

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, March 15th, 2017

MINUTES

- Present:** K. Bracewell, RCMP
B. Harrison
J-P. Mahe
P. Maltby
B. Phillips
K. Yushmanova
- Staff:** D. Johnson, Development Planner
M. Epp, City Planner
B. Hurley, Planner 1
C. Wilkinson, Planner 1
S. Kimm-Jones, Committee Clerk
C. Perry, Supervisor, Development Servicing
- Guests:** 1441 St. George's Avenue (Rezoning Application)
Mark Whitehead, Musson Cattell Mackey Partnership
Dave Chard, Chard Development
Hussan Said, Chard Development
Byron Chard, Chard Development
Peter Kreuk, Durante Kreuk Ltd.
- 365 East 2nd Street (Development Permit)
Foad Rafii, Rafii Architects Inc.
Hassan Moayeri, Rafii Architects Inc.
David Rose, PD Group Landscape Architecture Ltd.
Hossein Safari, Owner
Parham Safari, Owner
- 705-707 West 15th Street (Rezoning Application)
Cam Halkier, Shift Architecture Inc.
Heather Klassen, Shift Architecture Inc.
Jennifer Stamp, Durante Kreuk Ltd.
Kevin Hussey, Pennyfarthing Ltd.
- Absent:** B. Checkwitch
J. Geluch
A. Man-Bourdon
A. Sehwoerer
-

The meeting was called to order at 5:34 p.m. with D. Johnson in the chair.

1. Welcome to New Members and Panel Orientation

D. Johnson, Planner 2, welcomed new members and all members introduced themselves.

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

A member stated that it was not good that there were so few members present. A discussion followed on the importance of attending Design Panel meetings in order to have a breadth of experience when discussing projects and that members should be committed in their attendance. Staff mentioned that March Break can pose a problem for attendance.

It was noted that quorum is four voting members including an architect and landscape architect; six members were present. Meetings can proceed without a landscape architect but motions cannot be made on landscape matters.

The Chair noted that, at the end of discussion on a project, members will be polled to see if they wish to see the applicant return for further review or if they are satisfied that staff can deal with any issues raised by the Panel.

Staff noted that the wording of resolutions is important as they are what is included in staff reports to Council and therefore carry more weight than comments made outside the resolution.

2. Elections of Chair and Vice Chair

The election of Chair and Vice Chair for the period February 2017 to January 31, 2018 took place. Staff chaired the election.

D. Johnson asked for nominations for the position of Chair; Ben Checkwitch was nominated in his absence; he had previously said that he would be willing to stand. There being no further nominations, Ben Checkwitch was elected Chair by acclamation.

D. Johnson asked for nominations for the position of Vice Chair. Bill Harrison was nominated and accepted the nomination. There being no further nominations, Bill Harrison was elected Vice Chair by acclamation.

In the Chair's absence, B. Harrison took over the Chair at 5:45 pm.

3. Minutes of Meetings of the Advisory Design Panel held February 15th, 2017

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held February 15th, 2017 be adopted.

Carried Unanimously

Staff Update

D. Johnson reviewed the status of ongoing development projects

4. Business Arising

There was a discussion on the Design Award process. The last awards were given in 2015. There are not usually enough projects for consideration for an annual award but every other year seems to work.

Action: Staff to compile a list of projects for Design Award consideration.

5. 1441 St George's Street (Rezoning Application)

The subject site has an existing 14 storey building with a two storey commercial podium. The application is to rezone the property to allow for the construction of a new 23 storey rental tower on the west side of the site which is currently occupied by the two storey parkade. The existing tower would be fully renovated.

Staff requested that the Panel provide input on:

Context, Architecture and Finishes

- The relationship (including tower separation) to the existing building and to the most proximate off-site buildings;
- Impact on views from adjacent buildings and shadowing;
- Interconnecting architectural elements that link the base, middle and top of each buildings;
- Preliminary plans to integrate roof top wireless infrastructure into the design of the renovated building;
- Type, quality and application of exterior finishes.

Public Realm

- Lighting and signage (commercial and residential) enriching the public realm;
- Design, scale, and activation of the pedestrian mews;
- Adherence to CPTED principles.

Interior

- Lobby design and consistency with the Active Design Guidelines;
- Liveability of the development including privacy, amenity space, play space and safety.

