

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, January 17th, 2018**

MINUTES

- Present:** J.P. Mahé
P. Maltby
A. Man-Bourdon
K. Bracewell, RCMP
B. Checkwitch
B. Harrison
K. Yushmanova
B. Phillips
- Staff:** D. Johnson, Development Planner
M. Friesen, Planner 1
B. Hurley, Planner 1
J. Braithwaite, Development Technician 2
R. Fish, Committee Clerk
- Guests:** 549 – 557 East 3rd Street (Development Permit Application)
Bri Pigeau, Formwerks Boutique Properties Ltd.
Lyle Richards, Formwerks Boutique Properties Ltd.
Michael Scantland, Formwerks Architectural Inc.
Julie Schultz, Formwerks Architectural Inc.
Alyssa Semczyszyn, Jonathan Losee Ltd.
- 173 – 177 West 6th Street (Rezoning Application)
Foad Rafii, Rafii Architects Inc.
Hassan Moayeri, Rafii Architects Inc.
Mahmood (Michael) Saii, Owner
David Rose, PD Group Landscape Architecture Ltd.
- Absent:** J. Geluch
-

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 December 13th

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held December 13th be adopted.

Carried Unanimously

2. Business Arising

None.

3. Staff Update

D. Johnson reviewed the status of ongoing development projects.

The Panel thanked Colleen Perry for her years of service with the City of North Vancouver and her contributions to the Advisory Design Panel.

4. 549 – 557 East 3rd Street (Development Permit Application)

This application is for a development permit under the East 3rd Street Area (Moodyville) DPA Guidelines. The proposed design is for a 4 storey set of 24 stacked townhouse units across 4 buildings, including 8 required live-work frontages facing E 3rd St and 2 accessory lock-off units facing the lane. The buildings have peaked roofs with no rooftop deck and a shared access courtyard. The building will have 36 underground parking stalls (including 5 visitor stalls). The proposal intends to fully pursue LEED® Gold Certification, as well as, 15% better than ASHRAE 90.1-2010.

This is the second appearance of this application for the Panels review. The first was back on September 6, 2017 where the Panel made the following resolution:

THAT the Advisory Design Panel has reviewed the Rezoning Application for 549 – 557 E 3rd Street and does not recommend approval of the submission pending resolution of the issues listed below:

- Consider a bolder contrast and treatment of facades as well as a bolder contrast between the industrial and residential character;
- Examine the potential to develop the design for the central courtyard to be a more flexible gathering space;
- Address the liveability of the suites, specifically with the depth of the light wells and general accessibility of adaptable units. Explore the potential for step planters at the light wells. Explore the introduction of an elevator so the parking can be accessed by mobility-challenged residents;
- Consider the overall liveability of spaces within the development in regards to the number of units on site. Less units would make the space larger and more liveable;
- Reduce division between courtyard spaces to encourage usage of the courtyard;
- Modulation and articulation of the east and west facades, particularly at the Ridgeway elevation;
- Encourage a more commercial expression of the ground floor live-work units at the intersection on Ridgeway and 3rd to support the intent of the Moodyville design guidelines;
- Address the number of storage units in the garage relative to the number of units;
- Consider that the depth of the patios should be greater than 6ft to make them usable;
- Ensure adequate room both inside and outside of the building for the mechanical equipment necessary to achieve LEED Gold Certification;
- Consider the potential addition of electrical outlets for e-bike storage; and
- Encouraged to consider better alternatives to the black vinyl soffit.

Carried Unanimously

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

- Effectiveness of design responses to the September 6th 2017 Resolutions of the ADP;
- Design, massing façade, and architectural vernacular of the buildings as they respond to and potentially impact East 3rd Street, Ridgeway Avenue, the rear lane, neighbours, and the internal courtyard;
- The function, frontage, and access of the Live-Work units as they relate to E 3rd Street and act as part of a future Moodyville Neighbourhood Centre;
- Quality and overall cohesiveness of the landscape plan, pedestrian circulation, as well as transitions between common and private outdoor spaces; and
- Quality of livability and CPTED responses for the stacked townhouses and associated accessory lock-off units in this proposal

Staff asked the Panel for feedback on how well the applicant responded to the September 6th motion and if the changes introduce additional comments.

