mixed-use building with ground floor commercial along West 3rd Street and four storeys of strata residential units above, with four townhouse units proposed on the lane. The proposal includes:

- 57 dwelling units (all units Level 2 Adaptable, except the four townhouse units)
- 7333 sq. ft. commercial floor area

This application is for a rezoning from the current CS-3 Zone to a Comprehensive Development Zone to support the proposed mixed-use building. A variance to required commercial parking is proposed: 14 spaces are required, 10 are proposed. No other variances to the Zoning Bylaw or Official Community Plan (OCP) are requested.

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

- Appropriateness of the building interface with both the street and the lane
- Proposed form and materials within the context of the adjacent buildings and the streetscape generally
- Design and location of the amenity space
- Considerations for public art location and potential concepts
- Incorporation of CPTED principles in the design (especially for pedestrian right-of-way)
- Weather protection along West 3rd Street and at other entrances
- Passive design elements to support energy efficiency of the building

Janusz Menezla, McFarlane Biggar Architects and Designers, described the project to the Panel:

- Proposed right of way is on the western portion of the site, will tie into the existing pedestrian network and enhance walkability
- Proposing a diverse range in size of units
- Every unit has private outdoor balcony or terrace
- Commercial portion is fully glazed at the base with rain protection
- The residential entrance is set back to provide rain protection
- Proposing consistent material treatment and expression on the lane
- Four town homes at lane level will help activate the lane

- Public art is being proposed in the breezeway
- The breezeway will activate the lane and provide good surveillance
- The commercial elevator in the lobby will be fully glazed on one side
- Details include contrasting light colour brick, metal cladding and smoked glass
- Rooftops are clad in light grey metal to reduce the massing of the building
- Proposing high performance building envelope and Step 3 of the Step Code
- Connecting to LEC
- Three levels of secure residential parking which are separate from visitor stalls and commercial parking
- Bike parking is included as well

David Jerke, Van Der Zalm and Associates, reviewed the landscape plan:

- Following streetscape guidelines
- Includes street trees, varying paving, bike racks and seating
- There will be a tree in front of the residential area which will grow into the skylight
- Breezeway will have lighting and art and a skylight will activate the space well
- Lane landscaping will brighten the greenspace and provide direct access to units
- Upper rooftop has a wide range of programming and activity space on the west
- Landscaped roof includes local species planting
- East side has seating opportunities and an outdoor kitchen
- Incorporated landscape throughout
- North rail will be glass for views to the north
- Vegetation is a mixture of native and non-native species, bird friendly and has a high efficiency irrigation system which is climate controlled
- There will be integrated landscape lighting in front of the planters and back laneway near the townhomes and in the breezeway to address CPTED concerns

Questions from the Panel included but were not limited to:

- How will the landscaping on the rooftop and townhouse levels be maintained? **A:** There will be stub-outs on each level for irrigated landscaping.
- Can you explain the rationale for the south exposure elevation? There are no overhangs on the additional windows beside the balconies. **A:** The majority of the windows are grouped so they will have a horizontal canopy from the balcony above. There are some side windows for the bathrooms. Our window to wall ratio covering is adequate. All living rooms are fully covered by balconies.
- Will there be air conditioning in the units? **A:** Yes.
- Why is there such a small area devoted to play when 50% of the units are 2-3 bedroom? **A:** This is partially to do with the width of the space itself. It is difficult to find large scale play items to fit in a smaller area.
- How tall are the planters on the ground floor at the back? **A:** 18 inches.
- Is it deep enough for trees? **A:** Yes.
- Is there a consideration for softening the palette and incorporating more natural materials that give a park feel or calming presence? **A:** We think the palette is well balanced with the main material being a light grey brick. It sparkles of grey and darker grey tones. The dark metal is just in the reveal.
- Have you engaged the structural consultant? **A:** Yes.

