

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.
In Conference Room A on Wednesday, April 20th, 2016**

MINUTES

Present: K. Bracewell, RCMP
J. Boyce
B. Checkwitch
K. England
J. Geluch
S. Gushe
B. Harrison
P. Maltby
A. Sehwoerer

Staff: D. Johnson, Development Planner
S. Kimm-Jones, Committee Clerk
C. Perry, Supervisor, Development Servicing
S. Smith, Planner 2, Community Development

Guests: 300 West Esplanade (Rezoning Application)
Michelle Fenton, studio B architects
Tom Bunting, studio B architects
Gillian Brennan, studio B architects
David Stoyko, Connect Landscape Architecture
Marina, Connect Landscape Architecture
Stella Ablett, Alcuin College

177 West 3rd Street (Rezoning Application)
Bryce Rositch, Rositch Hemphill Architects
Jonathan Losee, Jonathan Losee Ltd.
Steve Forrest, Anthem Chesterfield Developments LP
Mackenzie Biggar, Anthem Chesterfield Developments LP

Absent: A. Man-Bourdon

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

1. Minutes of Meeting of the Advisory Design Panel held March 16th, 2016

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held March 16th, 2016 be adopted.

Carried Unanimously

2. Staff Update

D. Johnson reviewed the status of ongoing development projects.

3. Business Arising

The revisions to the Submission and Presentation Guidelines and Checklist will be reviewed at the May 18th, 2016 ADP meeting.

4. Rooftop Antenna (Development Permit Area Guidelines)

S. Smith gave a presentation on the proposed Rooftop Antenna Development Permit Area Guidelines. The need for antenna is increasing rapidly; the growing demand for more devices is causing gaps in coverage and slowing down data streaming.

The City gets many requests for rooftop antennas. The industry is regulated at the Federal level, and Industry Canada has set up guidelines. Where a municipality has created a policy, service providers are encouraged to follow it.

The existing policy dates from December 2012. However, the Zoning Bylaw does not permit height projections for antenna so a Development Variance Permit is needed, requiring a Public Meeting and Council approval. Therefore the City wants to establish Development Permit Area Guidelines to streamline the process for rooftop antennas to encourage them in higher density areas and establish design and consultation measures. The Design Panel would review applications that did not fit the guidelines.

The City of Vancouver worked with service providers and produced a visual document on Cellular Antennas and Urban Integration which the City has used for reference.

The proposed guidelines will be reviewed by Industry Canada and Industry reps for input. Once the input has been incorporated the guidelines will be sent to Council and referred to a Public Hearing.

Questions and Comments from the Panel included but were not limited to:

- What is the average size of antennas? **A:** Most panel antennas are approximately four feet tall; microwave dishes typically have a two foot diameter. Industry Canada releases frequencies on a regular basis; the later ones have higher frequencies so taller antennas may be needed to capture the signal.
- There are good examples in the City of Vancouver document. The guidelines should show what is good and what should not be done.
- You should show examples of particular rooftop antennas that have a better aesthetic. Design elements should be clean so they are part of the landscape and building. They should not be too mundane. Sightlines are important and should be articulated in the guidelines; all angles should be considered. Streetscapes are a perfect example.
- If they are obtrusive, they could be enclosed; like the hydro boxes – the wraps celebrate them and make them more attractive.
- Strong guidelines will be key. Industry will get buy-in from buildings because of the revenue they can earn.
- Is the intent to write something into bylaw to shorten the process? **A:** In part, yes. We have a policy; the Development Permit Area Guidelines will specify where they can be,

there will be a change in the Zoning Bylaw to permit rooftop antennas as long as they meet the design and consultation requirements in the guidelines.