Mark Whitehead, Musson Cattell Mackey Partnership, described the project to the Panel:

- The proposal is in line with the Metro Vancouver Regional Growth Strategy and the OCP.
- The development will help alleviate the vacancy rate which is close to 0%.
- As an infill development it is highly sustainable.
- The proposal conforms to OCP heights.
- There will be a midblock connector between the two sites.
- Currently there is one building and one large parking garage on the site.
- It will add 7,000 sq. ft. of retail to the existing retail space to make a strong connection between Lonsdale Avenue and Lions Gate Hospital.
- The project has a proposed density of 6.29 FSR.
- The new tower is a narrow north-south configuration to minimize view blockage and is 80 feet from the closest tower, essentially the width of a street.
- The new tower has contrasting elements in dark grey and white, highlighted vertically. Accent glass spandrel panels create height and colour variation in the façade. The white cladding frame highlights the signature corner.

- The existing tower is being renovated and insulated to make it more efficient. It is more sustainable not to demolish it. It will be covered with metal panels and metal balcony railings will be added.
- The midblock connection is splayed, with chairs and tables spilling on to it to add interest.

Hussan Said, Chard Development, spoke to the housing objectives:

- The proposal creates a diverse mix of units with 10 studio units, 111 one-bedroom units, 114 two-bedroom units and 20 three-bedroom units for an increase of 175 rental units.
- 14 two and three bedroom units will be leased to the YWCA for 60 years and will house single mother households at rents geared to income and Housing Income limits.
- Dedicated indoor and outdoor amenity spaces will be provided for the YWCA residents.

Peter Kreuk, Durante Kreuk Ltd., reviewed the landscape plan:

- The design takes advantage of most of the roofs for amenity space.
- The mid-block connection links to the project just to the south and there is the possibility for public art on the wall.
- The client said to make an oasis, so for the outdoor area above the lane we took it literally and are proposing some palms. It will be an outdoor gathering space with a water feature, outdoor kitchen and seating areas.
- There will be new street trees as a number of trees on East 15th Street will have to be removed to build the new tower. Do we want to remove the remaining trees and improve the whole public realm? We are talking to staff about it.
- Lonsdale sidewalk patterns will be used.
- The YWCA outdoor area will have a connected amenity room, communal area, outdoor kitchen, and children's play area.
- A common amenity area is planned on top of the new tower to take advantage of the view.
- Plant materials will include drought tolerant plants suitable for the climate, as well as edible plants, habitat creation plants and pollinators, and will create seasonal interest.

The panel examined the model.

Questions from the Panel included but were not limited to:

- What does "unsecured rental" mean? **A:** The 80 existing units are not secured by a housing agreement with the City. The proposed 255 units will be secured with housing agreements.
- How did the project fare at the public meeting on March 7th? **A:** There were 50 respondents; the majority were in favour. There were a couple against and a couple neutral.
- How many parking spaces per unit? **A:** We are working with a ratio of 0.63. The bylaw requirement is for 220. We have proposed 186 onsite. Through bylaw reductions i.e. secured bike stalls, the requirement was reduced to 155; so there is a surplus of 31 stalls for residents.
- Are you connecting to Lonsdale Energy Corporation? **A:** The existing building will be renovated and hooked up as well as the new building.
- What is a "corridor pressurization duct"? **A:** Every high-rise building has a corridor pressure system that supplies air; it is emptied into the corridor itself to suppress smoke from coming out of the units.