Michael Scantland, Formwerks Architectural Inc., reviewed the response to the resolution:

- There are lights overtop of the doors.
- We brought the main floor closer to at grade level.
- Increased the window size of the commercial storefront aspect of the design.
- We lent from the shipyard development at Lonsdale Quay.
- Wrapped the window around the corner onto Ridgeway.
- On Ridgeway, we have reduced the massing on the east façade the building 2 by recessing the southern portion of the east façade.
- Introduced a landscape trellis element, an artistic metal trellis where soft landscaping can climb.
- Trellis is inspired by the shipyard dry-dock.
- The light wells along 3rd Street are on the east/west side of each building to facilitate larger, taller windows to increase the livability of suites.
- Improved on the design of the sunken suites and furniture placement in the suites.
- Along the lane, we pushed the buildings down to create a more accessible entrance to the rear units.
- We have increased the space in the parkade.
- Delineated the parking stalls for bike parking.

Alyssa Semczyszyn, Jonathan Losee Ltd., reviewed the landscape plan:

- We increased the size and flexibility of the courtyard, changed the layout of the playground for continuous flow, pulled back the walls and created a seating element.
- We have added metal frame planters for more planting space to open the courtyard.
- Made stoops as semi-private semi-public for more access to courtyard as well, and opportunity for spontaneous interactions.
- Maintained main entrance trellis to provide community spaces at the entrances.
- Ridgeway side has more community garden planting, edible landscaping, and edible vines over the trellis structure that don't require much maintenance.
- Looked at how to bring out some trees in the back lane, we will develop with the people across the street. There is space to pull out and create seating and bring two trees and maintain passing areas that we require per the guidelines.

Questions from the Panel included but were not limited to:

- For first responders coming to the scene, how will they know where everything is? Are the unit numbers identified? **A:** There will be an annunciator panel off 3rd as the primary response point. Secondary is off Ridgeway at the entry to the courtyard.
- Are they clearly able to go find where a unit is? **A:** Yes.
- Is there a FOB gate for the access to the stairs out of the parking lot? **A:** Yes.
- Is the door at the bottom locked? **A:** Yes, but exiting it wont be.
- The garbage room is in the middle of building, how is that handled, does someone take it out to the laneway or do garbage people come in? **A:** Yes, there will be a pull out service out to the lane managed by the strata.
- For the accessible units, how does someone who is handicap get to the parking garage? **A:** They are adaptable units, not accessible. We do not have a lift into the parkade. We will follow the BC Building Code for provisions for getting to that level.
- Drawing 2.17 shows directional lights at the roof peaks, why are they there? **A:** They are based on our design character from the cannery style that we pulled from the Lonsdale Quay area.
- Are they functioning? **A:** Yes.
- What pattern will colour #7 be? **A:** Horizontal siding.
- Do you plan to provide closets and room for dressers in the suites? **A:** Yes, you can fit dressers. We will provide organizing systems in the closets. There are storage units (6 units) and some in the parkade.
- What type of person do you envision using the live/work component? **A:** Possibly a male technician or stay at home mom that is a hairdresser, massage therapist etc.
- The changes made in the front façade are quite visible. At the side, facades and ends of the units there are some fair sized walls that are one single pane, how could you break it up? **A:** We pushed it back a bit to reduce massing. It is reflective of the canary style, which is a plain façade with a window in it. This was our design intent.
- In the play area there is a large rectangle, what is this? **A:** That is a playhouse.
- Is there a guardrail and landscaping behind this? **A:** Yes.
- The edge condition on L1 on 3rd, is this the final location of the curb? **A:** No, it will likely be further south, could be 2.5 to 3 meters. Ridgeway will have five lanes of traffic and bike lanes on the boulevard. One option could be to drop the bike lanes down at the start of the project; it can move over by about half. We could get a condition of no trees and just a sidewalk but we would like to place streetlights and street trees in that place.
- Final condition – light
- The units on the north side, do you enter those units off Ridgeway or 3rd Street? **A:** Ridgeway is the main entry based on convenience.
- Do you have an example with the curb moved southward? **A:** This is the most recent we have. It will change once we put the full cross section in
- Do you see this as detrimental? **A:** No, that is why we moved the light wells and have been able to add planting. These are supposed to be live/work frontages.
- On the ground level plan A101, the light wells have moved to the sides, does each unit have a room with a couple light wells? **A:** The ones further south are not as deep.
- In the courtyard, the units on the south side, are those light wells deep? Would you terrace them? **A:** Yes if necessary.
- You have handicap suites with parking stalls and no way for vertical transportation, are they adaptable or accessible? **A:** Adaptable level 2, they have to be upheld for the function of the guidelines in the BC Building Code, it makes it easier for people to convert the units to accessible. The primary concerns are with access entry and wheelchair turnaround in the bathrooms. There is no legal code that requires us to address the issue. To get 6% grade ramping takes up a bunch of space when going up 5ft.

