THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Meeting of the Advisory Design Panel
Held via WebEx on Wednesday, March 31st, 2021

M I N U T E S

Present:
M. Messer
M. Muljiani
D. Burns
K. Blomkamp
M. Tashakor
M. Rahbar

Staff:
D. Johnson, Planner
R. Fish, Committee Clerk
M. Wray, Planner
E. Macdonald, Planner

Guests:
322 West 14th Street (Rezoning Application)
Reza Salehi, Salehi Architect Inc.
Steve Wong, SW Landscape Architect
Koosha Kheradmandnia, Arvand Consulting Engineering Corp
Farid Sayari, Royal Palace Construction & Design

2762 Lonsdale Avenue (Rezoning Application)
Rhys Leitch, Integra Architecture Inc.
Shamus Sachs, Integra Architecture Inc.
Michael Patterson, Perry & Associates Landscape Architecture
Sarah Bingham, Adera Development Corp.
Rocky Sethi, Adera Development Corp.
Tim Pershick, Adera Development Corp.
Emma Cartwright, Adera Development Corp.
Adam Weir, Adera Development Corp.

Absent:
Councillor A. Girard
K. Bracewell, RCMP
K. Ross
S. Mitchell
N. Petrie

In the Chairs absence, M. Muljiani took the Chair at 5:34PM.

A quorum being present, the meeting was called to order at 5:34 p.m.

1. Minutes of Meetings of the Advisory Design Panel held March 17th, 2021

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held March 17th, 2021 be adopted.

Carried Unanimously

2. Business Arising

None.

3. 322 West 14th Street (Rezoning Application)

The City has received a revised submission, for 322 West 14th Street. The application was first reviewed by the Panel in November, 2020. The revised submission is intended to address ADP comments, as well as staff's Zoning Bylaw review comments.

The proposal is for a three-unit development consisting of a duplex plus rear infill building. The proposed density is 0.5 FSR, with the attached garage excluded. No suites are proposed.

Staff asked the Panel for feedback on how well the applicant responded to the November 18th motion and if the changes introduce additional comments.

Reza Salehi, Salehi Architect Inc., reviewed the response to the resolution:

- The massing program fits within context of neighbourhood with a contemporary style.
- The building is much lower in terms of height and the façade has been simplified.
- Revised the first floor plan, east and west walls and the footprint of the second floor.
- East and west walls are aligned on the first and second floors.
- Made revisions to the infill building layout with the kitchen wall and living room.
- Revised the roof and south elevation.
- Reduced the variety of finishing material and colours on all elevations.
- Grey colour has been removed from the entire project.
- Maintaining general design language throughout project.
- Removed the wall at the side of the stair from the main floor to the basement and replaced it with an open railing to allow for light to penetrate through.
- Increased depths of the light wells by 1ft and windows size has been increased to 7ft.
- Moved the steps to the patio to the side and away from the front of the windows.
- The 2x6 wall meets the energy requirement for the project.
- Provided access from 14th street via a gate to the patio and front door of each unit.
- Closed the space in the garbage area and provided secondary door.
- Permeable pavers have been extended to the face of the garages.
- Overflow rain water goes directly to the City system.

Questions from the Panel included but were not limited to:

- Do you have any elevation images with both buildings side by side? **A:** No.
- What is the depth of the light well of Unit B? **A:** 2ft above the floor of the basement.
- Where are the pitch roofs on the south elevation of the infill building? **A:** Over the stairs of the south elevation, garage and stairs.