- What are the car elevators? **A:** Cutting off the parkade in the new development makes it difficult to access the upper levels. The easiest way is using car elevators. We have done in this in a residential building and an office building. They work well.
- What do you mean by retail? Spaces that would house medical clinics, pharmacies, supporting the hospital? **A:** The market seems to be supporting the hospital. We have aspirations for more than that e.g. food service, a coffee shop to really animate the midblock connection and attract people. We visualize outdoor seating. We are also proposing a fitness amenity room in the building on the walkway to animate the space. The biggest challenge will be the larger unit on the west. We do not have a specific tenant targeted yet. We will not just put a lease sign up and wait for someone. The east side is likely to be medically weighted. We hope to maintain at least one of the existing tenants while we renovate the building. We are in discussions with some daycare operators for the second level space.
- Is there a possibility to bring the 15th Street and St. George's entrances off the mews to enhance CPTED and make it more useful not just for residents, but the people who will cut through there? **A:** There has to be access for firefighters within 15 metres of the curb but if we can make happen, we will. The access to the bike storage is glazed and via a ramp which also adds animation.
- Is the first level courtyard on the south west corner of the new building accessible to all residents? **A:** Yes; it is accessible to residents of both towers.
- Would a green wall work in the mews area as public art? **A:** With the right plant selection. We did a green wall in the Mini dealership in Richmond which is public art.
- Great to see so many rental units going in. What is the condition of the north-west wall in the existing tower; is it solid? **A:** Access is limited to that corner due to the grades we are working with; there will be some plants.
- There is quite a difference in the setback along East 15th Street. **A:** There is an existing canopy that we thought was one of the nicer aspects of the existing building so we want to recreate it in a more lasting way.
- So it is not a consistent setback along the street edge; the new building is all the way out? **A:** Correct; it is due to the grade; there is a bit of warp as you go across the site.
- How will you deal with storm water besides the green roofs? Any detention walls, areas? You have ticked off every other sustainability box. **A:** Perhaps rain barrels; we have not planned for a reservoir. The green roofs will gather quite a bit of water.
- What is there now between the two buildings? **A:** We have cut the building off. There will be a concrete edge with a column behind it. We are proposing to clad those elements and take the precast away. The building has not been maintained well. We will re-clad it and make it watertight.
- The 100% rental is excellent; any chance that in the future it will be changed to market by purchase? **Staff:** The rental units will be protected by a covenant as a condition of the density bonus. Council for many years has had a strata conversion policy; not unless vacancy rates are below something like 4%, can you convert a rental building to strata.
- The parking off St. George's Avenue is mainly visitor and commercial? **A:** Yes. Some commercial parking is in the first level of the new tower; the rest is off George's Avenue.
- The parking will be accessed off the laneway with a residential separation gate? **A:** Yes.
- External entry gates will remain open during commercial hours? **A:** Yes and only residents with a fob will be able to access the car elevators.
- The building will have a St. George's address? **A:** Yes for the existing building, the new one will have an East 15th Street address.
- Is there a possibility for plug-ins in the bike storage? **A:** Not sure; that is a good point.
- Any charging stations for e-vehicles? **A:** A modest amount. I did not think about e-bikes.

- Will there be an art plan process undertaken? **A:** Yes.
- Was the arborist report in favour of removing the street trees, or leaving them? **A:** They can be retained from a purely horticultural perspective but we need access so the trees are in the way.
- How are you dealing with the different facades of the buildings for solar protection etc? **A:** The balconies face south. The window percentage in the existing building is less than what is currently approved; it will perform well once we have replaced the current single-glazed windows. We have limited the amount of south façade. There are balconies on the east and west façade. The amount of glazing will be limited by ASHRAE requirements. We have not adopted a radical passive approach.
- What about heat transfer through slabs, etc.? **A:** We see no need to thermally break the balconies. Our experience is that it is acceptable to have continuity between slabs.
- What about achieving ASHRAE? **A:** We will exceed it; it will be difficult because people like light and views. In Vancouver we are balancing between ASHRAE and what we can market. It will be ASHRAE 2.1.
- There will be a lot of heat gain in the south and west units. Have you considered those facades? **A:** We recognize that; we are in design development on it.

Comments from the Panel included but were not limited to:

- It is a good project. Well presented with a nice package. I like the modernist design; it is refreshing to see.
- Keeping the existing building is a huge bonus.
- It is nice to see a well thought out CPTED concept. Over my last five years on the Panel, this is the first one done appropriately well; it should really help the crime prevention aspect.
- The character of the new building is in keeping architecturally with the nature of the first. The jump up to 6.2 FSR could potentially have some public push back, but the benefit of 100% rental in that urban area makes sense to me. I support the project.
- You should elaborate more in upcoming presentations about how you are dealing with storm water.
- The midblock space can become a real node; I would encourage further design development of that space. There is an opportunity to respond with the building façade. Café tables might not happen as we do not know what will go in that space, so add some permanent seating, planting and lighting.
- It is not necessary to create that continuity all the way to lane; consider a different treatment for the connection. The sidewalks are concrete, but the connection is a good place to introduce some unique pavers, nothing fancy, but make it more inviting, keep the walls with planters a little lower, perhaps some trees.
- Consider weather protection, for outdoor dining on the upper levels; some of the spaces could be used throughout the seasons and would be more inviting.
- Is it possible to put some weather protection across the mews for someone scooting across midblock? **To Staff:** Is there an opportunity to enhance the lane, to bring that mews treatment across the lane somehow? **Staff:** We have recently developed a new set of lanescape guidelines. There are whole areas of City being developed with lane-fronting units. There may be limitations with service crews due to the commercial aspect.
- It is great to see all this rental, especially with the addition of three bedroom units. It will be a good family project.
- I think it is a wonderful project for the City, especially the rescue of the existing building.
- This is where the density should be, especially rental. I could not support it more.

