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, September 19th, 2018

M I N U T E S

Present: W. Chong
K. Yushmanova
B. Harrison
N. Petrie
K. Bracewell, RCMP
M. Messer
C. McLeod
J-P. Mahé

Staff: D. Johnson, Development Planner
G. Reyes, Development Technician
M. Friesen, Planner
W. Tse, Planner
R. Fish, Committee Clerk

Guests: 125 East 20th Street (Rezoning Application)
Larry Adams, NSDA Architects
Carlos De Carli, NSDA Architects
Mark van der Zalm, Van der Zalm and Associates
Cormac Linehan, Core Project Management

261-263 West 6th Street (Rezoning Application)
Robert Bradbury, Robert Bradbury Architecture
Randolph Rigets, Karl Wein and Associates
Karl Wein, Karl Wein and Associates

Absent: B. Jones
B. Phillips

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 July 18th, 2018

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held July 18th, 2018 be adopted.

Carried Unanimously

2. Business Arising

None.

3. Staff Update

D. Johnson reviewed the status of ongoing development projects.

4. 125 East 20th Street (Rezoning Application)

The City has received a development application to rezone 125 East 20th Street to permit the development of a six-storey market/non-market apartment building with a total of 85 units. The owner of the property is Vancouver Resource Society (VRS), a non-profit organization that owns and operates housing for persons with disabilities. Of the 85 units, 10 units are proposed to be fully wheelchair accessible with 24-hour support services provided by Vancouver Coastal Health. Rents for these non-market units will be $375 per month or 30% of income, whichever is greater. Additional below-market units are further being offered to existing tenants in the building with lower incomes.

The existing zoning is Medium Density Apartment Residential 1 (RM-1), and the applicant is proposing a Comprehensive Development Zone using the RM-1 zone as the base zone. The OCP designates the subject site as Residential Level 5 (Medium Density), which permits a density of 1.6 Floor Space Ratio (FSR), with an additional maximum bonus density of 1.0 FSR.

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

- Proposed site design, including scale and massing on the western lane, and how the building relates to its neighbours and contexts;
- Quality of the Architectural expression and application of façade materials;
- Opportunities for appropriate activation and landscape transitions at the lanes and street;
- The quality, functionality, and livability of the proposed units and common spaces;
- Access, lighting and sightline responses for CPTED, lane function, and accessibility considerations; and
- Proposed landscape plan, including appropriateness of the landscape design in terms of accessibility and safety, functionality of the outdoor areas, and stormwater management.

Larry Adams, NSDA Architects, described the project to the Panel:

- Rental housing project with 85 units.
- Non-profit organization Vancouver Resource Society (VRS) is providing housing and support to people with disabilities.
- 28 units currently on site, tenant relocation will be part of the project.
- VRS wants to focus on accessibility and affordability.
- Proposing a small condominium of 6 storeys.
- The building is developed in a t-shape to create a book end form at the end of the block and create a street wall and two areas of accessibility off of the lane.
- VRS wants to express that the building is for people that are disabled.
- Creating a semi-public space with benches and a drop off area.
- Mix of 1, 2 and 3 bedrooms, repetitive all the way up.

- Large balconies for usable space.
- Amenity room and office space for VRS plus a guest suite on the main floor.
- Targeting Step 3 of the code.
- Double glazed vinyl windows.
- Trying to deal with simplicity in the architecture.
- Solid building that is reflective of the neighbourhood.
- Proposing a variety of cementitious composite panels.
- Maintenance free building.
- Large soffit on the roof is a warm, wood grain finish.

Mark Van der Zalm, Van der Zalm and Associates, reviewed the landscape plan:

- Sense of grass boulevard and street trees with a fully established landscape.
- Welcoming access point and 100% accessibility.
- More of a statement with a covered space above the door.
- Accessible route around the perimeter of the building, zero barrier.
- Textural palette.
- Pavers are tonal with colour variation and long so there's less rumbling if you're in a chair.
- Seasonal variety in the plants and changing colours.
- Amenity space is an outdoor response to what's happening inside the building.
- There is a harvest table to encourage a sense of community.
- Therapeutic horticulture, easy to access the soil.
- Open lawn space that is very basic and easily accessible.
- Custom wood bench element with variation to lay and sit.
- The laneway access where building is higher than the laneway will feel like a garden. Looking out window into garden space there will be river rock, boulders and tree plantings.
- At the entry along East 20th, there is planting, a sidewalk and opportunities for people to sit with a separate garden space before the residential units.
- Support bird habitat and pollination integrated with a plant palette that has seasonal interest.

