

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, February 20th, 2019**

MINUTES

Present: B. Harrison
K. Bracewell, RCMP
M. Messer
W. Chong
K. Ross
J. Ralph
R. McGill
N. Petrie
Councillor A. Girard

Staff: D. Johnson, Development Planner
J. Braithwaite, Development Technician
R. Fish, Committee Clerk

Guests: 642-660 East 2nd Street (Development Permit Application)
Alec Smith, SHAPE Architecture
Dwayne Smyth, SHAPE Architecture
Benjamin Fisher, SHAPE Architecture
Mike Enns, Enns Gauthier Landscape Architects
Jazmin Cedeno Orozco, Enns Gauthier Landscape Architects
Harald Sinow, Creo Developments Ltd.
Andrea Sinow, Creo Developments Ltd.

Absent: B. Jones
C. McLeod

A quorum being present, the meeting was called to order at 5:33 p.m.

1. Orientation and Welcome to New Members

D. Johnson took the chair and welcomed the new members to the Panel. The members introduced themselves.

D. Johnson gave members a presentation on the advisory body process and the mandate of the Advisory Design Panel.

2. Election of Chair and Vice Chair

It was agreed to elect the Chair and Vice Chair by show of hands.

D. Johnson asked for nominations for the position of Chair; Winston Chong was nominated. There being no further nominations, Winston Chong was elected Chair by acclamation.

D. Johnson asked for nominations for the position of Vice Chair. Robert McGill was nominated. There being no further nominations, Robert McGill was elected Vice Chair by acclamation.

Winston Chong took the Chair at 5:48 p.m.

3. Minutes of Meeting of the Advisory Design Panel held January 16th, 2019

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held January 16th, 2019 be adopted.

Carried Unanimously

4. Business Arising

D. Johnson advised the Panel of the special meeting to be held on April 3rd, 2019.

5. Staff Update

D. Johnson reviewed the status of ongoing development projects.

6. 642-660 East 2nd Street (Development Permit Application)

The location of the subject site is on the north-west corner of East 2nd Street and Moody Avenue (Attachment #1), within the Moodyville area. The subject site has good connections to public transit and fronts the multi-modal Sprit Trail network.

The OCP designates the subject site as Residential Level 4B, which permits the development of ground-oriented housing types, including townhouses, with densities up to 1.25 times the lot area (FSR) in conjunction with the Moodyville Design Guidelines. The area is in transition from a predominately single detached and duplex dwelling area towards greater densities that include townhouse and apartment type buildings. The subject site is located adjacent to Moodyville Park, which is undergoing an update given the anticipated increase in local population.

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

- The architectural style of the proposal, including the appearance along Moody Avenue and the corner as well as the chosen colour palette;
- The interface with the property to the west; and
- The proposed landscaping plan, including the common amenity space and the design of the rear lane.

The SHAPE Architecture team described the project to the Panel:

- Incorporating the history of Moodyville.
- There is a modesty to the buildings with a simple esthetic, simple siding and pale in colour.

- The site is sloped considerably with views of the mountains to the north and views of the city to the south.
- Pedestrian oriented neighbourhood.
- Vibrant street edge conditions for the neighbours.
- Central courtyard space that links through to Moodyville Park.
- All units have been arranged to have an overlook onto the laneway and street for passive surveillance.
- Visual connection to East 2nd Street.
- Sustainable strategies include the BC Building Code Step 3.
- Operable windows and doors in living and sleeping spaces.

Mike Enns, Enns Gauthier Landscape Architects, reviewed the landscape plan:

- The connection to the park is very important.
- Extending fingers from the park into our site and along the living lane.
- There are park like walkways and pathways, ground cover and trees.
- Rain gardens on the east side and on the top along the living lane.
- The courtyard planters are intended to be inset into the landscape for runoff water.
- The north side has a continuation of the north-south pedestrian pathway from the living laneway.
- The pedestrian route aligns with the route in the Morrison project on the other side.
- The west side has an outdoor amenity space for parties and social gatherings.
- There are many social nodes across the project.
- The amenity room has an outdoor kitchen and table with vegetation for screening.
- The corner node on south-east corner provides a public front for Moodyville and the Spirit Trail.