- Really pay attention to the solar aspect of the project; you can maximize that and be responsible moving into the next century from an environmental aspect. The better the building performs, the better for your pocket book.
- I applaud the landscaping. I encourage you to really examine the programming, create as much permanent weather protection as you can. The more that can be used, the better. You might put in a trike path for tots.
- Keeping the existing building is spectacular; it will not be an easy task to refurbish.

Presenter's comments:

Thank you very much for all the thoughtful comments; we will do our best to incorporate them as we go forward. We are paying a significant contribution to the City for the FSR; around \$9.5 million. The building is all inclusive. It is not the old and the new; we are designing it so it will be all new. The residents between the two buildings can mix including the single mothers from the YWCA's two floors; they will not be separated and can go anywhere in the buildings including the rooftop. As far as weather protection on the roof is concerned, we always do a signature rooftop with bbqs, planters, outdoor seating and sometimes heaters; so we would do that. As far as charging stations are concerned, I think we overlooked it for the bike storage. We do put in for cars. So we will put some in for bikes as well.

It was regularly moved and seconded

BE IT RESOLVED THAT the Advisory Design Panel has reviewed the Rezoning Application for 1441 St. George's Avenue and recommends approval, subject to addressing the following issues to the satisfaction of the Development Planner:

- Consideration of unique paving material for the pedestrian mews to promote an attractive and inviting presence;
- Consideration of weather protection along the mews and appropriate parts of the outdoor amenity areas;
- Staff to look into connectivity opportunities of the rear lane to encourage pedestrian use to connect the south end of the mews to St. Georges Avenue and West 14th Street;

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

Carried Unanimously

6. 365 East 2nd Street (Development Permit)

D. Johnson introduced Brendan Hurley, a new planner with the City.

This is an application to replace an existing 18 unit four-storey apartment building with 42 unit secure market rental units in a six storey building with two levels of parking. The applicant is requesting a density bonus of 1.0 FSR for the secured rental units. The slope of the site means that the building will present at five stories at the front and six at the back. The owner has a rental displacement policy and is assisting existing tenants to relocate.

Staff asked for the Panel's input on:

Context, Architecture and Finishes

- Scale, massing, and architectural style of the building;

- The relationship and impact of the existing building to proximate off-site buildings and spaces, both existing and potential in the future; and
- Type, quality, and application of exterior finishes.

Public Realm

- Design, scale, finishes, and activation of the lane frontage; and
- Transition between public and private space off of both the street and the lane;

Landscaping

- Overall landscaping proposal;
- Stair access and storage spaces as part of the side yard condition;
- Front yard patios and lobby access; and
- Nature of the rear garden plots and lane-side condition.

Interior

- Unit mix and liveability within the development; and
- Parking configuration and circulation.

Foad Rafii, Rafii Architects, outlined the project to the Panel:

- This is a pretty straightforward rental building. The site is steep; the lane is almost 1.2 stories lower than the street side.
- Residents will enter the main lobby from East 2nd Street. A library is open to the lobby with full wall glazing. Open, glazed stairs in the middle of the lower and upper lobbies encourage residents to use them.
- The second staircase is also open to light.
- The neighbouring building has had a fire; we do not think it will be renovated. **Staff:** The City has not received anything from the owners.
- Our shadow studies show that only the neighbor to the right is marginally affected.
- There are two ramps to the parking because of site limitations.
- There are community gardens, for tenants to grow some vegetables.
- There is a good mix of units with 25% Level 2 Adaptable and four three-bedroom units.

David Rose, PD Group, reviewed the landscape plan:

- The landscaping is fairly simple with about 51% native and indigenous plants.
- There is a lot of soft landscaping in around the building which is an important part of the storm water management plan; the planting beds will retain water.
- There are four street trees on the City Boulevard.
- At the entry there is formal boxwood hedging with flowering plants, alongside a seating space on City property and bike parking outside the front door. There are terraced planters on either side of the entry going down to the lower deck, which is a storey below the main floor grade.
- There are two garden plots that will be fully accessible with four or five plots for other residents, a bench and a place for tool storage and garden implements.

Questions from the Panel included but were not limited to:

- Can the public access the community garden? **A:** No. The stairs will be secured from the lane, and it will be fenced. What about the stairs down into the building on the north-west side? **A:** They will be secured.
- Is the bike storage in front of the building intended for public use or for the building? It is on public land. **A:** It is for anyone who comes to the building.

