

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, November 16th, 2016**

MINUTES

Present: B. Checkwitch
K. England
J. Geluch
S. Gushe
B. Harrison
P. Maltby

Staff: D. Johnson, Development Planner
S. Kimm-Jones, Committee Clerk
C. Perry, Supervisor, Development Servicing
H. Evans, Planner 1

Guests: 324 Ridgeway Avenue/610 East 3rd Street (Development Permit Application)
Simon Richards, Cornerstone Architecture
Scott Kennedy, Cornerstone Architecture
Andreas Conrad, Cornerstone Architecture
Marlene Messer, PMG Landscape Architects
Yashpal Parmar, Guildford Brook Estates
Alisha Parmar, Guildford Brook Estates

Absent: K. Bracewell, RCMP
A. Man-Bourdon
A. Sehwoerer

The meeting was called to order at 5:35 p.m.

1. Minutes of Meetings of the Advisory Design Panel held October 19th, 2016

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held October 19th, 2016 be adopted.

Carried Unanimously

2. Business Arising

There was a discussion on whether to hold an election to replace the Chair who resigned from the Design Panel effective October 19th. It was agreed that the Vice Chair, Bill Harrison, would chair the remaining three meetings of the current term.

3. Staff Update

D. Johnson reviewed the status of ongoing development projects.

K. England entered the meeting at 5:43 p.m.

4. 324 Ridgeway Avenue / 610 East 3rd Street (Development Permit)

This is a proposal to build ten townhomes in two buildings with five oriented to East 3rd Street and five units to the rear on the lane. Vehicle access will be off rear lane.

Staff asked for Panel's input in accordance with the Moodyville DP Area Guidelines regarding the following aspects of the form and character, and energy conservation for the proposed development:

- a. How can the DPA Guidelines and objectives be best accomplished with the proposed development for entry points and identification of the townhouse units along the rear lane and an enlivened lane?
- b. Are there site plan improvements that could improve the function and circulation of the site? (E.g. driveway, auto courtyard, garbage and recycling, etc.)
- c. Are there comments arising from the review of the landscape plan, pedestrian circulation, and common and private outdoor spaces?
- d. Are there suggestions for designing the best possible interface with the neighbouring property (single family development) to the east?
- e. Are there suggestions for grading, landscaping, and building design along East 3rd Street and Ridgeway Avenue to enhance the quality of the street and the transition from private space into the public realm?

Simon Richards and Scott Kennedy of Cornerstone Architecture, described the project to the Panel:

- The design fits the established zoning envelope with the units stepped to match the grade with stairs from East 3rd Street to the front units.
- The lock-off units have sunken patios.
- The front town home units have roof decks.
- Two large trees on Ridgeway will be retained and will help screen the auto court.
- The rear units face the lane and have sunken patios off the third bedroom.
- Concrete pillars signify the entrances to the townhomes.
- The applicant and the City are discussing lane treatment for pedestrians.
- There will be a 12 foot driveway into the central courtyard / auto-court.
- There will be a wire overhead feature in the auto court on which to train vines.
- Passive house modelling has been done.

Marlene Messer, PMG landscape Architects, reviewed the landscape plan:

- There will be a fence along the east property line and a trellis over the garbage.
- Smaller trees and a low hedge will be used along East 3rd Street so that the view will not be blocked.

Questions from the Panel included but were not limited to:

- What are the trees being retained? **A:** Firs.
- Is there landscaping between the buildings? **A:** Small pockets of drought tolerant plants.
- How is the garbage collected? **A:** The contractor will collect it. It is a compromise.
- What is the overhead wiring system between the two buildings? **A:** A system of squares which is attached to the building.
- What colours are you using? **A:** It is a muted palette with brighter doors as accents.
- What is the wood railing? **A:** A painted aluminum railing that will allude to wood.
- Is it possible to pave the driveway, court and laneway in permeable pavers? **A:** The concrete works better with the slope of the site down to East 3rd Street.
- What is the other option to the recessed terraces along the lane? **A:** Deep window wells; we are trying to balance the bedroom versus the lane. There is a one foot setback for planting in front of the patio.
- What is the screen material? **A:** It is aluminium painted to resemble wood, the same as the guardrails.
- What is the concrete base along Ridgeway Avenue? **A:** It is the additional insulation for the ground level which is exposed at the base.
- Does the turning radius work? **A:** It is larger than we do for Vancouver.
- Have you talked to the neighbours? **A:** They came to the open house and we had a discussion; they seemed fine with the project.
- How did you determine the building grades; did you use a civil engineer? **A:** We talked to the Planning Department re determining the grades. We are using the grades of the existing property, interpolated.
- What is the white box around the PMT? **A:** An eight inch concrete retaining wall.
- What is the storm water management plan? **A:** We will be collecting water and holding it on site. We have an engineering firm who will deal with it.
- What CPTED plan do you have? **A:** There are no issues on East 3rd Street, the courtyard is lit and is overlooked, and the lane will be overlooked.
- I appreciate the passive house modelling; how does Moodyville inform the architecture? **A:** The stepping of the building is to address the impact on the neighbours. We have chosen a modern esthetic. The site is tight with no underground parking. We would have preferred bigger decks. The whole design is informed by the allowable grades and the slope of the property.
- How will you back out of the two westerly garages; it looks difficult? **A:** We are trying to preserve the trees. We could make the garage doors a little wider.
- To staff: Is there a public art component? **Staff:** Probably not.
- Will you be cutting into the roots of the trees you are keeping? **A:** We do not think so. The trees are already in a box.