- Can you speak to the structural supports on the north portion of the building between P3 and the ground? **A:** There is a transfer slab above the town homes, some of the columns below that are rotated across the parkade levels. We are working with a structural engineer to make that work.
- Did you have a CPTED consultant look at the lighting in the breezeway? **A:** No, we shortened the distance of the right-of-way, provide lighting at either end and in the breezeway. We are hoping we will encourage cyclists with bike ramps and public art.
- Are you creating an opportunity for natural observation and elevator access? **A:** Commercial access is separate from the residential.
- Is there an additional gate? **A:** Yes, their own gate and own access door. The breezeway was an element the city was keen on introducing to the building. The elements we have will activate the breezeway and add safety. It is on our radar and something we are quite concerned about.
- Can you speak to the reduction of the commercial parking availability when there's a surplus of residential? **A:** The project next door has commercial parking access off of West 3rd. That street access sees high utilization. We don't find the same when you have below ground lane access parking, people don't find their way to it. We talked to colleagues in leasing to see what market adequate parking would be and they agreed it would be good. It is adequate for what we are proposing.
- Have you engaged an acoustic consultant for the units? **A:** Not yet. We might consider doing this. Some of the features put in place to meet Step Code 3 will go a long way to help with some elevated acoustical performance of the building. We have a low window to wall ratio. This building will perform well from an acoustical perspective.
- Do the large bins in the commercial and residential rooms open to a level area to bring containers outside? **A:** Both will work. The hatch area could be designed to be flat with a couple of steps up to bring the garage in and throw it out.
- Is there an opportunity for glazing at the elevator lobby? **A:** Yes.
- There are no rear exits to the CRUs, are you ok with a single exit? **A:** Yes. A code consultant was involved, because of the size of the units, a single exit is acceptable.
- Would it be possible for CRUs to be combined in the future? **A:** We looked at this to make it future proof, there is a possibility to combine two of them together and then have two exit doors.
- What is the lighting strategy for the sunken residential entrances at the laneway level? **A:** Integrated lighting in the planters. Lighting in the corridor is elevated.
- Are the sunken entrances well lit? **A:** Yes.

Comments from the Panel included but were not limited to:

- The loading bay looks quite large. Work with City staff to reduce those areas and add one or two more townhomes.
- It is not opportune to use that loading for the commercial space.
- Consider access to the garbage and recycling from the elevator to the units.
- The gate is very narrow, that could become waste and recycling space.
- Commercial spaces have a rigour to them but a commercial anonymity.
- There is some concern with the breezeway and how it's constricted in the middle.
- Ensure there's soil in the trees planters. They should be deeper.
- The amenity space has a lot of nice socializing areas but if someone is barbecuing, they can't see their children on left side. Consider more opportunity for children's play and less socializing.

- Consider the lack of park space for families living there.
- Public art in the breezeway might feel cramped.
- Shading or overhang on the rear facing windows would have value.
- *A. Girard left the meeting at 6:27PM.*
- There is an opportunity to enhance and do more with the laneway.
- Ensure CPTED concerns like visibility and unit entrances are looked at carefully.
- Look for opportunities for better signage for the businesses to advertise themselves and to add to the quality of the building.
- Consider the opportunity for dirt or greenery to grow, flashings to control moisture, cleaning the material should be dealt with carefully.

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 149 West 3rd Street and recommends approval of the project;

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

Carried Unanimously

Break: 7:00PM – 7:05PM.

Due to a conflict of interest with the Chair, J. Ralph Chaired the remainder of the meeting.

5. 2160 Lonsdale Avenue (Development Permit Application)

The City has received a revised development permit application for the Harry Jerome Neighbourhood Lands. The revisions are to contemplate a change of use, from a fully commercial building (retail and office) to a mixed-use commercial and residential building. The application from Darwin Properties is to permit a 6 storey mixed-use building at the corner of Eastern Avenue and East 21st Street. The change is being proposed due to a shift in the commercial real estate market as stemming from the Covid-19 pandemic.

The proposed project is part of the first phase of the Harry Jerome Neighbourhood Lands (HJNL) development located on a site currently occupied by the Harry Jerome Community Recreation Centre.

