

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, July 20th, 2016**

MINUTES

- Present:** J. Boyce (Chair)
K. Bracewell, RCMP
B. Checkwitch
K. England
B. Harrison
- Staff:** D. Johnson, Development Planner
S. Kimm-Jones, Committee Clerk
C. Perry, Supervisor, Development Servicing
C. Miller, Planner 1
W. Tse, Planner 1
- Guests:** 154 East 18th Street
Sheridan MacRae, Metric Architecture
Tony Pappajohn, Jameson E. 18th & St. Georges LP
Jennifer Stamp, Durante Kreuk Ltd.
Alexa Gonzales, Durante Kreuk Ltd.
Doug Purdy, LPA Development Consultants
- 603-639 East 3rd Street
Robert Ciccozzi, Ciccozzi Architecture
Troy McNamara, Ciccozzi Architecture
Vicki Chou, Fairborne Homes
Peter Kreuk, Durante Kreuk Ltd.
- 407 West 16th Street
Karla Castellanos, KCC architecture
Harry Haggard, Landscape Architect
- Absent:** J. Geluch
S. Gushe
P. Maltby
A. Man-Bourdon
A. Sehwoerer

A quorum being present, the meeting was called to order at 5:32 p.m.

1. Minutes of Meetings of the Advisory Design Panel held June 15th and June 29th, 2016

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held June 15th, 2016 be adopted.

Carried Unanimously

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held June 29th, 2016 be adopted.

Carried Unanimously

2. Staff Update

D. Johnson reviewed the status of ongoing development projects.

3. Business Arising

Revisions to the Submission and Presentation Guidelines and Checklist are in process.

Action: B. Checkwitch and D. Johnson to meet to discuss 3D models.

4. 154 East 18th Street (Rezoning Application)

This is an application to rezone the site from Medium Density Apartment Residential 1 to a site-specific Comprehensive Development Zone to permit a six-storey market rental building containing 96 residential units.

Staff asked for the Panel's input on the size and massing in relation to surrounding context, the site design, including circulation and functionality of the entrances, opportunities to enhance the relationship to the street, and the landscape treatment and configuration of the at-grade outdoor courtyard area and surface parking, including opportunities to increase the amount or functionality of outdoor space.

Sheridan MacRae, Metric Architecture, described the project to the Panel:

- The site is located in an area of primary rental buildings and is a block from Lonsdale Avenue.
- There is a generous street and wide boulevard to absorb the extra density.
- The pronounced slope of the site and the retention of existing street trees inform the design.
- There will be a courtyard on East 18th Street.
- The neighbour to the north of the lane will benefit from landscape improvements.
- The neighbouring buildings are 40-50 years old and will probably be rebuilt in the future.
- At the moment there are CPTED issues in the lane which will be solved by the redevelopment.
- There will be a ground-oriented presence on St. Georges Avenue with street access to the lower units.

- The St. Georges Avenue façade will be screened by the existing substantial trees.
- The East 18th Street façade is designed to retain the existing Douglas fir tree.
- There will be three times as many rental units compared to the existing building.
- The mass has been concentrated on St Georges Avenue and East 18th Street.
- There is one level of parking which is entered from the lane, with 56 stalls including eight visitor and five disabled spaces. There will be 144 bike storage lockers.
- The amenity room on the ground floor spills out on to the front patio to animate the street.
- Street access to the lower units on St. Georges Avenue gives a townhouse feel.
- There are two entries; the main entry on St Georges Avenue is connected to an open staircase.
- A third of the units are family units: three and two bedrooms
- 25 percent of units are ADA across a mixture of unit sizes.
- The building will be connected to the Lonsdale Energy Corporation network.
- The building will exceed ASHRAE 90.1 2010.
- The window ratio is about 30%.
- The material palette is light with buff coloured brick and grey Hardie panel.