- Is there a revenue component to the City? **A:** There is a proposed amendment to have a fee to cover staff costs. The focus is on cost recovery not a net benefit. We could charge a fee if it were on City land.
- Would there be a limit per building? It would be good to have a limit on the number allowed and reduce visual clutter.
- What about proximity to rooftop amenities e.g. playgrounds, community gardens.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the proposed Rooftop Antenna Development Permit Area Guidelines and supports the direction proposed by staff, with the following comments:

- Reduced visual clutter should be included as a goal in the Guidelines;
- Proximity to rooftop amenities such as playgrounds, roof decks and urban agriculture should be considered;
- The Guidelines should include visual representations of both acceptable and non-acceptable antenna installations;
- Recommendations for minimum setbacks from the building edge should be included;
- The maximum number of antennas per roof should be specified; and
- The maximum height of antennas should be specified.

Carried Unanimously

5. 300 West Esplanade (Rezoning Application)

This is a Development Application to develop a two and one-half storey independent school over one level of parking. Land use in the Official Community Plan is for mixed use so it does not need an OCP Amendment.

Staff asked for comments from the Panel on the site design and orientation of the proposed building with little or no setbacks, the form and character of the proposed building, the colour scheme and the application of façade materials, the design of the roof top deck, the design of the outdoor space fronting Mahon Avenue, and the interface along Forbes Avenue between the building and the road.

Michelle Fenton, studio B architects, described the project to the Panel:

- The site has good proximity to a major transportation hub and amenities.
- The building design addresses the school's philosophy; it is organized in an open way with no classrooms.
- The building is unique in terms of the siting and has two very different front facades. The Mahon Avenue façade has a lot of glazing; the Forbes Avenue façade to the west has reduced fenestration to mitigate traffic noise.
- Community connectivity is addressed in the landscape with a pedestrian path to direct people up to 1st Street via Mahon Avenue.
- There is a view to the southwest; there will be a teaching garden on the upper floor to take advantage of it.
- The building massing is respectful of neighbours with regard to view corridors.

- The ground floor on Forbes Avenue is set back to enhance the public realm.
- The site is very steep so parking can only be accessed from the south.
- The design uses a natural palette of materials; painted window frames create a wave of colour down Forbes Avenue.

David Stoyko, Connect Landscape Architecture, reviewed the landscape plan:

- It is a small site so the plan speaks to the educational programming at the school.
- There will be a lot of coming and going in the morning and afternoon; there is a drop off area at the ground level on Mahon Avenue with generous covered seating.
- A rain garden is situated at the bottom of the site.
- We have created a series of spaces on the roof level, using different materials and patterns, so that different groups can use the deck at the same time.

Questions from the Panel included but were not limited to:

- What is the age group of the students? **A:** 5-18 years old.
- The design is predicated on making a choice of the two facades on Forbes and Mahon Avenues. What is happening on the development to the east? **Staff:** There will be step up town houses on the street side and balconies overlooking the street. A five storey residential tower sits on top.
- Are you predicting that people will not use the sidewalk on Forbes Avenue? **A:** There is an opportunity for routes to go both ways; the pedestrian path on Forbes Avenue is multi-use with bikes; we are giving pedestrians the option of going up Mahon Avenue.
- I wonder if the Forbes Avenue façade is a little too blank; could you do more with it? **A:** There is a lot of traffic and noise; we are also trying to control heat gain from the west and make the building as energy efficient as possible. The whole building was moved over to allow for the multi-use path on Forbes Avenue. The design included trees but we ran out of space. We are creating interest in a more tectonic way.
- How have you addressed the needs of a wide range of age groups on the rooftop? **A:** We have tried to program as many individual spaces as possible; it has different levels and spaces.
- How does the rooftop design enhance education? **A:** Through exposure to nature; we have included native plants and the raised planters can be used for different purposes.
- Is there dry space in the winter? **A:** There are covered areas, but it is more about keeping it open.
- Trees are not possible along the west façade? Have you thought about a green wall system? **A:** We are very careful about where we put green walls; the maintenance costs are very high. We could look at columnar trees but would have to get the City's approval.
- What are the operating hours? **A:** 8:30 a.m. to 3:15 p.m. with some nighttime events.
- What about lighting for CPTED? **A:** There will be exterior lighting on Forbes Avenue. We have to respect the neighbours on Mahon Avenue. There will be garden lighting above. The two exterior stairwells will have lighting.
- Are there windows in the stairwells? **A:** Yes, to encourage physical activity.
- Are there operable windows? **A:** We do not recommend them for Forbes Avenue. There may be opportunities on the Mahon Avenue side.
- The metal panel is of different types? **A:** The dark and light panels are masses with the same profile, articulated by shadow. The treatment on the west side is a "skin" with a lot more movement.
- How high is the glass barrier on the roof? **A:** 30" solid material topped by 12" of glass.
- What are the construction materials? **A:** Concrete for the parking; steel for the rest.