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

- Liveability of the residential portion of the project
- Interaction between the commercial and residential components of the project
- Architectural form, details and materiality

Craig Taylor, TKA+D Architecture and Design, described the project to the Panel:

- The rezoning allowed for us to do either residential or office on the site.
- Refocused on purpose-built market rental with commercial at the base.

- Site geometry is defined by the park to the west and entry into the precinct.
- To maximize access to the views, we haven't used a slab building but instead created a u-shaped building which addresses the street and green necklace.
- The remaining facades have greater urban design function.
- We are achieving Step Code 3 compliance with a focus on reducing thermal bridging.
- The six storey wood frame uses low carbon material and integrated storm water and management systems.
- Providing lighting around street edges to ensure safety.
- There is no back of the house area or loading bays, they are in the basement down the parking ramp so we can animate all facades of the building.
- Well defined private gardens for sense of pride and ownership.
- Encourages eyes on the streets and proliferation of balconies increases this.
- Strong modular grid is playful with slanted walls which create shadows and passive solar shading.
- Creates a playfulness and animation of the façade.
- Delineation of uses is divided nicely with the canopy.
- Introduction of wood elements in soffit areas provide warmth against a neutral back drop and is utilized in areas where they can be protected from sun and rain.
- Using cast-in-place concrete, fiber cement painted light grey, painted concrete and metal cladding for the canopy with aluminum window frames.
- Open dining faces the green necklace.
- Family oriented units on each of the four corners.
- Amenity has a direct stair connection to the roof deck.

Chris Phillips, PFS Studio, reviewed the landscape plan:

- The 21st Street retail animates the street, part of the Lonsdale design guidelines.
- Parking garage entry is narrow with a much broader streetscape and loading below.
- Retail overlooks the park and existing trees.
- Street trees flank the sidewalk and boulevard.
- One large cedar tree is being retained.
- Integrated storm water management system has been taken from the walkway to the building and is integrated with the Sunrise project to the north.

Questions from the Panel included but were not limited to:

- What is the rationale for the double door lobby entry from retail Unit 7 into the lobby?
A: We have an aspiration to make allowance for a connection between the CRU and the lobby. In this case, if we can curate the user in the space, we would like to have them make the residential lobby more social and inviting, depending on who is in there. We would like to connect a retail space with the public lobby.
- Have you explored using a larger portion for the rooftop amenity? **A:** We are restricted by occupancy load. If we went larger, we would need to provide a second stair, this is the maximum we can build.
- Is there any plan for public art? **A:** There is already a significant budget to HJNL in its entirety. We are hoping to work with the City to establish a necklace of public art as it relates to the green necklace from south to north. We have not proposed a specific piece of art with this project.

- Will the power lines along the street be put underground? **A:** We would like to do this but there are some significant distribution lines that don't make it feasible. We are working with BC Hydro to make sure there aren't any distance and setback requirements for those lines. We will work around them.
- What street trees have been used? **A:** They are Red Maples which might be a bit tall. We will need to coordinate that.
- Why is the indoor amenity not adjacent to the outdoor? **A:** It has a direct connection. The enlarged balcony and roof deck face south but there is also a stair connection up to the amenity level on the roof and into the lobby.
- Is there any area provided for children in the outdoor amenity space? **A:** We are going through a design exercise to program the interior and exterior for all ages and abilities. We are considering a game room and soft play areas on the interior.
- What was the rationale for the bolt on balconies, was it a design decision or to meet Step Code? **A:** A bit of both. Part of the strategy was around creating something that works well within that modular grid and construction sequence. We are mindful of the Step Code and we don't want radiators that have big cooling fins sucking cool air into the building. These have a very small pin connection.
- Is the building wood frame? **A:** Yes.

Comments from the Panel included but were not limited to:

- Ensure you select a tenant for the retail unit carefully for CPTED reasons.
- Consider a larger outdoor amenity space if at all possible.

Presenter's comments:

- Thank you for the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 2160 Lonsdale 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 7:50 p.m.

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



Chair