Questions from the Panel included but were not limited to:

- Can you clarify where there is timber fencing versus mental fencing? **A:** Along the laneway there is a wood fence and guardrail that is metal in nature, there is a timber fence along the east side.
- Can you speak more about rock garden, is the soil shallow? **A:** There are planting pockets for the trees and there is plenty of soil volume where the trees are.
- Are you thinking of providing access to units from the lane? **A:** The grades make it difficult, there's a concern from VRS for security control of access.
- What is the width of the planter on the east edge of the property? **A:** Approximately between .5 and full metre.
- Have you considered trades vehicle access with the visitor parking clearance? **A:** The height would be 2.3 metres clear, we have to have access for disabled vans to get in. Underground visitor parking could accommodate it.
- Can you clarify the fence material on the north and west side is steel and south is wood? **A:** Yes.

- What is the rationale to not have it as one element? **A:** It's due to the significance of the grade change, towards the street you would look through the guardrail to look into the garden. It's for the residents perspective and viewpoints.
- What is the thought process with roofline being continuous? **A:** We wanted a large roof and we would have to clip the roof off. We explored raising it and dropping it down and looked at the neighbourhood and buildings that are similar.
- In terms of heating and cooling, with a hydronic cooling system, what are you doing to cool the building, there's little shade on the project? **A:** The amenity area would be cool. We can have limited cooling in the building with ducting, no other cooling component besides this.
- Have you looked at passive cooling options? **A:** We will look at this.
- Do the accessibility circuits need to be clear of fixtures in the room? **A:** They should be. We have two types of units, accessible and adaptable.
- Can you assure us that the detailing; how the panels work, the ins and outs and how it all interfaces, that there will be interest, careful detailing and simplicity? **A:** Our intent is that it will be crisp detail. That's the thing were aiming for. Detailing will be critical due to size.
- Is there any possibility for more design into the balconies to be more artful? **A:** Yes, we will consider this.
- Can the trees along 20th be bumped up a bit in size and caliper to break up the façade? **A:** Yes, we have room for that.
- What are the expectations in height, density and growth for #13 plant? **A:** 18 inches.
- What materials or treatment on the rear and side lanes along walls are you using to defer graffiti? **A:** Anti-graffiti coating on the paint.
- So, you're looking at a removal deterrent? **A:** Yes, but we looked at putting texture on the concrete, its harder to get graffiti off of this.
- Is there a place for the tools for gardening? **A:** We are looking at placing a shed.
- The east side planters, is that inside? **A:** Yes, a metre total.
- Is it possible to use aluminum? **A:** We can look at those in constrained planting locations.
- How wide are the planters in front? **A:** They vary, up to 2 metres.
- Is it possible to get cues from the soft and hard landscaping for texture, colour and variety into the expression of the building? Is there a way to punch it a bit more? **A:** Yes, we can look at this. We have looked at textured panels on the top and ground floor.
- Is there another way to break up the façade as it's very vertical? **A:** We looked at this but we chose to keep it vertical. We can look at this.
- Is there an opportunity for glazing in the storage rooms on the back and in the corners? **A:** We could, there may be some concerns with CPTED.
- Can you soften the wall and add light into those spaces? **A:** Yes, we will look into it.
- Where the corridors meet at the T, can you bring natural light into it from the stair ends? **A:** We felt we would put windows into the stairwells and not corridor.

Comments from the Panel included but were not limited to:

- The project is in its intent to be efficient and clean, but looks very cold. It needs a cue that says 'home'. Missing that home quality, gathering space, welcoming lobby. Everything is subdued, no playfulness. Needs a whimsical piece to make it feel less institutional. One fun detail. Craving a piece of something to distinct it from social housing to becoming a home.

- The project is approached from an inward orientation. It needs to look out to the surroundings a bit more to look out to the context. The project should connect this population to the community.
- The north-south lane is a missed opportunity for something to happen there.
- Having access from the lane to the units would activate it and break it up a bit. If not possible, consider other options. The condition of the concrete wall and fence is prison like, very enclosed.
- Be more generous with the space and access around the harvest table.
- Add more plots for gardening.
- The rock garden has issues, that side needs some more design and warmth.
- Encouraged to consider introducing other materials in the entry area.
- Consider splashes of colour and a less vertical, more haphazard design, wooden features on balconies, add warmth.
- The north-south building could have a certain texture and the east-west have a certain texture. Play with some of the mass.
- Keep the fence around the building the same in the purest sense, running a steel picket fence would help keep it transparent the whole way.
- Consider passive shading solutions, taller trees that are more spread out.
- Look for a low thermal transference attachment option for the cladding, different fasteners.
- The west facing, large tall planter, step it back to create a visual line.
- Applaud accessibility and like the cleanliness of the project.
- Go with a smaller cobble within a pre-cast cap for the pavers, this will be much simpler and cleaner with more room to plant.
- Increase the caliper of the trees along the edges.
- Consider the conditions on both edges, how they meet the lanes and how the building lands at those edges.
- Stick with the plan for the gardens being low, if they are higher or denser, you eliminate a clear line of sight and movement predictors.
- Ensure you use treatments to deter graffiti.
- Ensure there is a robust door on the bike storage lockers.
- Would like to see more soil volume for plants, different materials for more soil.
- You could delete one and make another one bigger, creating a wider planter space.
- Consider more colours on the face of the building.
- Bring daylight into the hallways, a zippered piece of glass from the entrance level, where the two hallways intersect at the elevator.
- Look at getting natural light into the spaces below grade, more friendly and usable and welcoming, maybe with translucent safety glass.
- Batter the walls in the lane up to the window sill to give more interest.
- There's an opportunity for materials to engage each other.
- The roof and projection need more punch, maybe deeper or thicker.