- Adaptable Level 2 doesn't include wheelchairs? **A:** It can mean wheelchairs. There is a requirement for a number of wheelchair accessible parking stalls per adaptable units. The usual function is that there is a central core elevator for a kind of unit that is not a townhouse.
- Would you be prepared to explore an elevator or ramp? **A:** Cannot comment on that.
- To staff: what is the minimum size of a livable lock off unit? **A:** 250 sq. ft.
- Have you done secondary suites before? **A:** The firm has.
- Are they livable? **A:** Cannot comment on that.

Comments from the Panel included but were not limited to:

- Have a clearly defined unit layout for first responders.
- Both stairwells turn to a dead end that are covered and out of sight areas that are a haven for criminal activity. Have a good lighting treatment and parabolic mirrors.
- A central elevator and stair between the parkade and main level courtyard would be a real plus and improve desirability.
- Between the stairs that come up, they should have secure vestibules at the top.
- With the rain, the elevations and peak roofs could become a maintenance issue.
- I like the project but there are challenges around livability.
- There needs to be entry definition to all the units from the courtyard, lane and side.
- Do not overplant it as it will get closed in quick.
- At Ridgeway, extend the paving through the boulevard to give it more announcement.
- Consider the possibility for raised garden plots to encourage public engagement.
- Bring down the corrugated metal into the public realm.
- For the final edge condition along 3rd, at minimum, put street trees even if they are in tree grates. It's important for buffering between traffic to soften it a little.
- If there are no power lines on Ridgeway, use larger more pronounced street trees.
- Appreciate the small lock off units for affordability. While they are small, they provide a niche that is needed right now.
- Adding an elevator to a small project is a huge cost for a very small number of units. Encourage you to explore more affordable options to incorporate that
- Take two parking stalls and make them handicap stalls. If the building is accessible, then every aspect of it has to be accessible according to BC Building Code.
- You have done a good job of varying the live/work storefront windows.
- Be more playful with the windows in the rest of the project. Have some rooms with larger windows and others can be smaller where the bathrooms are.

Presenter's comments:

Thank you for all the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 549 – 557 East 3rd Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Ensure clear unit identification;
- Ensure there is a well lit landscape plan;
- Consider the visual accessibility of stairwells, including the use of parabolic mirrors where required;
- Ensure the landscape is not overplanted in relation to CPTED concerns;

- Explore opportunities for raised planters along Ridgeway in both the side yard and the public realm, along with edible shrubs and/or planting in the planters;
- Investigate the possibility for larger street trees along Ridgeway if allowed by the power lines;
- Consider the design possibilities for introducing an elevator or central staircase;
- Further investigate a more expressive entry definition into the courtyard to the curbed edge;
- Explore opportunities for the facades to be more playful with window placements; and
- Consider reviewing the size of the living rooms and kitchens in some of the units to take into account daily storage needs.

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

Carried Unanimously

5. 173 – 177 West 6th Street (Rezoning Application)

The City has received a development application to rezone 173-177 West 6th Street to support a 48 residential unit, 6 storey, rental, townhome and apartment building. Parking for the development is located underground and is accessible off the lane. The site is located on the southeast corner of Chesterfield Avenue and West 6th Street, and is one block west of Lonsdale Avenue. The site is well connected to public transit, active transportation routes, commercial areas, park space, and public services and amenities. The base zone for the proposal is Medium Density Apartment Residential 2 (RM-2). The development is being led by Hassan Moayeri of Rafii Architects.

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

- The proposed site design including building height, potential CPTED concerns, and the delineation of space between private areas and common area;
- Architectural style, the application of façade materials, and the proposed colour pallet; and
- The proposed landscape plan including the retention of pre-existing vegetation, the delineation of space and the relation to the public realm, the feasibility of the proposed garden area, and the planting plan.

Foad Rafii, Rafii Architects Inc., described the project to the Panel:

- We have stayed within the OCP for rental buildings.
- The entry to the main lobby is off the 2nd floor.
- We have tried to maintain a street presence with the doors of the townhouses.
- Along chesterfield there are two-storey townhouses.
- We have an issue with the location of the transformer from BC hydro, we have landscaped around it and tried to resolve this but it may now be at the north east side of the project. If this happens we will lose one corner of the parking for the transformer.
- We only need a couple of visitor parking stalls.
- We provided a bigger gap from the neighbor to maintain privacy and bring in sunlight.
- Parking entrance is accessed from the south from the lane.
- Good variety of studio and two bedroom suites.
- Top floor is set back to reduce massing.
- On roof we are proposing to use different coloured gravel to create a pattern.
- There is a two full storey slope down from north to south across the site.