Jennifer Stamp, Durante Kreuk Ltd., reviewed the landscape plan:

- There is a 17 foot grade change from the north east to the south west corners of the property; this and tree retention has influenced the landscape design.
- There will be small walkways with low native planting to the units on St. Georges Avenue. The four existing trees will be limbed up for CPTED purposes.
- There is an angled ramp at the corner of St. Georges Avenue and East 18th Street for barrier free entry.
- At the front of the building will be a children's play area next to planters in a small urban agriculture section which steps down with the grade.
- The landscape plan protects the root zone of the existing Douglas fir.
- Along the west property line there is an outside dog, bike wash facility.
- The plan retains the existing wall along the west property line to protect the trees on the neighbouring property.
- Raised planters on the lane are planted with small dogwoods to diminish shadowing.
- Recycling and garbage facilities are located at the north east corner with a large paved area for the bins.

The Panel viewed the model and asked which included but were not limited to:

- What is the roofing material? **A:** A torchon roof with ballast; it might change as the mechanical envelope may necessitate changes. We hope it is going to be reflective.
- Does the model accurately show the colours; the palette is very muted? **A:** Yes, we liked the brown brick and the subtle tone with black metal and window frames which really pop out. There is a lot of foliage around the building which could make it very dark so we are using light colours.
- What are the railings? **A:** They will be side mounted on the outside of the decks.
- What about the wall by the trees? **A:** Until demolition we will not know the depth of the existing wall so are not sure how to detail the wall.

- There are patios below grade? **A:** There is planting adjacent to it. They are next to a wide boulevard so there will not be a lot of oversight. The lighter materials were chosen to lighten up the patios.
- What is the planter next to the stairwell? **A:** It is buried inside the stairwell.
- What is the fencing around the child's area? **A:** It will be a low picket-type fence to stop children running out into the street; it will be fairly open.
- What is the material used on the ground of the play area? **A:** It is an engineered wood fibre; ADA approved.
- What will the lighting be like in the sunken patios at the corner of East 18th Street and St. Georges? **A:** We are discussing how to light it; it is the deep end of the site.
- Are there solid doors on the staircase to the waste recycle room? **A:** It is a weak point; there might be a benefit to having glass as part of it.
- What about the lane with the dog washing station? **A:** The neighbours have gardens on that side and look out on to it so there is good surveillance.
- How are you handling storm water? **A:** The infiltration tanks will hold four to five hours of storm water so that we do not introduce too much water into the existing root zone. We could reduce the size of the urban agriculture space and put a rainwater garden there.
- How much storage for units is there? **A:** There are currently no storage lockers proposed. Storage is within the units. The larger units could have dedicated storage rooms or other storage options can be explored.
- What would the impact be of converting the bike storage for storage? **A:** The number of bike units is required under the Bylaw.

Comments from the Panel included but were not limited to:

- I appreciate the model. The design is good from a CPTED point of view. I like the natural surveillance.
- The model is great. I think more could be done between the children's area and street; it seems awkward. It is an important part of the project and seems unresolved. I appreciate you trying to animate the street.
- I appreciate that the massing has been broken up by the brick elements at the front. It is quite massive despite you breaking it up. You have done a fine job. I agree with the minimalist, modernist detailing. The big block is very chunky but I am not recommending that you change it.
- I have concerns about the sunken and depressed area on St. Georges.
- An excellent presentation; very well done.
- Thank you for saving the trees which has cut into the design. You have compensated for the small amenity space with the outside area.
- The compost and tool area might be more usable if you pull the storage forward.
- There could be additional windows on the east and west elevations. You might consider adding them to both sides of the waste recycling and bike storage area.
- The lower unit patios are going to be wet and dark; use light pavers and wall lights to keep them bright and usable.
- There is a thoughtful approach to form, character and massing bearing in mind it is a rental building. You have done a very good job under budget constraints.
- The open stairs on St. Georges are very well done. It is a good idea to have the outdoor amenity space on East 18th Street. You might consider a layout that would encourage outsider children to join in.
- Those residents that have them will love the giant patios.