Presenter's comments:

Thank you for all the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 125 East 20th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Encouraged to vary the singular, institutional expression of the current massing to be more welcoming and create a sense of home for its residents;
- Improve the visual and physical integration with the surrounding community;
- Consider introducing more colour and texture to break up the rigid façades, particularly at the intersection of the two elements running north-south and east-west;
- Introduce playfulness into the overall expression to reduce the massing;
- Consider the potential for access to the units from the north-south lane;
- Consider how the vertical edges meet the two lanes and consider the use of battered walls;
- Ensure consistency in the overall perimeter fencing;
- Consider bringing daylight into the long corridors, at the two intersecting corridors and at the elevators;
- Consider the use of glazing to emit natural light into the storage and bike storage areas;
- Maintain low landscaping with respect to CPTED considerations;
- Introduce more planting into the landscape with less block work;
- Increase the caliper of the street trees on 20th Street;
- Allow for more soil volume in the planters;
- Consider appropriate treatment of the low exterior walls to deter graffiti; and
- Consider the integration of the passive solar shading to reduce heat loads on the building.

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

Carried Unanimously

5. 261-263 West 6th Street (Rezoning Application)

The application is seeking to rezone the 6,002 square foot lot (120'x50') from the current RT-1 (Two-Unit Residential 1) Zone to a Comprehensive Zone to permit a triplex form of development.

The site is designated Residential Level 3 (FSR not to exceed 0.75 times the lot area) in the Official Community Plan. The site is located in the Ottawa Gardens Heritage Conservation Area which only permits 0.6 FSR above grade per site. The subject site currently consists of a duplex of minimal historical significance.

Staff would be interested in the Panel's input regarding the following:

- The proposed site design including: massing, grading, relationship between dwelling units and the garage, entrance locations and treatments, and any potential CPTED concerns;

- Architectural style and its consistency, the application of façade materials, the proposed colour pallet, and the livability of the units and bedrooms; and
- The proposed landscape plan, including appropriateness in relation to the Ottawa Gardens guidelines, transitions from private to public, and the planting plan.

Robert Bradbury, Robert Bradbury Architecture, described the project to the Panel:

- Our goal is for the project to appear like a single family house.
- At the back of the property there is a provision for 4 parking spots to lessen the impact of parking on the streets.
- There is a rooftop deck at the rear.
- We stepped the decks back from the edge to consider oversight.
- We are working with heritage colours and stone work, natural looking materials and traditional details.
- We believe we have been successful in hiding some of the massing.

Questions from the Panel included but were not limited to:

- What is the reasoning behind pathway? **A:** We did not want to create the impression that there are three entrances.
- Is it easy to see which unit is where and signage? **A:** Yes, they are individually addressed from the street.
- What is the step change and grade? **A:** 3 or 4 feet.
- What happens behind existing hedges? **A:** There is a rain garden, the planting from front slip is not high. You can still see into it.
- What is the height of the stairs? **A:** 12 steps down each side of the building.
- What are you doing with the lighting treatment down the walkway to the rear units? **A:** There will be lighting at the entries and low level along the length of the path. Same for garage area.
- Will the rainwater filtration system be sufficient? **A:** Yes, with a retention tank and filtration.
- What kind of moisture management system and insulation are you using and how are you managing this? Have you explored the skirt roofs and how to keep moisture from getting into floors below? **A:** We can revisit this.
- You indicate an air change of 2.5, what system will you use to achieve that? **A:** Not sure yet, we are working with an energy consultant.
- How will you split 4 parking spots among 3 units? **A:** It will have to be worked out.
- Is there privacy separation between the two rooftop patios? **A:** There's some planting and a fin wall. We are still working on the detail for this. It will probably be frosted glass; solid below and frosted above.
- To staff: how do the heritage guidelines relate to the landscape? **A:** The boulevard treatment is a consistent treatment from one house to next. Wanted to have a planted boulevard that presents a sense of care to street.
- Can you tell us anything about the type of plant material or trees? **A:** A lot of houses used traditional English landscape vernacular. We were encouraged by HAC to do more from that era and will work with the landscape architect.
- Are there any existing trees that are being taken out? **A:** No.
- To staff: what is the max building height for the property? **A:** 33ft.
- Are the units for rent or sale? **A:** Sale.

