

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 24<sup>th</sup>, 2019**

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**MINUTES**

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

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

**Guests:** 144 West 21<sup>st</sup> Street (Rezoning Application)  
Timothy Ankenman, Ankenman Marchand Architects  
Dimitar Bojadziev, Ankenman Marchand Architects  
Alison Walker, Ankenman Marchand Architects  
Daisen Gee-Wing, Confide Enterprises Ltd.  
Bill Harrison, Forma Design Inc.

**Absent:** K. Ross  
C. McLeod

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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 June 19<sup>th</sup>, 2019**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held June 19<sup>th</sup>, 2019 be adopted.

**Carried Unanimously**

**2. Business Arising**

- A discussion on the Design Awards is possible for September.

### 3. Staff Update

- There will be no meeting in August.

*B. Harrison left the meeting at 5:35PM.*

### 4. 144 West 21<sup>st</sup> Street (Rezoning Application)

The City has received a development application to rezone 144 West 21<sup>st</sup> Street to support the redevelopment of an 85 unit rental apartment building, replacing a three storey, 35 unit apartment building. The proposed building is to be located over one level of underground parking that includes secured bicycle parking, a common bicycle workshop and washing station.

The location of the subject site is mid-block at the north side of West 21<sup>st</sup> Street between Lonsdale Avenue to the east and Chesterfield Avenue to the west. It has good connections for public transit and commercial related amenities on Lonsdale Avenue.

- The proposed site design, including the functionality of the proposed walkway along the east end of the property;
- The presence of the proposal at the street level with only the main lobby giving direct access to the street;
- The application of façade materials on the first four floors of the proposal; and
- The proposed landscaping plan, including the proposed ground level garden plots and the children's play area at the north end of the site.

Timothy Ankenman, Ankenman Marchand Architects described the project to the Panel:

- The architecture is whimsical with colours.
- The panel system is a play of colours with a butterfly roof.
- Galvanized corrugated siding on the upper floor level.
- There is a lot of outdoor space for the top floor units.
- The butterfly roof is intended to fill up with storm water and includes a two tier draining system.
- We have tiered walls that deal with the grade change at the front.
- There are windows on the garage entrance door.
- There is a good mix of rental apartments in the building.
- We were playful with shaping the balcony guards.
- We have been sensitive to CPTED concerns.
- There is tempered glass on the lower level garage.
- We don't have access to the green roof but would consider putting in artificial turf.

Bill Harrison, Forma Design Inc., reviewed the landscape plan:

- The landscape has a really nice interface.
- We are losing 20 trees on site but replacing them with 30 appropriate trees.
- The Cypress is out of place for the scale of the project and the hedge is too large.
- The Douglas Fir cannot be saved on the property.
- The site is sloping from east to west with 6-7 feet of grade change.
- We are playing with the geometry of the entry.

- The street edge facing the green necklace is quite lovely.
- The walls are stepping down and there is a garbage area.
- The biggest site feature is the breezeway which is an important connection.
- The rear is lush with a pathway connection that is lit for good surveillance.
- Because of the residential development at the rear, there are a lot of eyes on the project, overlook is good for CPTED.
- We are providing as much outdoor living space as possible.
- At the rear of the site, there is a children's play area, table and allocated growing plots on the north side.
- The planting scheme is straight forward. We tried to use 85% native, drought tolerant and bird friendly plants.
- The lighting plan includes in-ground lights, up-lights and wall lights along the back and down the side.

**Questions from the Panel included but were not limited to:**

- What was the idea behind the colour scheme? **A:** It is a subdued street right now and is an area in transition so we are making an effort to make it more fun. Some elements can be toned down a bit. Colour is a subjective thing. There are no other contextual photos with brightly coloured buildings. We want to make it brighter and more fun for the people living there.
- Could you explain your choice to use the patio separators on the ground level; using opaque as opposed to a green cedar hedge, was it because of the small space? **A:** We found that when there is a panel in between, people can decorate it themselves. You can't bring the planter to the building. It's supported by the building and is nice and rigid. It is on purpose.
- Is there an opportunity to put something in there in addition to the divider so people can plant? **A:** If it was a market project we would do that.
- What is the drainage from the decks of the 5<sup>th</sup> floor balconies? Is there a flashing around the perimeter? **A:** It is internal and there would be a flash around the top.
- Are the growing pots in the walkway at the back separated from the lane? **A:** Yes.
- Will the public have access to the breezeway? **A:** Yes.
- Is the children's play area fenced? **A:** It's fenced down the two sides. Once in, it is open to general public area. The hedge goes down the east side of the play area.
- Is it substantial hedging? **A:** Yes.
- At the garage exit, how far will a car stick out and impact the drivers' field of vision into the pedestrian walkway? **A:** It's all completely open when you are coming out.
- What were the organizing elements to how you laid this out with the colour and what system are you planning on using? **A:** We will use coloured rivets with a reveal between the colours, an organized system. We decided on a certain colour palette and there is a specific pattern to the colours.
- Was there a rationale for this colour palette? **A:** The colour is intentionally random. We wanted to have some fun with it.
- The indoor amenity space is at the front of the building. Was it not possible to have the amenities closer together? **A:** It didn't occur to us. The indoor space is a meeting room and office for indoor uses. You can access the back from the indoor amenity. We figured it would animate the interior front lobby and was better placed in a less public area.
- How will the west property line be maintained? **A:** They are stepped down and accessed from the pathway below.