- Can you explain a little more about the grade change on the low side? **A:** The highest point of the building is the north-west corner; the lowest is the south-east corner at the lane. The difference is close to 30 feet. We have taken advantage of the slope in the lane, so the lower parking goes from the lowest point of the lane and the upper parking is accessed from the upper, higher point.
- I am concerned about the amenity space being stuck down; what kind of space is at the south-east corner? **A:** Planters and a guardrail.
- Is it common to include a place to wash your bikes in the storage area? **A:** We have not included a space; we could consider for sure.
- Going through the Active Design Guidelines checklist you have used, the amenity room should be at the grade level, in a central location? **A:** We have one at grade: a social room. The space right below it is inferior for a party room so it is a gym.
- Another item on the checklist, outdoor recreation, physical activities for multiple age groups. Where is that happening? Also, engaging the surrounding public realm on the boulevard side of the building? **A:** We have tried to enhance what we have there. For physical use of the open space, considering the tightness of the site, we just provided the gardening facility. We are only 50 steps away from a public park. We thought that the park would be used as a children's play area.
- How do the residents access the gardens in the back? **A:** There is the main elevator with wheelchair access. To the east there is an exit that leads to the gardens.
- The soil depth on the back patio seems to be around one foot; trees need a minimum 300 mm. **A:** Generally we have small trees specified for the back. The soil depth is more like 600mm so there is sufficient depth for small trees, large shrubs.
- Will you be painting the cement board? **A:** It will be painted offsite to our specifications and we are also contemplating choosing some standard colours.
- Do you intend to use a fake wood pattern? **A:** No.
- Would it hamper the project if the two lower units in the deep sunken courtyard were not residential units, but something else? **A:** The site is very tight; we have tried to maximize the views and lights. The alternative is to add to the height. We want to have some respect of the overall height of the area. The area allows six stories, but from the street it looks like five stories. We do not really want to add to the height. So a couple of units ended up there. We realize that maybe they are not in the best location.
- On the north side, the two units will not see anything due to the vertical walls; can you cut them a little bit? It is also a prime location for unsavoury people to get into the building. **A:** There is a lot of surveillance on the front.
- I am confused with Unit C; not sure how that works as a handicapped unit? **A:** We have one with an interior room. The size is to make it same size as Unit B next door. To make it accessible, the dimensions do not work so it is really a glorified bachelor's suite.
- Could you make it a bachelor suite? **A:** We can make it wide open. In condo buildings we have done a lot of these "junior one bedrooms". But here, for rental purposes, it could be a glass room, with the potential for doors to be removed.
- Is there any way of putting skylights into the bike storage? **A:** The only place would be the locker room at the north-east corner. All other spaces are directly below the building.
- What are the original setbacks? **Staff:** The setbacks have changed over the years; the project will follow the Moodyville Guidelines which allow smaller setbacks. I think the setbacks line up with the neighbouring building.
- Did you give some thought to putting an amenity space on the roof? **A:** We looked at it but access would be difficult and it is hard to do on a wood frame building. We would have to worry about extra height for the elevator. We try to avoid planting on top of a wood-frame building.

- How wide is the master bedroom in Unit B? **A:** A little under 9 feet: 2.7m.
- That is pretty small. **A:** Yes but this is what the market can handle. Bedrooms of this size are becoming the norm due to the price of real estate.
- This project is adjacent to Moodyville; what energy performance is planned? Passive house? **A:** No; we will connect to Lonsdale Energy if possible.
- Can give me the design rationale for how you chose the colours of the cement board? **A:** We just chose them in consultation with the client.
- So the actual colour is orange? **A:** Yes.
- What is the detailing, or is it just cement panels? **A:** There are aluminum reveals at each panel.
- Any provision for plug in or electrical outlets for e-bike in the bike storage? **A:** We have not thought about it, but could. Electrical outlets for cars? **A:** Yes.
- Have you used different treatments on the facades for solar gain and heat loss? **A:** No; we have tried to limit the window to wall ratio.
- We are starting to see Hardie Panel all over the place; can you paint the reveals the same colours as the panels? **A:** Yes.
- You only have one elevator? **A:** It is a high quality elevator and is sufficient for 40 units. We are not going all the way up. 4 up, 1 down. We are trying to promote stair use.
- How high is that parkade wall? **A:** One level of parking, plus planters: one full floor.