- Are you doing LEED? **A:** No, but a lot of our initiatives are LEED; the formal process is expensive.
- The mechanical room space seems awkward? **A:** It is based on LEC specifications.
- Due to the south west exposure have you included solar panels on the roof? **A:** It is a budgetary thing; we may allow for it for the future.
- What setback is required on Forbes Avenue? **Staff:** It is a Comprehensive Development Zone so can have a zero lot line. The bike path is four metres and the building is set back five metres from it.
- Why are some of the light fixtures upward facing? **A:** To up-light the trees; to have a low level of light to act as a highlight.
- To Staff: If the path were pushed up to the building, could columnar trees be used between the traffic and the path? **Staff:** Yes. We are open to any comments to resolve the problem; there is little room to work with.
- Is the parking for staff and visitors secured? **A:** Yes.
- The building is right on the lane; what measures are you taking to deal with graffiti. **A:** We have talked to the neighbours about how as a community we can deal with tagging. The lane has to be open to allow access for the building to the north. We have downsized the fenestration on the north façade in case the building to the north expands over the lane. It works.
- Would the trees on Forbes Avenue be a CPTED issue? **A:** Not if trimmed high up.
- Is there provision for electric vehicle parking? **A:** It is not required at the moment. The school has a fleet of smart cars that people can use.
- To staff: Loading is at the end of the drop off area; will there be traffic calming measures to ensure it is safe for kids? **Staff:** Polygon has provided a traffic study; the two work together so it should not be a problem. **Applicant:** There will be signage for drop off and pick up times.
- I do wonder about the one way access to the parking **A:** There may be a light.

Comments from the Panel included but were not limited to:

- It will provide more usage and eyes on the street for Mahon Avenue. My only concern is the north end of the building will be an issue for graffiti and tagging.
- I do not see the zero setback on the lane as a problem. I like the exterior elevation and the different colours of the window frames to provide interest to the corner.
- Traffic noise is a concern.
- I like the idea of a school right here; it is very close to all sorts of things and adds another dimension to Lower Lonsdale. It is an adventurous project; I like it.
- I like the 3D model. It is a great package. I would love to see solar panels on the building; it could be incorporated into the learning objectives of the students. I encourage you to look at it.
- I think the building as designed is a great improvement on what is there.
- I like the concept. I like the covers on the roof for rainy weather.
- It is a very lovely building on a challenging site and will really contribute to the neighbourhood.
- It is elegant, restrained, and well thought through. I would encourage columnar trees on Forbes Avenue to give the impression of a barrier. I would locate them by the windows.
- The two trees on the roof look lonely and spaced apart. Could you make them more generous to give shade and perhaps plant more?
- I would encourage operable windows. People do not want to be in a sealed box. Noise can disappear into the background. I would find a way to have operable windows to have cross flow air currents.