Questions from the Panel included but were not limited to:

- There's a lack of overhangs, how will you deal with moisture into the rest of the building? **A:** With careful use of flashing and rain screen wall systems, these are details we have used successfully and will become a part of the development on the technical side. Building envelope performance will be considered too.
- Are you using some kind of advanced building wrap? **A:** Yes.
- There's no overhang shading for solar heat gain management, do you have plans for addressing this? **A:** There are deep overhangs on the north buildings that protrude to the south. The upper level windows and doors are set back about 18 inches to allow for shading in high summer months. The building on the south has a similar condition on the top floor.
- What kind of shading is there? **A:** There is vertical solar treated glass that sits on top of the window. The glazing is strategically located to avoid direct sunlight and the glass is solar treated to deflect the heat gain.
- Can you explain how you access each unit? **A:** The south buildings have two sets of two-storey stacked townhouses. The north are one-bedroom units with two level stacked townhouses above it. Access for the units in the south cellar space below that is also at P1 level and you enter up the stairs into the unit. The stacked units above would enter off the courtyard with a small entry door and stairs up to bedroom level.

- Is there a reason for having the living space and kitchen on the top level? **A:** The main outdoor space is the roof patio space. We want to get the value out of the rooftop so it needs to be close to the main living space.
- I'm concerned that people have to go a long way with groceries. **A:** Yes, it was a long discussion but it's a quality living space and better location.
- How do you identify each unit in terms of signage in the muse? **A:** Access is clear in terms of where you go on the south building, on the other side it's up the stairs and then into the courtyard space as well. There is a visual connection to each of the front doors and an address will include a significant graphic on the front door. A change in colour or materiality to make it recognizable will help as well.
- Are there any adaptable units? **A:** No.
- Are you convinced a rain garden on slab will be better than soil on slab to retain water? **A:** It depends. It's more of a conceptual notion so we will look at a site wide way to absorb more water on the site. It's about slowing it down and letting the plants do what they do. We want to have the water as a focal, visible feature that is tangible in the courtyard.
- Is it 10 cubic meters per tree? **A:** That's the intention.
- They look 30 inches wide? **A:** The ones with trees are the ones that have depth. We meet the minimum requirement for trees.
- Do you have a plant list? **A:** There should be. It seems it was not in the ADP package. There is no grading information in the architectural drawing.
- There are ornamental and medium size trees, native planting and we will incorporate plants that are iconic to the north shore. There will be perennials and grass depending on the sun exposure with splashes of colour and not a huge amount of large trees. We envision the courtyard as a meadow.
- Can you go through the thought process on the colour palette and materiality of the stone? **A:** The material palette is English style combined with west coast. We saw this as a bridge in the gap between the development and the park. We want natural materials that reference back to Moodyville; light and warm. We don't want the typical multi-coloured doors so will provide ways to identify the unit as your own.
- Can you comment on the gathering spaces and what will attract people to them? The privacy issue is a concern in how that's treated. There is a lot of overlook. **A:** We are getting into a new kind of housing now, it creates a new kind of living that is more communal with more overlook. It creates the opportunity to run into neighbours and have events to socialize.
- Out of 53 units, how many will be accessed from the parking garage to your door? **A:** Roughly half, 27 in total.
- The rest come through elevators? **A:** Yes, or a central stair into the courtyard.
- Are the roof gardens going up stairs to roof decks? **A:** Yes, there's no hatch.
- Will it be an East 2nd Street address or a Moody Ave address? **A:** East 2nd Street.
- For the entrances on 13th to 6th 7th and 18th, how will you attract first responders to where the entrance of the building is? **A:** We will use a panel placed along the spine wall along the main access point and a sign with addressing. As you make your way though there will be wayfinding.
- How will first responders other than fire know where to go? **A:** It will be well lit in the canopy with signage and lighting directly over the entrance.
- Is the access point directly through north to south for everyone or just residents? **A:** It is public access.
- East to west, is that going to be for the public or residents? **A:** Public access as well.