Comments from the Panel included but were not limited to:

- Thank you for the modern contemporary look.
- I like the playfulness of it; it has been a challenge to deal with the sloped site. I think you have done it reasonably well. I like it. Thank you.
- It is a good project. I hope some things will be looked at to enhance it.
- I do have an issue with those two units in the sunken areas. See how you could make those brighter, more livable.
- I think there is an issue with Unit C, if it is meant to be for a handicapped person. If it is a bachelor or junior one bedroom, maybe taking out one wall and connecting the sleeping area with the bathroom a little more conveniently will improve it.
- It might be the norm for condos to have smaller and smaller bedrooms but we do not need to have that on every project. Some of these rooms will be challenging to furnish.
- If you break up your exterior colour scheme with grey reveals it will start to be too busy; I would recommend using one colour in a solid area with the reveals the same colour.
- I am really excited that you are using a lot of native plants.
- I would encourage larger street trees. Maples are quite small. This project will set the trend for the street; it is an opportunity to introduce nice robust street trees.
- The lobby/ entrance area needs more work; make it more publically accessible with places for people to sit. The bike racks for private use are on public property; perhaps could be tucked in somewhere else which could help soften the entry experience.
- To maximize the light access into the sunken patios I would suggest moving the two trees further out into what is now the grassy area. Perhaps stuff the planters so just a small rail is needed, not the guard rail, overall softening, making the whole experience more open.
- I am concerned on how much the outdoor amenity will be used. It is a great south facing deck and I support garden plots, but it seems very disconnected from the users. In my experience such areas do not typically get as much use as you would hope for when they are not immediately adjacent to an amenity room. Perhaps introduce some permanent plantings so if people are not using the plots, they will still look nice and provide some habitat. Then if a tenant does want to use a plot the planting could be removed. I would suggest replacing the 10 foot lighting with something softer to avoid light pollution.

- Access between the bench and pathway, seems quite tight; ensure a wheelchair can get all the way through to the community gardens.
- The attention you have paid to all sides is commendable. I like the open walkway patio spaces provided at the top. I like the main architectural treatments.
- Any chance that there could be a combination of community garden / toddler bike area, or something like that; so that the community garden area is appealing to children? Get a double use out of that space.
- The sunken suites are not the most secure. If they were on the lane side I would have more issues. This will have some natural surveillance. Use appropriate lighting techniques in those wells and the movement predictors on either side. The landscaping must be low enough to allow clear sightlines down the stairs.
- The south-east corner with the walkway to the community garden is a really long movement predictor. You will have to ensure good lighting treatments on both sides with robust territory definition to allow safety, and clear sightlines.
- The devil is in the details; how the detailing of this façade is pulled off is extremely important. I would encourage you to look at the banding and the colouring; make sure it is not too busy; establish some kind of rhythm. I actually like the north façade the best.
- I agree that the connection to the outdoor space is too disconnected; I am concerned that it will not get used at all. It seems kind of left over and just does not work for me.
- There is a real lost opportunity in the roof. It has great exposure and you could really get people up there, even if you just use part of it for some kind of activity.

Presenter's comments:

Thank you very much. I have heard some very positive and productive comments; we will try our best to deal with those things we heard to make the project better. Thank you.

It was regularly moved and seconded

BE IT RESOLVED THAT the Advisory Design Panel has reviewed the development permit for 365 East 2nd Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Consider review of street trees for size and species to increase the amount of natural light into the two sunken units fronting 2nd Street;
- Consideration of CPTED principals of the two sunken units;
- Consideration of the landscape treatment at the entry lobby, to make it more harmonious with the street;
- Consideration of the rooftop for a community garden;
- Consideration of a children's play area be incorporated where the community garden area is now;
- That Unit C be reviewed for the maximum accessible use of that suite;
- That a consistency of the colour palette and detailing be maintained as shown in the rendering;
- Consideration to providing charging stations for electronic bikes;
- Consideration for a bike washing area;
- Consideration of efficient solar gain on the south façade;

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

Carried Unanimously

7. 705-707 West 15th Street (Rezoning Application)

This application was originally reviewed at the September 21st meeting of the Design Panel; at that time a six storey building was proposed. The proposed use and building height was in accordance with the Official Community Plan. At their meeting on November 14th Council directed the applicant to reduce the number of stories to four. The re-designed project is being presented at this meeting; staff request that the Panel treat the application as a new submission.

Staff asked for the Panel's input on:

- The size and massing of the proposal in context with the neighbourhood;
- Corner treatment of the upper floors;
- Application of façade materials; and
- Proposed landscaping plan.

Cam Halkier, Shift Architecture Inc., presented the project to the Panel:

- The FSR of the new proposal is 2.12 consisting of 53 residential units and three commercial units (CRUs).
- The design is based on the original scheme and is three stories at the corner of Bewicke Avenue and West 15th Street rising to four stories as the street falls away
- The entry to the building is situated at Bewicke Avenue and West 15th Street, the highest point of the site.
- The CRUs front Bewicke Avenue facing east. The lower level CRU is envisioned as an open, commercial space, perhaps a coffee shop.
- The proposed building is a little higher than the adjacent three storey townhouses and fronts on to an open space associated with this project.
- As the grade falls away the building is exposed, with retaining walls for ground- oriented units.
- The façade consists mainly of an iridescent charcoal blue brick held up by heavy laminated columns to accentuate the building form. Wood-like soffits add warmth to the building.
- The new design has added height in the living rooms
- Access to the parking is down the lane.
- A ground floor amenity room with kitchen opens up to shared patio space and an community garden in the courtyard.

