

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
Held via WebEx on Wednesday, July 21st, 2021**

MINUTES

- Present:** N. Petrie
S. Mitchell
K. Ross
M. Rahbar
K. Blomkamp
D. Burns
K. Bracewell, RCMP
M. Muljiani
M. Tashakor
Councillor A. Girard
- Staff:** D. Johnson, Planner
R. Fish, Committee Clerk
- Guests:** 1536-1550 Eastern Avenue (Rezoning Application)
Foad Rafii, Rafii Architects
Homayoon Rahimi, Rafii Architects
Marina Rommel, Connect Landscape Architecture
Brad Nelson, Client
- Absent:** M. Messer
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A quorum being present, the meeting was called to order at 5:33 p.m.

1. Minutes of Meetings of the Advisory Design Panel held July 7th, 2021

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held July 7th, 2021 be adopted.

Carried Unanimously

2. Business Arising

None.

3. Staff Update

Staff reviewed the status of ongoing development projects.

4. 1536-1550 Eastern Avenue (Rezoning Application)

The City has received a rezoning application for 1536-1550 Eastern Avenue. The application proposes a 13 storey residential apartment building containing 105 rental units, including a three level podium containing mostly a child care facility for 185 children, and two levels of underground parking for 126 stalls. The project is being proposed by Kenwood Apartments, with Rafii Architects Inc. designing the building and Connect Landscape Architecture as landscape architects.

Staff would like to receive feedback on the proposal with respect to the following:

- Location of and access to the townhouse units along the southern edge of the site;
- Appropriateness of setbacks;
- Animation of street and lane;
- The inclusion of CPTED principles in the design.

Foad Rafii, Rafii Architects, described the project to the Panel:

- Density has been added to the project and includes the daycare.
- 105 residential units in every size.
- 25 are adaptable units.
- The south east corner has been pushed further north.
- Main entry to the building is on Eastern Avenue.
- Providing a 5ft path on the east side in addition to the existing lane to create access from the south to the proposed park.
- Dedicating 1000 sq. ft. of property to the park.
- Step 3 of the Step Code.
- Daycare overlooks the proposed park.
- Close proximity and walking distance to Lonsdale and transportation corridors.
- Simple but modern architecture.
- Providing more than the minimum parking that the City requires.
- 126 parking stalls in underground parking.
- Level three residential units will be dedicated to daycare staff to reduce commuting.

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

- Focus on making a welcoming building with materials that reflect the north shore identity.
- Creating amenity spaces for everyone and focus on the daycare spaces.
- Ground level includes a new sidewalk and street trees.
- Benches and bike racks around the entry and lush planting along the edges.
- Rain garden on Eastern Avenue.
- Parkade entrance is off the lane, garbage entry on the backside of the building.
- Outdoor daycare space has 6ft fence around it and lush planting on the inside to screen the adjacent park.
- Second level includes large covered area for shade.
- Level four amenity space faces the park with a large central gathering area.
- Planting retreat area with lush planting and water treatments.
- Upper roof deck patio is a series of private roof decks with outdoor dining, potential for hot tub and fire pit area, food garden.
- Lighting off the building at the entrance, townhouse and upper level two spaces.

Questions from the Panel included but were not limited to:

- Has VCH been involved in this process in vetting required outdoor space and programming? **A:** All of the outside spaces are satisfied by VCH. The door system and windows set up will allow privacy for the daycare and will be used up until 2 or 3pm then the tenants can use it after that and on nights and weekends.
- The daycare elevator is small relative to residential ones, was the elevator sized accordingly? **A:** We have a drop-off area as well. Some of the people could come up the stairs from the parkade too. The proposed elevator is 2000lb which is wheelchair accessible too. We can make it larger if needed.
- Which three units were shared staff housing? **A:** Level three corner suites.
- Are you considering air conditioning in the building or for the daycare? **A:** The daycare is air conditioned. We are contemplating it for the residential units but don't know yet.
- The penthouse units don't have private access? **A:** No.
- Are the two buildings to the south off the lane being redeveloped? **A:** No.
- How did come up with the daycare design guidelines? **A:** We have reconfigured the daycare layout multiple times but they are designed based on VCH requirements.
- All of the rooms facing the north of the daycare will have windows? **A:** Yes.
- Do you have an applicant in mind for the daycare? **A:** We have a couple that have reached out. We will not be the operator.
- Will the daycare staff suites be offered at below market rates? **A:** There's around 35-40 full time staff that will be needed to run the daycare and will have 10 or 11 to live in the building. It will be subsidised rates, at least 20% below market and furnished.
- Have you considered looking at a more advanced tenant relocation policy? **A:** We have considered the existing policy and are offering a discounted program for existing tenants. We have provided a lot of social amenities.
- Has there been a consideration for captured rain water? **A:** We are proposing irrigation. It's tricky when you don't have a large area to design it with. We can explore that.
- Will the daycare have the same address as the residential building? **A:** We have not determined this yet. It is easy to have a separate address with a separate entrance.
- Which three entrances and exits will first responders use to get to the daycare? **A:** We will allocate a designated entrance for the daycare on Eastern Avenue.
- Can anyone who has access to the building access the daycare? **A:** There are some connections at the second floor but all will be securely locked.
- Are the underground parking bike storage lockers accessible and do they exit into the visitor daycare parking? **A:** In the daytime the upper gate will be open and there will be access only to the daycare parking and an exit up to the sidewalk.
- There is no bike storage accessible from the guest parking and daycare parking? **A:** No.
- Is there access to the bike storage locker from P1 during daytime hours? **A:** Yes.
- Who has access to the sport court? **A:** There isn't access from the street. Tenants can bring guests but there's no direct access.
- Was there consideration for solar shading on south and west? **A:** No solar shading.
- Is there a designated drop-off for daycare or just through the level 1 parkade? **A:** We are discussing this with a traffic consultant. If the city allows, we can have a drop-off out front.
- What was the rationale to have the daycare on the north side of the building as opposed to the south? **A:** We are considering the residential noise and pulling the building away from the parks for shadowing purposes.
- Will a large portion of glazing on the west side of the building receive a lot of sun? **A:** The window to wall ratio is less than 40%. We tried to reduce the exposure.
- What is the distance between the two towers on the south-east? **A:** 79 ft.