- I would go with holding tanks for the storm water management plan; and try to increase the capacity.
- You need to look at the roof. It will be a large heat sink and needs to be broken up. It is the fifth façade although it will not be seen much. It does not have to be expensive.
- The package is very well done. There are low maintenance roof options e.g. Zero Flor, to reduce the heat island effect. Studies show that reflective roofs are the wrong approach in our climate and require heavy maintenance. Look into the studies on white roofs.
- I like the vibrancy and muted palette of the building. The landscape will really stand out.
- Maybe the units on St. Georges could have a higher ceiling which follows the natural flow of the site.

Presenter's comments:

Thank you for your useful comments. We will sit down and review them. We will see what happens at the open house tomorrow.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 154 East 18th Street and recommends approval of the project. The Panel commends the applicant for the quality of the proposal and their presentation.

Carried Unanimously

5. 603-639 East 3rd Street (Development Application)

This Development Application is to permit a 94-unit, medium-density residential development on the southeast corner of East 3rd Street and Ridgeway Avenue.

Staff asked Panel to consider the following:

- stepping down from four-storey form on East 3rd Street;
- definition of the corner of East 3rd Street and Ridgeway Avenue;
- articulation of ground-level apartments;
- common amenity areas including landscaped courtyard;
- building length and separation to support streetscape;
- balance of diversity and harmony for material palette with paired buildings.

Robert Ciccozzi, Ciccozzi Architecture, outlined the project for the Panel:

- The proposal consists of two 54-metre long buildings on an eight lot consolidation.
- There will be 97 one and two bedroom units; 30% will be adaptable design units.
- There will be a large courtyard with private decks on the south side.
- Entry to the two level parkade will be from the lane.
- The lower units have individual entryways highlighted by the landscaping.
- The lane is animated with individual entries to the ground floor units.
- There is a strong line at the third floor on East 3rd Street stepping back to the fourth floor.
- There is an open glazed stairwell at the main entrances.
- The flat roof is highlighted with strong horizontal elements.
- The lane is animated so materials have been carried around all four sides.

Peter Kreuk, Durante Kreuk, described the landscape plan:

- Each ground floor unit will have nice patio space with entrance and gate.
- There are large patios on the corners.
- There is a fair amount of landscape over the top of the parkade with a good depth of soil over the slab.
- Habitat planting is included in the plan.
- Storm water management will be at the lane.

Questions from the Panel included but were not limited to:

- Each building will have its own address? **A:** There will be unit numbers on the front of the ground floor units.
- Re Moodyville Guiding Principles, how has it fostered a distinct sense of place? **A:** It is an area in transition; we are basing the design on a contemporary character, creating rhythm to break up the massing. It is the beginning of the development; as buildings develop it will create the sense of place. There is no context to refer to; just the Guidelines. Everyone is going to have their own way of doing it.
- Do you think you used “varying architectural expression across large assemblies”? **A:** We have variety in the elements and colours. We are presenting a family of buildings, trying to tie them together. We are not going to do two different buildings.
- Are you using local materials? The cedar is HardiePlank? **A:** We use it for fire resistance.
- How is your design innovative? **A:** Innovative is a tricky word, we would love to use local materials, but Code says we cannot. The buildings are wood frame; we have used some elements we typically do not work with: the brick arches, externalizing the staircases at the entries, pulling back the fourth floor which is not often seen in four storey buildings.
- Have you considered a green roof? **A:** The building will be LEED Gold certified. We are not proposing green roofs due to issues with insurance. The roof will not be visible so it is not worth the extra expense.
- Is it a high quality pedestrian experience in the lane? **A:** We are trying not to add more pavement; there is the planting strip running along the lane and planting to soften the wall. It will be a comfortable place to walk; we did not feel we needed a sidewalk.
- Is the passageway public? **A:** It is private space and drops steeply so will be mainly stairs.
- Did you ever consider making it three buildings? **A:** It would not be efficient; there would be three elevators for instance. We could not achieve the density if the design were three buildings. We have provided an eight metre separation between the two buildings.
- Did you consider more active connections to the lane? It is a big site; I am concerned about the liveability of the project. **A:** We show four entry points to the lane; the number could be increased.
- Was there any look at the historical context of Moodyville? What do your buildings say about Moodyville not that they could be placed anywhere? **A:** There is a conflict in the guidelines; requiring historic precedent but contemporary expression. We broke down the buildings and introduced individual entryways. The whole area is in transition. It will have a unique look because of the Guidelines. We followed the Guidelines.