- Is there drainage proposed for this building? **A:** Yes, for the main building and infill. Each has their own primitive drainage.
- How will you prevent children from falling into the space between the upper deck and the ground at the back of the units? **A:** It will have a metal gate in front of it.
- Is the front cladding showing cedar stain? **A:** On the frame in front of Unit A and the south elevation of the duplex.
- Was there consideration for different material as cedar siding as is unforgivable to weather? **A:** It's under the balcony overhang, we have used it a lot on the North Shore.
- How is the water getting to the basement? **A:** It will go down to the second floor ceiling and to the plumbing wall between washer and dryer.
- How are you getting the water out? **A:** With two pumps around each building.
- Where is the sump pump? **A:** Outside.
- Why are there four points of entry from the streets? **A:** At the last meeting we had two paths close to the property lines. Comments from the Panel indicated that there should be ownership of the paths so we put two separate paths to Units A and B in addition to the ones to the back.

Comments from the Panel included but were not limited to:

- Consider varying the materials so it's not so overwhelmingly Hardie panel.
- Appreciate use of the cedar as an identifier for the front.
- Don't agree with the addition of the entrance ways at the front, it makes the front yard unusable. Not sure that extra access would make much of a difference.
- There needs to be more coordination of the sump as it is in the front yard of Unit C. There could be complications with planting.
- Consider a location that doesn't impact the yard usage.
- Consider grading to keep the water away from the building.
- The garbage area could be used as a second space. Consider combining it and using the rest of the space for landscaping.
- It may be beneficial to have elevations of both buildings together to see the connection between them.
- Consider the south elevation of infill building.
- Reconsider the exposed cedar on the front and rear, without overhangs it will not look good in three years and will need a generous overhang.
- Drawings lack coordination, struggling to find the sumps and storm water tanks.
- Reconsider the drainage of storm water to the outside of the building.
- The storage between rear unit and duplex is not architecturally well treated.

Presenter's comments:

- Thank you for the comments.
- Garbage room security was raised as an issue at the last meeting.
- Location of sump and tanks are shown clearly on the civil drawings.
- Drainage is not commercial, we always run roof drains within the plumbing wall.
- We tried to finish the colour and material of the storage to be similar to the buildings.
- Cedar siding will be stained and we understand it needs to be maintained.
- The tank is located far away from the building.
- Building B has more setback from West 14th Street which is why the tank is there.
- We will finalize the location of the sump pump.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 322 West 14th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Ensure coordination among the architectural, landscape and civil drawings;
- Further design development of the walkways; and
- Ensure the location of the sump pump is coordinated with the landscaping and civil drawings.

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

Carried Unanimously

Break: 7:02PM - 7:07PM

4. 2762 Lonsdale Avenue (Rezoning Application)

The City has received a Rezoning application for 2762 Lonsdale Ave. The application proposes a six storey residential rental building. This application is for a rezoning from the current RM-1 Zone to a Comprehensive Development Zone.

The site is located mid-block on the east side of Lonsdale Avenue between 27th and 29th Streets. It is on a frequent transit route and is 2-3 blocks from the future Harry Jerome Community Rec Centre site. The sites immediately to the north and south are multi-unit residential and across the lane are single-family dwellings.

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

- Appropriateness of the building interface with both the street and the lane,
- Proposed form and materials,
- Design and location of the amenity space,
- Incorporation of CPTED principles in the design,
- Passive design elements to support energy efficiency of the building.

Rhys Leitch, Integra Architecture Inc., described the project to the Panel:

- Replacing existing three storey rental building and activating the lane.
- 15% of units are three bedrooms and are meeting adaptable unit requirements.
- Providing required parking with 26 stalls and 90 bike spaces.
- Using CLT, efficient material that is sustainable and carbon neutral.
- Parking is provided all on one level, visitor and residential together.
- Storage lockers at the south side of the site.
- Lobby entry is off of Lonsdale Avenue and ramp entry is at the south of the site.
- The 6th floor reduces the massing of the building.
- The volume of the building is reduced at the southern and east sides to provide privacy and address overlook concerns.
- Strong corner element and horizontal band.
- Thin metal awning wraps around the front lobby entrance.
- Muted tones of grey and white and wood tones for soffits and feature corner elements.