David Rose, PD Group Landscape Architecture Ltd., reviewed the landscape plan:

- There are street trees on Chesterfield and West 6th.
- There is a transition from public to private with planting and planters with formal hedging.
- At grade, there are steps down into the patios on the north end of building.
- The south end has a small amenity space with seating with plenty of sunlight.
- The east side has patios with a screen via a hedge and a community garden.
- The north side has steps up to the podium.
- There is space for casual seating, moveable seating and umbrellas.
- We have planned for the potential use of part of the building for an art gallery which will be accessible via the amenity space.
- There is handicap ramp access to the front lobby.

Questions from the Panel included but were not limited to:

- The address is 6th street? **A:** Yes.
- How do you access the units on Chesterfield? **A:** The townhouses have direct access form Chesterfield.
- The lower units from the back go from the main entrance and down? **A:** Yes, every other suite has access form the courtyard.
- Is the bike lock and storage is external? **A:** Yes.
- What access does the community garden have? **A:** It can be accessed at the south end and the stairs which will connect with the garage and will have direct linkage to patios of the adjoining units.
- Can you speak to the large dark concrete panels on the townhomes? **A:** It's just a design feature to create variety.
- On the fifth floor, the top floor, are the openings in the roof to let sunlight through? **A:** Yes.
- The bands of the corrugated metal is being attached to concrete behind? **A:** No, it is a wall with insulation and this is used as cladding in front.
- The patios have a dark band around it, is that painted? **A:** Yes, the darker colour lasts longer through weather.
- What material are the dark features at the parkade entry? **A:** Painted concrete.
- What is the rationale for the stepped down patio space? **A:** We tried to adjust the elevation difference with the patios so that none are too deep into the ground.
- Is there only mechanical access to the roof? **A:** Yes, no public access.
- Do you see the community garden being used by all residents? **A:** Yes, that's the intention. There is flexibility in that. If there is a lack of interest, we will turn it into planting beds.
- Along the Chesterfield edge, is there a possibility to bring planting along that? **A:** We haven't considered this.
- What are you doing to mitigate the condition at east neighbouring wall? **A:** We have put a pattern on it, an architectural coding on the wall.
- What is the treatment for the grey concrete walls? **A:** Antiquated pattern, we will have trailing plants planted at the top of the wall.
- Do you have civil drawings or a civil engineer? Is there an opportunity for rain gardens? **A:** We don't have this yet.
- To staff: can there be an opportunity for rain gardens? **A:** Yes, there is a requirement for a civil engineer, will make note of this.
- Is there an opportunity for extending planting into the proposed lawn areas? **A:** Yes.
- What are the existing trees on site and what is the tree management plan? **A:** There are not any trees left on the site, the existing trees were on city property. Some are more like large shrubs and completely block the light so we didn't want to keep them.
- Staff: staff hasn't reviewed the exiting trees on site but we can look at this.

- What is the soffit material? **A:** We haven't decided yet, most likely a cementitious kind of paint.
- The buildings relationship to neighbouring buildings is not in the package? **A:** No.
- Does the city have any problem with proposed setbacks? **A:** We're looking at this but don't feel they are different from developments coming forward. There is a setback with the extra garden space. Drawing 005 shows the character of the other buildings
- Is there a way to bring the trellis pattern and angled roof elsewhere to unify what happens below the roofline and at the top of townhouse units? **A:** We can look into it.
- For the wall against the east property, is there an opportunity to bring some light in, for example, glass block into bike storage or at end of the aisle way? **A:** Yes, we can look into this.
- On the south elevation, is there an opportunity to bring natural light into the garbage and recycling rooms? **A:** The overhead door could be glazed with obscured glass.
- 6th street has two small patios; could you take the stairwell and move it to the property line for a more useful courtyard relating to the amenity space? **A:** Yes, this is possible but the difference between the level and courtyard and suite would be too high of a retaining wall.
- Can you figure something out with the terracing? **A:** The two surfaces on either side of the stairs going down are close in elevation; the other stairs go right down to the basement level.
- Instead of these two levels being close to each other, can the corner one be more relating to the amenity room? **A:** That's where we were talking to the gallery location. We are more than willing to work with the City about the grading of the area. The stairs are on the property line that drops from upper level down to that rooftop of the gallery space.
- On the roof there are three colours of gravel, is there an opportunity to green that up? **A:** We don't want that on a wood frame roof, we have been advised against this so we have not done that.