Comments from the Panel included but were not limited to:

- I do not particularly like the massing. You are pushing things to the maximum which could be for affordability. My issue is liveability; wherever you can, connect to the lanes, you have done some nice things from that perspective, but you can go further. Look at the heat island effect of the roof.
- The passageway between the buildings could be better used.
- The Ridgeway Avenue façade is the most successful part of the project.
- I like the ground orientation of the units off of East 3rd Street.
- I am a little disappointed on how massive the project is.
- There are some cases where the retaining walls are quite tall. There is some work to be done to break down the scale of the walls.
- I am having issues with the massing when looking at both buildings together. There is a lot of the same thing. Is there an opportunity to make it a variation of a theme rather than so much duplication from one building to the next?
- The generous patios are excellent and will help activate the street.
- I worry about the back lane and having planting in front of the retaining wall. You could make it more engaging; perhaps cut notches creating social space for people to interact. Somewhere to get through the site to the back would be good.
- The habitat planting is good.
- It is possible to make historic references in a modern way. The two things can go together. It is a challenge but is a better move for the neighbourhood and follows the guidelines.
- There are expansive green spaces at the back; develop the edge between the lane and the green spaces; it could be a cool place.
- The elevation on Ridgeway Avenue does not have the same repetition as East 3rd Street and so is more successful.
- The East 3rd Street façade is very repetitive; there is no variety. The status quo is not good enough for Moodyville. It is a challenge. There is an opportunity to do more so it is more articulated.
- The HardiePanel with metal reveal could be better. There are other cementitious fibre systems that can be more refined.
- There is an opportunity between the two buildings to celebrate the opening between them and develop a public or semi-public space that moves people through to the green space at the back.
- There is literature stating that white roofs are not appropriate for our northern climates. They need a lot of maintenance to make sure they perform.
- Tell your clients that the Design Panel is demanding more and support you in pushing the envelope.
- There is an opportunity to take a modern approach and tell the story through subtle things.
- The City has an opportunity to create a unique neighbourhood; you are one of the first projects. There is a need to create a cohesive neighbourhood.
- It is a good detailed presentation, well put together.

Presenter's comments:

Thank you for your comments. We can work with the client on providing access to the site. We want that. The reference re how successful Coal Harbour is; there is a distinct historical vocabulary for that area. We are bringing in a higher density product in a low density area. We did try to articulate it and tried to introduce innovative elements. Changing the massing

will throw off the economics. We could use a different brick colour to create variation on the East 3rd Street elevation. What is liveability? We are providing a good level of liveability within this type of product. We agree with creating more connectivity between the lane and the courtyard. It will tie in with the town houses planned behind the project. The lane will become more of a pedestrian lane. I think we have articulated it very well. We could create more by looking at different materials. We wanted a neutral background for the brick with very subtle reveals; they will not be shiny metal as it will be painted out. It is an affordable product.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Application for 603-639 East 3rd Street and does not recommend approval of the submission pending resolution of the issues listed below. The Panel looks forward to reviewing the applicant's response at a future meeting.

- More variation in the architectural form especially along East 3rd Street by breaking down the massing for a less repetitive form along East 3rd Street;
- Allow public access from East 3rd Street to the lane between the two buildings;
- Grander interface between the green space at the rear of the site and the lane to interconnect those spaces to encourage social interaction; and
- Study the roof treatment.