Michael Patterson, Perry & Associates Landscape Architecture Inc., reviewed the landscape plan:

- We've aligned the lobby at grade with Lonsdale Avenue and included bike racks and a covered entry to the building.
- There are views from the lobby through to the amenity out to the exterior amenity.
- Ground floor units have generously sized patios that connect to the public realm.
- The north side below grade building access connects out to the lane.
- The exterior amenity space provides social interaction opportunities and room for people to move outside and work on their bikes with a direct link to the lane.
- Lonsdale Avenue will have a new sidewalk, boulevard and street trees provided.
- We are edging the roof deck patio to contain it with 42 inch planters for a green edge.
- Linking the interior to exterior with glazing, including barbecues and sinks, movable dining areas and social seating spaces.
- Including a flexible green space for exercise or play.
- Provided planting is structured and we are making sure all patios have appropriate hedges to buffer from views and noise.

Questions from the Panel included but were not limited to:

- Are you using any exposed CLT in the building? **A:** We are looking into where we can use exposed CLT. It's difficult in the units due to code issues but will look at any opportunities within the lobby or amenity space.
- Where are the issues of overlook coming from? **A:** The neighbourhood is sensitive to privacy, overlook and window placement.
- Is the dog run artificial turf and irrigated? **A:** It will be more of a granular surface and we're not sure if we would irrigate it.
- Are there any ocean views from the outdoor amenity on the 6th floor? **A:** There should be from the 6th floor outdoor amenity but not from inside.
- Is the dog run accessible from the inside? **A:** Yes, from the stairwell.
- If you come back from a bike ride and your bike is dirty, do you have to bring the bike inside? **A:** You could go down the ramp or go to the lockers in the bike amenity room as well, wash your bike in outside the amenity space and take the bike in.
- Why do the studio units have bigger patios than the 1, 2, and 3 bedrooms? **A:** They benefit the studios, being that they are 15ft wide by 30ft deep, by maximizing the glazing to get light into the bedroom. The setbacks for the corner units are quite tight, projection beyond that produces issues.
- How big is the balcony on south west corner? **A:** 5x8 feet.
- It seems there'd be no chance to turn around in a wheelchair or have a table? **A:** No.
- As 20% of the units are two bedrooms or more, why not offer something other than turf on the roof top amenity like a gardening space? **A:** We want a good balance of dining, exercise and a flex play area.
- What is the closest park? **A:** Harry Jerome and a park on the east side of Lonsdale Avenue a few blocks away.
- Is it possible to put similar planters off the balconies? **A:** We could consider a lower planter on the guardrail.
- Is there a plan for public art? **A:** We are looking at how to accommodate public art. As it is a smaller building, we are looking at pooling funds but we want public art that is meaningful and impactful.

- To staff: do you deal with public art on a case by case basis? **A:** Yes, we push for it more on large projects that are market strata but encourage it on rental projects. Pooling funding would be appropriate in this case.

Comments from the Panel included but were not limited to:

- Well thought out, good variety and example of how to properly implement Hardie panel on a residential project.
- Outdoor amenity space isn't in alignment with the suite mix.
- Relationship of balconies to units doesn't work either from a livability perspective, the ratio is a bit of a miss, not a usable space.
- Check the views on the south side for ocean views from the amenity space.
- Concerned with the lack of children's space and not being close to any parks.
- Dog run should be wheelchair accessible.
- Larger units should get larger balconies.
- Families could use the turf on the roof. Consider some boulders or wood structures.
- There's an opportunity to make the common area on the roof larger.
- Introduce more greenery to the balconies on the west.
- Considerations that enhance a community feel, especially in a rental unit like dog run and bike amenity space, are unique and special.
- Concern with combined parking and security with visitors coming in and out of the resident parking.

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 2762 Lonsdale Avenue and recommends approval of the project. The Panel commends the applicant for the quality of the proposal and their presentation.

Carried Unanimously

5. Adjournment

There being no further business, the meeting adjourned at 8:15 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, April 21st, 2021.

Chair