- Is there a fence along the back of the property? **A:** Yes. The height is still being discussed. Would like to keep at 4 to 4.5 feet max.
- Is the sandbox going to be covered? **A:** Yes, it would be custom made.
- Is there an opportunity for the amenity space at the front to have garden plots? **A:** Yes, we could put a growing plot in, it would work really well.
- What level of Step Code are you going to achieve? **A:** This building requires Level 2.
- How will you deal with the national requirements after 20 years? **A:** We haven't taken that into account.
- Have you looked at the accessibility impacts in the unit layouts? **A:** We oversized the walls in our preliminary design.
- Most of the adaptable units have good entry access but have an issue with turning in the hallways, have you done adaptability flow tests? **A:** No. We will look at that.
- Have you considered other materials for the colour palette? **A:** If we want to introduce wood like elements, we have big soffits because of the roof which may be a more appropriate spot to introduce it.
- What material is the soffit of the butterfly roof? **A:** Dark grey metal but we may turn it to wood.
- The pickets are black, would the intention be that they are grey like the windows? **A:** Dark grey or charcoal.
- The planter walls are interesting, why not bring them right to the path? **A:** They get really tall so we are trying to screen it and break it down. There is low planting at grade.
- Could you bring the planters up to the property line? **A:** Yes.
- What about common laundry? **A:** We decided not to go with common laundry and put one in each of the units.
- To staff: Is the amenity a give away or a requirement? **A:** The city has active design guidelines to encourage social interaction within multifamily buildings to encourage physical activity as well. There are incentives behind that.
- Is the exterior wall stairwell on the west solid? **A:** No, they have strip windows.
- The garden plots on the rear seem very narrow there, what's the dimension? **A:** 2ft for the inside face and 5ft for the outside face
- Are the garden plots necessary? **A:** I would encourage garden plots. It fosters a sense of community.
- The upper tier is corrugated material, what is the rationale for that? Can that be the same cementitious but muted colour? **A:** It's a whole different plane. The idea was to make the top panels more simplified and uniformed.
- Are the eyebrows on some of the windows intentional? **A:** It was a request from the client to protect the windows from the rain.
- Is it necessary to have them? **A:** Yes, for functionality. The different colours might be a mistake though.

**Comments from the Panel included but were not limited to:**

- The breezeway needs to be kept clear and be well lit.
- The growing plots are narrow, make sure it's substantially hedged and well lit.
- The weak point is the stairway at back to the laneway, it needs to have a robust gate on it since it's by the children's area and should enforce territoriality.
- Be cognisant of cars coming and going and that there won't be a negative interface with pedestrians and cars. Make sure the landscape does not impede this.

- Integrating the wood facia on the soffit would be a nice choice and build more on the browns and charcoals.
- Consider Energy Step Code upgrade; Step 4 versus Step 2.
- The elevations need a bit more work with the colour and some kind of organization to the elevations itself. It is whimsical and seems a bit all over the place.
- Don't try to fix it with wood, make sure it's fun but draw on the colours. Have the base as charcoal and build on that. Look at the GSW building in Berlin by Sauerbruch Hutton Architects.
- I like the landscape plan, the project lends itself well to CPTED.
- I have concerns with the framing system, look at a CLT roof. You're going to have to look beyond dimensional lumber to do that.
- Looking beyond accessibility, consider door swing directions.
- Furniture layouts are very important with respect to the placement of sliding doors.
- The units are tight, some interior doors have no space for trim.
- Because the project is so tight, consider the little things, for example the window handles are at ~7ft; consider revising for better access.
- Review the vestibule depth.
- Consider more variety of texture to break up the continuous tone.
- For drainage on the roof, run a chase down either side to save money on the envelope bill and to deal with thermal issues.
- Consider retractable shading for the south and west faces to lower operating costs. It will reduce cooling requirements.
- Recommend getting an HRV.
- Consider looking at heat pumps or some kind of heating and cooling system.
- The back is more mundane and sunken in, especially the children's play area. It will be dark back there for most of the year. The planters could be made into one large one and instead, include benches.
- The site should be irrigated.
- Need to include a tool box or an area for garden tools to go in.
- It would be beneficial to have the amenity area closer to the back, flip the unit behind it into the amenity space.
- I like the ground plane and geometry around the lobby and canopies.
- Blend the property lines at the property edges.
- I like the massing of the elevations and random treatments.
- Look into what the corrugated material will be. Review the details.
- The roof should be investigated. If you shorten it, it won't be as successful.

#### **Presenter's comments:**

- Thank you for the comments.
- We are struggling with the whole discussion about trying to rationalize the playfulness. The colours and detailing have to be of the same value – it's a soft palette. The colours will have a very slight sheen to them.
- This is a departure from something much more conservative. We believe it can be successful.
- All the views of the building will be from street level and you won't even see the top floor, just the butterfly roof.

- We hear you clearly about the amenities being adjacent to each other. We are interested in making sure it is an actively used space. From a practical, social standpoint we are losing a lot by pushing it to the back.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 144 West 21<sup>st</sup> Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further examination and explanation of the colour palette choices on the elevations;
- Keep the breezeway clear and lit with robust gates on the north from public to private to address CPTED concerns;
- Avoid pedestrian and car interfaces at the driveway;
- Ensure unit planning aspects are reviewed via code, livability or functionality; and
- Ensure a more blended front landscape so there is no distinct property line.

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 7:21 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, August 21<sup>st</sup>, 2019.

Chair