The panel strongly encourages the applicant to create a distinct sense of place with a more innovative design.

Carried Unanimously

6. 407 West 16th Street (Rezoning Application)

This is an application to rezone the site from One Unit Residential to a Comprehensive Development Sone to accommodate the development of a three-unit townhouse.

Staff asked for the Panel's input on the site design, including circulation and functionality, the architectural style in its context, and the landscaping, including the suitability of the proposed planting materials and arrangement.

Karla Castellanos, KCC architecture, described the project to the Panel:

- The site is eight blocks west of Lonsdale Avenue, facing Mahon Park.
- It is surrounded by single family houses.
- The proposal is for a single unit at the front facing the park and two units at the back.
- Materials used include wood soffits, cement panels with standing seams for the accent, and cement panels.
- Each unit will have a covered garage and the five required parking spaces are provided.
- The rear units will not have exterior access to the basements; the front unit will have exterior access.
- A variance is requested for the soffit projection.

Harry Haggard, Landscape Architect, reviewed the landscape plan:

- Plants are kept low to provide a view to the back of the property.
- It is a small space; angles in the landscape plan make it more interesting.
- Native plants are used.

Questions from the Panel included but were not limited to:

- All area drains flow to infiltration tanks? **A:** Yes.
- There will be four units because of the exterior access? **Staff:** Three units will be written in the bylaw.
- Is there screening between units C and B? **A:** Not at the moment, we can look at it.
- How did you come up with the idea of the inverted peak in the roof line? **A:** We are trying to break up the roofline and create a different look.
- The roofs above the garages are they green? **A:** There are terraces on part of the roof area.
- What is the wood in the soffit? **A:** It would not be plywood, fir or pine.
- How are the units identified for first responders? **A:** There will be signs at the front on West 16th Street.

Comments from the Panel included but were not limited to:

- The rendering misrepresents the architecture. The devil is in the details. How it is articulated and finished will be important. Liveability is quite good. The back units are good. The attention to detail on how it will be built is critically important.
- The colours in the rendering are dark and dated. The character is not resolved and it does not reflect neighbours nor is it strong enough to stand on its own.
- More windows could be added, especially in the dining room. I do not see what the additional canopy is for on the front of the building; it does not help the façade.
- There is a concern re privacy between the two patios.
- I would like a detail on the trellis going through the centre of the back yard.
- The garage door looks like an off-the-shelf unit of an older style; it could be more modern.
- The area drains should be pulled to the planted area; it would be safer and free up the lawn for play.
- The relationship and impact on the neighbours is not sympathetic. It will not be a positive contribution to the neighbourhood character.
- The form and character is unlike the neighbours; part of the issue is the depth of the fascia which adds to the heaviness of the building. The rendering makes it difficult to read what you are doing. The rendering needs more definition. It is difficult to get an idea of what the building is meant to be like. Some of the chosen materials e.g. the HardiePanel are out of character with the street. I do not know how the project is making the streetscape better.
- Unit identification coupled with effective territorial delineation and lighting will be key to first responders.
- This is the same as a previous project in form and character.
- The scale of the windows on the upper level could take advantage of the height and be bigger.
- I have no issue with the layout and planning of units.
- The dark colours are difficult. The project needs to have its own character on a modern context that supports the neighbourhood.

Presenter's comments:

No comments. I will take it back and will make some adjustments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 407 West 16th Street and does not recommend approval of the submission pending resolution of the issues listed below. The Panel looks forward to reviewing the applicant's response at a future meeting.

- Further review of massing, proportions, materiality, colour and detailing to create a better relationship with the context and neighbouring developments;
- More accurate representation of the project in the renderings

Carried Unanimously

7. Other Business

Staff will check the quorum for the August 17th meeting.

8. Adjournment

There being no further business, the meeting adjourned at 8:50 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, August 17th, 2016.

Chair