Jennifer Stamp, Durante Kreuk, described the landscape plan:

- The ground floor units along West 15th Street have direct access from the street and are delineated by a low planter wall and a row of trees.
- Ground covers and evergreens buffer the adjacent site to the west.
- In the outside gathering space adjacent to the amenity room there is a large table for gathering next to a patch of artificial turf which is a small children's play area programmed for younger children, who cannot walk as far to the neighbourhood park.
- There is planting to deal with the grade change. The commercial patio at the south corner is barrier free.

Questions from the Panel included but were not limited to:

- The column in the corner, can you eliminate it by cantilevering the roof over to soften the corner? **A:** It is a wood frame building and would need big cantilevers and siding. Some facades would get extremely deep. Can you actually structurally support that? In my experience it is not very successful. We want to keep the fascias slender.
- **To Staff:** What is the minimum width for parking stalls? **Staff:** 8.2 feet clear of structural columns.
- What is the little space by the amenity room at the south-west corner of the building? **A:** It is open to space below.
- How does a wheelchair person close the front door in adaptable Unit A1? And what is the width of the corridors? **A:** If we wire for automatic openers, our understanding is that we can reduce the latch clearances. The corridors are five feet wide.
- I love that central courtyard; is there any way to pull it out more to the lane for more space? **A:** If the City says we do not need the loading space, we would love to do it.
- Is there a way to pull the amenity room out or put a bay window in to get more light in it? **A:** I think you could but am not sure you'd gain a lot of benefit from that. Right now the loading bay goes to the wall of the amenity space. The volume of the loading spaces restricts it. The lane grading is reasonably complex; so the loading space does not work until we get back in past the line.
- What is the loading space for? **A:** The CRU's.
- It is an inconvenient location for the three CRU's. **A:** We could discuss it with the City.
- There are tiny slot windows in the two stair wells; could more glazing be added? **A:** We have found that introducing light into stairwells they become more pleasant although they are relatively transient spaces. We could certainly look at adding more windows.
- Have you done an elevator study? **A:** You generally need a second elevator around 55 units. This building has only four stories.
- The intent is for a gridded pattern on the façade? **A:** Yes, with a narrow reveal for a contemporary look.
- I love the brick; I am not sure about the soffit. Could you use something that is more honest, as opposed to not-wood that is made to look like wood? **A:** The problem with a transparent stain is that it needs to be re-stained every three years. Hardie only needs to be done every 10 years. We have had success using the Hardie on buildings of this scale and larger. The developer would probably not support the use of wood. Requiring ongoing maintenance is not in the best interest of strata councils.
- What is the use of the space to the west of the building? **A:** It is private open space for the adjacent development.
- Could you soften the architecture on that side? **A:** It might be possible to do something on the northern half of the parkade, but it would take private lawns / planting areas away.
- **To Staff:** There are some really nice planted areas on the east side of the building on Bewicke Avenue; could there be a raingarden there? **Staff:** We have allowed raingardens in the public realm, but no structures. It would depend on the height of the existing sidewalk.
- Have you considered putting a cover over the table in the courtyard for more frequent use? **A:** No. I would be hesitant because the courtyard is quite enclosed and it could crown in on itself.
- Have you considered having gaps in the siding rather than reveals? **A:** That is a more expensive product: \$50 per square foot vs \$18.
- Are you complying with the OCP? **Staff:** The OCP maximum FSR is 2.0 with a bonus of 0.5.