Comments from the Panel included but were not limited to:

- For the entrances off Chesterfield, make sure first responders know where the entrances are. They need to know if they are going downstairs or around the corner.
- Make sure you have a good lighting treatment for the visitor parking and bike storage that is covered.
- The north stairs in the center of the building going down to carpark, the stairs don't continue down to it. It would be convenient if it did.
- Encourage to look at things like storage closets and fitting dressers in suites.
- The façade treatment is great. Be critical of the details and follow through with the cleanliness of the details in the rendering.
- You made provisions for a potential art gallery, maybe integrate some public art.
- The design is good. The high contrast pops well.
- The corrugated panel material is foreign to the rest of the design. A lot will be in the details.
- Play with the rooftop gravel patterning to make it more interesting.
- The layout of the community gardens has limited space to determine who manages what parts of it.
- There is an opportunity along the Chesterfield edge to engage the public.
- Pay attention to the soffit façade on Chesterfield and the lane.
- Longer sections to understand the complexity of the site and neighbourhood would have been helpful.
- Concern about the wall to the east, it needs further design development. The relationship needs to be softened.
- Revisit the condition at the lane to make it a bit friendlier in scale.

- Appreciate dark grooved concrete with stripe of orange and would like to see this continue into the landscape or entry markers to pull it through.
- There is an opportunity to save some trees on the city property and incorporate it into the planting.
- Need civil drawings and an incorporation of rain gardens or seating.
- Seating needs to be incorporated in the community garden.
- Revisit the flower garden at the lane, think of what can happen in that area, maybe a play area.
- Encouraged to bring more natural light into the parkade and recycling room.
- Bike lockers facing the south is an idea to look into.
- Consider a wider door into the recycling room.
- The art gallery elevation is only 8ft; get the outdoor patio more a part of the amenity room rather than a way out of the room.
- The coloured gravel should be part of the material board.
- A couple of elements on the roofscape is the broad cantilever and open latticework on the North West side. I encourage you to get that theme elsewhere in the project, maybe on the east side of the upper roof – not everywhere.
- Look at fry reglet and how to use it in different ways.
- For the vertical corrugated metal, suggest using a lighter painted colour. It would address the fact that it seems foreign.
- Soffit is important, encourage you to use high quality or interesting material for the soffit or tie together all the roofs with similar form and character.
- The trellised structure on the one roof is very successful.
- Lighting the orange elements is a great idea.

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 173 – 177 West 6th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Ensure clear identification of the units with entries into basements;
- Ensure adequate lighting at the bicycle storage;
- Ensure that the detailing of the façade is as refined as the rest of the building design, particularly at the cement fibre panels and intersections between materials;
- Explore further design of the vertical corrugated panel with colour and materials;
- Further design development of the rooftop pattern while tying together the roof material with the rest of the building;
- Further design development of the upper roof and overhangs, while exploring a more uniformed form and character and continuation of the trellis roof over the entire roof;
- Pay specific attention to the soffit material, ensuring a high quality or interesting material for that surface;
- Consider landscape features that pick up on the strong architectural element of the vertical concrete;
- Explore retention of the trees on the City property if there are any;
- Use the shrubs and ground covers for the offsite landscaped areas instead of lawn as the properties along Chesterfield to the north;
- Incorporate rain gardens and consider the possibility of additional trees on the offsite;

- Further development of the flower garden on the upper deck and consider the possibility of a small play area;
- Explore the idea of public art especially at the 6th street corner;
- Consider equally spacing the community garden;
- Further development and programming of the urban agriculture;
- Consider the use of artificial turf on the north side.
- Consider further articulation of the entry gates and more design development around the delineation between public and private;
- Explore the opportunity to allow more natural light into the parkade, recycling room and bike storage areas, specifically the overhead garage door being partially glazed with obscured glass;
- Consider making the door into the recycling room larger;
- Explore the possibility of connecting the amenity space with the patio space by reconfiguring the staircase;
- Include the buildings relationship to the neighbouring buildings in street elevations;
- Further exploration of the wall on the east façade and elevation and street frontage along the lane to soften and make it more humane for the neighbouring property;
- Consider extending the central staircase down into the parkade; and
- Explore more closets and storage in smaller units at the lower levels.

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

Carried Unanimously

8. Adjournment

There being no further business, the meeting adjourned at 7:54 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, February 21st, 2018.

Chair