- I really like the idea of the panelling. I like the dark and light colours but the grey panel looks flat; try to get a little more contrast and vivacity out of the façade.
- The Forbes Avenue needs more articulation. You can make it very interesting with light, planting and up-lighting.
- The Mahon Avenue side is fabulous. You might consider curving the path; it does not have to be straight.
- Add signage to the roof and interior to enhance the school programming e.g. rainwater treatment, why use the steps, this is why we did this, etc.
- It is very successful. A very well done package. Thoughtful and complete.
- The entrance does not seem to speak to the actions of the school; add a panel about the school with messages about what is going on inside the building.
- Add more urban agriculture planters on the roof; maybe add water or sand tables. There are lots of good small areas to create teachable moments. Use local stone pavers; changing up surfaces would create interest. There could be more native plants at the east edge of the building. Add more habitat creation. Perhaps have posts in place on the roof for removable sails for very wet or hot days.
- It is a lovely design. The Forbes Avenue elevation needs articulation. I think most people will go up Forbes Avenue; trees to shield pedestrians from traffic would be great. Soffit lighting on the Forbes Avenue side would be good to provide soft lighting at night.
- The building may be too close to the walkway at the South West corner; maybe it can be truncated at the ground floor level.
- It is an urban response. The building fits the site snugly.
- I like the treatment of the signage; it is very good.
- Is there an ability to create more shadow box windows on Forbes Avenue to put images, like a flipbook, on the sides to give views as people drive up?

Presenter's comments:

The comments were really good and will help. The building site is challenging.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 300 West Esplanade and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further articulation of the façade on Forbes Avenue;
- The inclusion of operable windows;
- Anti-graffiti treatment for the northern façade;
- The addition of trees on the curbside on Forbes Avenue to separate the multi-modal path from traffic.

The Panel encourages the applicant to include educational opportunities in all aspects of the building.

The Panel supports the reduction of the width of the multi-modal pathway to 3.5 metres to increase the landscaping at the lot line on Forbes Avenue.

The Panel commends the applicants for a thorough, thoughtful and clever design.

Carried Unanimously

B. Harrison and K. Bracewell left the meeting at 7:30pm

There was a short break at 7:30 p.m.

The meeting reconvened at 7:40 p.m.

6. 177 West 3rd Street (Rezoning Application)

This is a development application to develop a five to six storey mixed-use commercial residential development consisting of 57 residential units, over approximately 10,000 square feet of commercial and a level of parking.

Staff asked for comments from the Panel on the site design and massing of the proposal, the form and character of the proposed building, the colour scheme and the application of façade materials, and the landscaping treatment along the commercial front and on the second floor deck.

Bryce Rositch, Rositch Hemphill Architects, described the project to the Panel:

- There is a strip mall to the east and a seven storey building across the street to the north.
- The site slopes a storey to the south and has a good view to the south west.
- The design is within the height limit.
- There are commercial retail units on West 3rd Street with commercial and visitor parking behind them accessed by a porte-cochère. A dramatic panel of art glass is proposed directly at the end of the porte-cochère.
- It is a concrete building with a contemporary design appropriate to North Vancouver.
- There are two town houses on Chesterfield Avenue.
- The lane elevation is dramatic with the parking walls set back and covered with a metal grid to support vines.
- Materials include a granite base, an extensive use of window wall, dark brick and a Longboard soffit with a warm wood appearance.

Jonathan Losee, Jonathan Losee Ltd., reviewed the landscape plan:

- There is a generous allowance along West 3rd street for benches, planters, trees. The planters will be concrete and will have curved benches at each end which will be lit from underneath at night.
- The existing street trees on West 3rd Street will be replaced with trees planted in silva cells.
- The parkade entrance on West 3rd Street will have a distinct paving pattern with granite block bollards to create a safe crossing for pedestrians.
- The residential patios on the second floor will have generous terraces broken into two outdoor rooms: one with an overhang, and a planted patio.

Questions from the Panel included but were not limited to:

- You have a nice roof space; is there any way for amenity space on it? **A:** It is a good possibility but we would have to go beyond the allowable height limit. We put the money into the porte-cochère etc.
- Why is there just a white wall on the eastern side? **A:** The property next door could go right up to the wall. It is patterned for interest.