- When you park underground as a commercial visitor, how do you exit? **A:** Up the stairs by the bicycle room and out to the lane.
- Any consideration of plug-ins for e-bikes? **A:** We would absolutely consider it.
- Any consideration for urban agriculture, if you push out the two trees? **A:** Certainly, along the lane.
- What are you working towards for building performance standards, ASHRAE? **Staff:** The guide is ASHRAE 90.1-2010. We are seeing some applications coming in 10-15% better.
- Is there a public art component? **A:** No.
- If we did have that wall east of the stairs, could it be a green wall? **A:** There could be cascading planting. The problem with a green wall off the lane is it is in shade. There is a maintenance issue; we could sprinkle or provide water from above. Perhaps some vine pockets? Stratas have a hard time figuring out how to maintain green walls. I want to be realistic; perhaps vine planting that covering the wall, on a structure that's non-climbable.
- You have mentioned a coffee shop in the CRUs; what would the others be? **A:** Not sure at the moment, maybe professional offices

Comments from the Panel included but were not limited to:

- As the main entrance is being tucked away a little, make sure it is clearly identified for first responders. Make sure the door to the bike storage is really robust. Review the pedestrian access in the commercial parking zone.
- I do not see a storm water management plan in your submission.
- Look at the architectural treatment of the wall facing the green space to the west. There are a lot of break lines; be conscious of where the cold joint is on the concrete to make sure the appearance of wall is pleasing. There are horizontal lines on the land side that would be something to carry around the corner.
- There are high windows in the stairwells; introduce larger windows into the corridor walls to bring in more natural light.
- The shift lap black siding is not in keeping with the rest of the siding; a lighter gray would be better.
- If there is no architectural treatment for the wall on the west side perhaps the landscape component can be pushed further with more varied planting including berry bushes to give back to the neighbour.
- I am concerned about the selection of magnolias for street trees. Could you introduce bigger more robust trees? It would be nice to see some big, healthy street trees.
- Introducing raingardens along Bewicke Avenue would be great; and maybe a second row of smaller flowering trees. Add benches to the streetscape for seniors to rest.
- Use equipment in the play area that does not require offsets perhaps a trike loop? It would be more exciting for the kids.
- The patios in section C have a privacy hedge; maybe use smaller plants to give more light, especially for the deep sunken patio. Those are the only windows these units have.
- I would really like staff to look at the effectiveness of that loading bay. It makes sense for a smaller bay for this type of development. Then the courtyard which is a great design element could be pushed out more towards the lane; get people out there using it. Also with a reduction of the bay, look at possibly extending the amenity room out to the setback. I think it would do a lot for the amenity room.
- If there is something you can do with the fake wood grain that would be great and would show more honesty in materials.
- Public art could become part of the raingardens; maybe not just on Bewicke Avenue? Maybe there is an opportunity with the little entry courts into the residential units, to link some kind of a raingarden through.

- The revised design fits the neighbourhood much better than before. I like the discipline and order of the treatment, roof rhythm really interesting. I think it is an improvement.
- I agree about material honesty. I would encourage you to take a look at the vertical facades. I like the rooflines better. The more livability you can introduce, the better.
- Please have a conversation about public art; maybe it can be incorporated in some way to your advantage. It would be a good give back as well.
- I strongly encourage you to talk to the City about removing the loading bay requirement. It would make that edge way more livable. Give the designers a little more leeway to do something with it.
- I would put as much light into the stairwells as possible. Get people in the stairs and out of the elevators.
- Maybe have a look at the programming of the outdoor space to really suit the demographics. It is all refinement more than anything else.

Presenter's comments:

We always take these comments to heart. We can definitely look at the stairwells. I am 100% in agreement about removing the loading bay. There is an opportunity with this building to move to a real wood soffit, because we do not have the fire situation so we can think about that. We can certainly be careful with the plantings. I thank you for your comments.

It was regularly moved and seconded

BE IT RESOLVED THAT the Advisory Design Panel has reviewed the Rezoning Application for 705-707 West 15th Street and recommends approval, subject to addressing the following issues to the satisfaction of the Development Planner:

- Consideration of public access to the commercial units from the parkade;
- Consideration of the parkade wall treatment along the west and south elevations;
- Consideration of windows to the stairwells to encourage usage;
- Consider rain gardens along the Bewicke Avenue frontage;
- Consideration of a bench along the West 15th Street side as a rest spot for seniors;
- Consideration of both the applicant and staff to remove the loading bay in favor of extending the outdoor amenity area;
- Consideration of more natural façade materials, in particular the soffits;
- Consideration toward public art;

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

Carried Unanimously

8. Other Business

A member asked if it was possible to have the requirements for submission updated to include furniture layouts in residential units so that the Panel could see what furniture would fit in some of the small rooms.

Action: Staff to look at updating the submission requirements to require one sheet showing a typical unit on a larger scale with furniture.

Another member mentioned that it would be good if applications used consistent units of measure. Staff replied that the Zoning Bylaw is written primarily using imperial measurement units although building grades use metric units. It was noted that of three staff memos, one was in metric, two in imperial; consistency would be good.

9. Adjournment

There being no further business, the meeting adjourned at 9:45 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, April 19th, 2017.



Chair