- Is there no definition of territoriality so that they cannot walk through? **A:** There's an implicit territorialisation with visual connections between units and outdoor spaces. We want to make it clear that once you're in there it's semi-public.
- For the parking underground off the lane, the overhead door is hidden from view substantially with no direct line of sight, is there no thought of moving it? **A:** Yes, we can look into this.
- Is there a public art component contributing to a larger fund or something specific to this project? **A:** Not sure.
- Is there a potential for public art on the south-east corner? **A:** The water features are prime spots. There could be a series of public art on the corners and an opportunity for inspiration from the park to the corners.
- With no overhangs, is there a concern for ice damming or a need for heat trace? **A:** The envelope consultant will advise on this. We can look at this.
- What is your cooling strategy overall? **A:** HRV and air circulation for living spaces. There are no plans for air conditioning, we will rely on natural ventilation. We have inset windows at the upper levels for shade from the sun. The decks also provide shading to other units. The trees on East 2nd Street will provide shade too. Any additional sun shading out of the energy model will be thought out.
- Was there any concept for a book end for the courtyard? **A:** There's a stepped planter that follows the topography and provides a landscape screen.
- Are there any measures being taken to mitigate traffic noise? **A:** We will have an acoustic consultant and will look at what the impact will be on the buildings.
- To staff: The streetscape on Moody Ave and the lane scape, is that reasonable? **A:** Yes, the living lane is what staff had in mind. For the streetscape on Moody, we permit rain gardens. It would be supported.
- Can you address what your strategy is for the end facing the park? **A:** The key consideration is how the building relates to the park by creating a connection directly through. We also don't want the buildings to feel like end blocks. The entrance conditions allow you to enter directly off of Moody Ave.
- Is the cladding Hardie plank? **A:** Not original Hardie plank, it's problematic. We are proposing a new product from Hardie; interlocked horizontal siding that is thicker. It is a much higher end version of the product.
- Is it a clip system? **A:** No.
- What will the maintenance be for that product? **A:** It's a paint finish. The stone takes water and this climate extremely well. The cladding on the building face is higher quality. It will need to be repainted in 15 years.
- Do the upper decks have drains? **A:** Yes.
- Where does the water go? **A:** It's a roof drain. There is rigid insulation and drains to a centralized drain that sits under precast concrete pavers. There is a 2% slope that goes down to the drains. They will be internal drains.
- What is the capacity of the amenity room? **A:** It's about 450 sq. ft. and meant to be a spillover space.
- Can you explain your rationale for Moody Ave not facing the street? **A:** We explored that. If it were a wall there would be a significant shadow. We want to maximize the courtyard and you end up getting an interesting lighting condition in the courtyard. It becomes a different kind of public space.
- The renderings show a lighter colour tone – is it grey or white? **A:** It is a very pale grey. The white stucco takes place inside the stairwell.

Break 7:26-7:37PM.

The Panel viewed the SketchUp model to get a sense of the western property edge conditions.

Comments from the Panel included but were not limited to:

- Encourage you to follow the Moodyville Guidelines closer with regard to visual distinction between units. There has to be a colour or texture change to help define the units better.
- Details and implementation of the overhangs will be critical. Need clear details from the envelope consultant.
- Encouraged to look at a double weather resistant barrier system.
- Encourage an awning system or retractable screens. The south is a problem.
- Encourage a review of the glazing system. Get panes that operate on different acoustic frequencies to reduce sound.
- Your lighting is all pointed in one direction, suggest multiple angles for visual light in multiple directions.
- Mechanical systems are buried in the back parkade. Make sure the ventilation system is able to run an option with heating and cooling. Need major ventilation.
- Consider the distance from car to kitchen, it's a long way to go if alone. Find some way to resolve or improve it.
- Need to see more grading and landscaping details. More needs to be resolved.
- The courtyard will be in the shade so it won't look as sunny, you won't get the lavenders shown in the drawings. Carefully think of what plants to use.
- Make sure there is enough soil depth for the trees. A minimum of 18 inches would be better for storing water and making the plants grow better on slab.
- Irrigation is important to consider.
- Unit identification is important and needs to be resolved.
- The expression is very artful. Great rowhouse expression.
- There is a challenge with the livability around the expression, identifying and owning the space with territoriality.
- It's very dense but people like to have some kind of connection to their home. Pay attention to the muse.
- Breaking down the hierarchy of the public open space will be the key to the success of the project.
- Consider the vertical elements of the landscape and how they are working. Having a deciduous plant, some screening in-between is very important.
- Important to consider the details of the expression.
- Consider a public art expression, there are a couple opportunities in the landscape.
- Need to have a very substantial and robust identification for the street address, there are four ways in and will be full of cars. Add lighting to the trees and landscape.
- In the courtyard, unit identification will have to be lateral so it's not flat on the building.
- Ensure the lighting plan is substantial and the landscape doesn't overgrow.
- Make sure there are clear lines of sight.
- The underground parking door should be moved to face the street.
- Consider picketing where the glass railing is up on the rooftop.
- The garage gate on the west side is a CPTED issue. Be mindful of the open spaces and not having little cavities where people can hide.
- Think of ways to shake up the landscape. The landscape is low, look at ways to raise it a bit and create variation.

- Moody Ave is missing the streetscape, it gets lost in there. Consider turning a few of the end houses to address the street and keep the public path. Currently, the ends of the town houses face the street and abandon it.
- The landscape design and storm water management is well executed.
- There needs to be more detail on the plants to know which ones you are using and how it will work with the slab conditions and the pockets.
- The water features are important to your concept, they didn't have a lot of detail.
- The connection to the park relies on the streetscape and there are pedestrian safety issues.
- If there's no planned air conditioning, it may require future amendments to common property. Awnings are always a big one and creates issues with drilling into cladding. I would like to see a modern option for an awning.
- The landscaping is beautiful.
- You could improve the streetscape on Moody Ave by using the grade in the building and further into the streetscape, while planning the corner to approach the Spirit Trail with public art or a hangout area.
- Creating a veil between the foreground and middle ground would be a better way to treat the colours or shading. Full size trees would create that.
- Consider a childcare element in the development.

Presenter's comments:

Thank you for all the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the development permit application for 642-660 East 2nd Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Encouraged to follow the Moodyville Guidelines with respect to the differentiation of units;
- Consider the importance of detailing in the project with respect to fenestration, shading and unit identification;
- Review the overhang on the south roof and consider an overhang for the south windows (i.e. awnings);
- Further design development of the streetscape along Moody Avenue while also considering pedestrian safety with the connection to the park;
- Explore the possibility of rotating the townhomes to face Moodyville Park to make it more relatable to the street;
- Address livability issues surrounding the definition of territoriality of the spaces and how it's maintained;
- Encouraged to re-plan unit layouts to consider the distance from the car to the kitchen when carrying groceries;
- Explore ways to introduce more colour into the project;
- Further design development of the vertical elements in the landscape;
- Encouraged to incorporate a multi-directional lighting plan;
- Ensure consistency with the picket guards on the upper decks;
- Ensure ventilation in the parkade and mechanical room;
- Provide a grading plan and plant schedule;
- Encourage further variation in the landscape design;

- Consider more definition in the tree allocation;
- Ensure clear lines of sight running north-south through the site;
- Consider movement predictors, such as signage and wayfinding for first responders;
- Address the pockets on the west side of the development with respect to CPTED issues;
- Consider relocating the main parkade gate to the underground parking; and
- Encouraged to include a public art component, such as considering more detailing in the water features.

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

Carried Unanimously

7. Adjournment

There being no further business, the meeting adjourned at 8:25 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, March 20th, 2019.



Chair