- How many three bedroom units are there? **A:** Two; we have a lot of two bedroom and dens units. The townhouses have three bedrooms.
- To Staff: Is there a requirement for shared space? **Staff:** We have Active Design Guidelines e.g. having the stairs as a focal point, but they are not required.
- Did you consider wood for the soffits? **A:** The material we are using is more expensive than wood but it has zero maintenance.
- The art piece is translucent? **A:** It will have different transparencies and will let light through; public art may be in a different place.
- Do we know what is happening to the property to the east? **Staff:** We have heard nothing. **Applicant:** It has been in the family for 50 years.
- What material are the pavers? There is a Lonsdale Streetscape standard and it applies here. **A:** We will conform.
- What is the ceiling in the porte-cochère? **A:** It will be a cementitious stucco finished with recessed LED lighting.
- To Staff: Are you looking at provisions for vehicle charging stations in the parkade? **Staff:** We do for bike charging. **Applicant:** It will be roughed in for the future.
- I love the back roof patios. Are you getting three feet of soil depth? **A:** We are close to six metres volume.

C. Perry left the meeting at 8:05 p.m.

Comments from the Panel included but were not limited to:

- It is great what you are doing in the lane. Moving north on Chesterfield Avenue it is quite exposed.
- I think the canopies on West 3rd Street should be extended. It is not a very friendly street. I like the planters and benches.
- I do not know if there is anything you can do with the east side of the building as someone may build there. It will have a negative impact viewed from the east. There is not a lot you can do on the lot line.
- Make sure the porcelain tile is non-slip.
- I love the fact that you are using Silva Cells.
- I think the large south facing patios are going to be a wonderful amenity for those residents. They are one of the most interesting aspects of the south side of the building.
- I like the material palette. I find the granite not very North Shore. I would suggest using light brick instead of the granite might make the building more elegant. The granite seems the wrong choice.
- The building is contemporary in design. You need to build high energy efficiency performance. I question the extent of window wall and extended slab edges. People are moving away from using the window wall in great volume. Extended slab edges create thermal bridges and are not good for energy performance. There are ways to frame views. It might be a way to differentiate the building a little bit more if you move away from the standard in order to get the modern expression.
- It would be good to have some kind of amenity in the building. I love the building and the separated parking. The area needs the commercial units.
- It is nice to see the site being developed. The Sustainability Statement uses a lot of “consider” and “where possible” statements; I encourage you to ensure that they are followed and that the document is passed to the construction team so that they are executed and managed. Very important.
- I am supportive of the project.
- I wonder about the privacy issue for the balconies; is there a way of improving privacy?

- I agree with breaking up the glazing vs solid sections especially on the west elevation.
- If there is an opportunity to address the balconies with solid to break up the glazing, it may address privacy concerns.
- The package is very well put together.
- The CPTED section is very well done.

Presenter's comments:

We believe that we can do more than average. There are good comments that we can incorporate. Re building with sustainability, Anthem's mandate is deliver LEED silver equivalent on all our projects. We have engaged three energy consultants to do an energy model and review. We want to provide the homeowners with an easy to maintain building.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 177 West 3rd Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner. The Panel wishes to thank the applicant for their presentation:

- A review of extending the canopies along the East 3rd Street commercial façade;
- A review of the east elevation treatment noting the constraints;
- Ensure a non-slip finish on the landscape tile;
- Confirmation that the volume of soil used on the patio meets BCSLA requirements;
- Review the ratio of solid to void with respect to the window wall system;
- A review of the extent of slab edges to minimize thermal bridges;
- Consider including a common amenity; and
- Review the balcony privacy due to glazing and consider measures to improve privacy or the potential for mixed materials e.g. glass and wood.

The Panel encourages the implementation of the energy initiatives in the submission.

The Panel commends the applicant on the quality of the CPTED presentation.

Carried Unanimously

7. Other Business

A member thanked staff for their work on the Volunteer Appreciation Reception.

8. Adjournment

There being no further business, the meeting adjourned at 8:30 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, May 18th, 2016.

Chair 