Comments from the Panel included but were not limited to:

- I have some concerns about the material you are using on the base; it will be seen in the public realm.
- I share the concerns about the tightness in the auto court. I would have fewer units to save the tree. If you took out the tree it would be easier to drive through the space.
- Think about using a wood composite instead of the painted screens.
- It is great you are doing a passive house project.
- The way the roof terminates on the rear building is awkward; do something to make it a little less chunky.

- Thank you for your presentation. It is a tricky site; you have maxed the density. I think you are challenged with so much on the site.
- Passive house is great; thanks for leading the way. I agree that you should introduce something more like wood rather than painted aluminium. There are a lot of guardrails; the horizontal pickets are busy and do not add to your project. Use the vocabulary; use the 'Trespa' product and try to harmonize the guard rails; it is incredibly busy on the laneway.
- The sunken patios on the lane will not get any sun and I do not see them being used; they will be cluttered and shady. I would advocate for adding more life at grade with more planted space, if the lanes are going to be used.
- The laneway between the building and driveway is a tough space. There is very little space at grade for kids. I would try to make the auto court as much like a courtyard as possible. Make it an active courtyard to make it more palatable for people to use. Design for people not cars.
- I find the buttresses supporting the balconies out of character.
- We get dreary winters; I would suggest a brighter colour palette.
- The units on the lane need to be identified from East 3rd Street for first responders. Lock-off units should have their own identity.
- Make the lane a people place by calming traffic.
- The sidewalk on the east side could be wider and more interesting and would give the neighbour more space.
- I think the driveway will be a problem if there is ice.
- Congratulations on the passive design.
- The building turns its back on Ridgeway Avenue; I wonder if there is a way to articulate the entrances to give them their own identity.
- You should have more than one strand in the trellis system over the auto court. Check that the plants will work with it.
- I am surprised there is not more reference to the Moodyville Guidelines to give context to the project within the neighbourhood.
- I have concerns about the lack of useable green space for the north building. The sunken patios will not be used.
- There is maybe too much density on the site.
- You are starting the permeable pavers on the driveway where there is going to be the most torque on the driveway; you should change the configuration.
- I support the architecture; I like the scale and massing. You should reinforce the entry off Ridgeway Avenue.
- The play on the façade and colour mix should be looked at carefully.
- Liveability at grade is an issue; look at the courtyard as a play space to service all the buildings as that is where the kids will play. I encourage you to push out into the lane. In Vancouver lanes have been painted. There is not a lot of open space.
- There could be a lovely seating area under the retained trees which could encourage some community engagement.
- Are there too many units on the site, and would it be more comfortable with one or two fewer units?
- The density on the site is almost uncomfortable but OK. I hope that the affordability benefit of the additional density is passed on to the consumer
- With the density on this sites, the roof decks could be needed

- The importance of 'the story of Moodyville' should be reflected in the comments, e.g. the materiality should reflect the local. And, is this meeting the guidelines for 'innovation'; i.e. through Passive House?
- The proposed overhead wire trellis may prove to a bit impractical and messy.

Presenter's comments:

All great comments. You have mentioned many issues we have struggled with ourselves e.g. the entries on Ridgeway Avenue. We will have another look at it. Re: Moodyville Guidelines, all bays are at the reduced setback and the white area is the 60% to meet the articulation guidelines. There are stairs directly to the street. Roof top decks have to stay back one metre from the roof edge for privacy.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 324 Ridgeway Avenue and 610 East 3rd Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Review of the building materials and introduce a warmer material palette where possible;
- Clarification of the detailing for Unit identification for first responders;
- Confirmation that exterior lighting follows CPTED guidelines;
- Revisit the courtyard design to delineate it as a flex activity-play space encouraging resident participation as opposed to a vehicular-oriented space;
- Exploration of opportunities for benches for a community gathering area under the protected trees;
- Simplification and unification of the guardrail treatment for the whole project; and
- Exploration of further enhanced entries off Ridgeway Avenue with enhanced architectural expression;

The Panel supports the concept of increasing street presence at grade on the lane. The Panel commends the applicant for achieving passive house energy efficiency and wishes to thank the applicant for their innovative approach and presentation.

Carried Unanimously

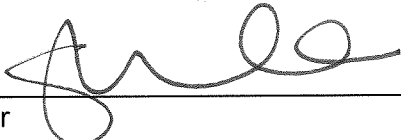
5. Other Business

None.

6. Adjournment

There being no further business, the meeting adjourned at 7:30 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, December 14th, 2016.



Chair