- What does the OCP say to site setbacks? **A:** It doesn't identify setbacks. We are using the RM-1 medium density apartment type.
- Have you explored how you will handle drainage for the decks above grade? **A:** We have not looked into drainage yet. We will look into this.
- The doors in the accessible units don't allow enough swing room, have you had someone look at the plans? **A:** We will look at fixing this. Will do at time of building permit
- How many programs are there for the daycare? **A:** 10.

Comments from the Panel included but were not limited to:

- Concerned with the choice of the yellow accent colour in contrast with the blue and white as well as the wear and tear of the elements over time and how it integrates with the park and north shore living.
- Consider more muted colours on the facade.
- Daycare elevator size needs to be considered carefully.
- Consider the movement of furniture with the narrow entrances in the suites.
- Consider making the drop-off on the east side lane exit only and leave the entrance as an entrance only so there are people watching the parents access the daycare.
- Consider double doors for anywhere with movement of children.
- Consider how the garbage room is treated acoustically and with ventilation.
- There's an odd relationship between the podium and tower driven by the daycare programming being on the main and second floor. It creates an institutional podium with a residential tower above. It's not successful relative to the surrounding context.
- Majority of the park and daycare will be in shade most of the day.
- The relationship of the massing to the south side is the same as the east side.
- No variety or texture to the residential units, all jammed in from a use perspective.
- Explore of quality of materials and if the podium level can be explored a bit.
- Weather protection and solar shading are missing on the south side.
- Consider simple passive methods for solar shading.
- Consider how the children are being brought to site and the practicalities of this.
- There is a vulnerability point with bike storage lockers exiting into the common parking area where people can access it during the day.
- Ensure clear lines of sight to all doors to the bike storage units.
- Ensure a robust system for the daycare to prohibit unauthorized entry.
- Drop-off points on the street will create traffic congestion and can create problems with children going missing. Ensure a seamless drop-off for the children.
- Access doors to the daycare need a robust system in place with security measures.
- Need to be in contact with VCH in the early stages for childcare and follow guidelines.
- The program is well done and thought-out out successfully.
- Consider reducing the number of children in the daycare.
- Consider different treatments for the south and west elevations.
- Eastern Avenue elevation is very dull and monotonous, not too much going on. Consider movement elements to animate the ground and street levels.
- The entrance could be more interesting, distinctive and noticeable.
- Encouraged to look at exterior drain pipes enclosed in a decorative column.
- Consider the accessibility of the pathways in the adaptable units.
- Concern with the setbacks. The massing has right choices in keeping more openness to the park side and open relationships of the outdoor spaces.
- Need more planting, layering, diversity and interest along Eastern Avenue.

- Laneway units aren't articulated very well, consider pergolas or canopies.
- The park edge is kind of bland. A wood fence could have more variety, transparency or other materials.
- More planting at the park entrance and blend in with the parking.
- The rear door for daycare next to the parking ramp could be congested.
- Consider privacy issue with overlook of the amenity space.
- Dog area should be screened for privacy as well.
- Concerned about the shading but could also be a positive in hot weather.

Presenter's comments:

- None.

There was a Motion to reduce number of children in the daycare. As there was no seconder, the motion was defeated.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 1536-1550 Eastern Avenue and recommends approval of the project subject to addressing the following issues to the satisfaction of the Development Planner:

- Further design development of the podium and weather protection on the south side;
- Improvements in the architectural development, textures and materiality;
- Improved treatment and articulation of the of the townhouse edge and entries on the lane;
- Further design development of the elevators to consider daycare access needs;
- Consider options for passive solar shading on the building façade;
- Increase landscaping and review setbacks on the eastern edge for a more defined and separate entrance for the daycare;
- Consider the relationship between the daycare space and the park as well as the fence treatment; and
- Address CPTED concerns with respect to secured bike parking.

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

Carried Unanimously

5. 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, August 11th, 2021.

Chair