- Why have you chosen fake materials as opposed to real wood shingles? **A:** Those decisions are maintenance driven and under request of client for a lower maintenance finish because it's more marketable.
- Could you work with WoodWorks BC to find an appropriate finish for using real wood? **A:** Yes.
- You are packing a lot of room into the 3 units, are there one too many bedrooms? On upper floor, two of the bedrooms look really small. **A:** They are compact but well thought out. We are constrained by the size of the site, zoning and marketing.
- What led you to put two side by sides at the back and single unit at the front? **A:** The spectacular view on the second floor to downtown, we want to give two units the view instead of one. We also wanted to create secondary outdoor space at the back. We didn't want to create vision of a duplex, it's easier to achieve this keeping a front single unit.
- Staff: if you connect the garage to the house it would be counted as floor area.

Comments from the Panel included but were not limited to:

- For the front elevation of the building, it would be better if the windows were all the same, there needs to be more consistency with the windows and doors.
- Unit identification is important for first responders.
- Ensure the lighting at nighttime is adequate on a motion detector with territoriality.
- Detail refinement, colour, light and livability issues need to be addressed.
- Liveable landscape application; make sure it works and is sustainable, irrigated.
- Bring more light from the south face into the front unit.
- Stormwater management is important, it's trapped between retaining walls.
- There's an issue with how the composition of the building came into form. It seems haphazard from the front elevation to the rear and side elevations.
- The colour palette seems haphazard.
- The side entries have a retaining wall going through, there's no discussion on what the fence will be to the neighbours. No materiality to that yet.
- The grade changes quite a bit, 12 steps are not graceful. Spread out the treads.
- Is this building trying to fit in or be contextually supportive to Ottawa Gardens?
- The roofs can be clarified more. Simplify from the front elevation to the rear to make it a more coherent project.
- The landscape architect needs to have more fun with the project. It needs more varied planting, it is very reserved and low maintenance. Encouraged to explore the garden area more.
- Not sure why the front hedge is maintained, would like to see some front street trees. The front garden could use a different paving material.
- The useable paved spaces can turn into a lawn and lushly planted garden. Bring the old established look back.
- There needs to be more variety and playfulness to the landscaping, make it more like a garden.
- There's a difficulty with the overall massing, there should be two units in the front with a unit in the back.
- Max out the volume of the unit sizes but instill livability inside the units.
- Recommend going to more natural materials like wood, talk to WoodWorks BC.
- Contextual fit means making it look like it's always been there.
- The landscape drawings should have everything outlined and show trees in the elevations.

Presenter's comments:

- Thank you for all the comments, we will take them into consideration.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 261-263 West 6th Street and does not recommend approval of the submission pending resolution of the issues listed below:

- Further design exploration and resolution of the differing architectural language from the front façade to the sides and the rear;
- Further explore the interface from this project to neighbouring houses, especially with respect to the fencing;
- Consider simplifying the roofscape overall;
- Further explore the colour palette and materiality of the project;
- Review the entry sequencing to the three units;
- Consider expressing a 'craftsman style' front porch in keeping with the current design direction, including horizontal surfaces;
- Further the design development of the side yards for a more graceful transition in the stepping from the front to rear lane;
- Consider ways to bring more sunlight into the north unit;
- Simplify the overall planning and building perimetre on all levels in the development of the overall form;
- Ensure that individual units are clearly identified for first responders including the lighting of pathways;
- Provide a clearly defined stormwater management plan for this site;
- Provide a landscaping approach that is more playful, simplified and consistent with the Ottawa Gardens landscaping;
- Consider replacing the front hedge with street trees in keeping with the Ottawa Gardens streetscaping;
- Encourage more variety in the planting and paving materials; and
- Simplify the layout of the front lawn landscaping.

AND THAT the Panel looks forward to reviewing the applicant's response at a future meeting.

Carried
6 in favour
2 against

6. Discussion

The Panel discussed the Submission and Presentation Guidelines Checklist.

7. Adjournment

There being no further business, the meeting adjourned at 8:40 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, October 17th, 2018.

Chair