

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 20th, 2017**

M I N U T E S

Present: J.P. Mahé
A. Man-Bourdon
B. Phillips
P. Maltby
K. Bracewell, RCMP
B. Harrison
Councillor Back

Staff: D. Johnson, Development Planner
R. Fish, Committee Clerk
C. Perry, Supervisor, Development Servicing
Councillor Back

Guests: 2612 Lonsdale Ave (Rezoning Application)
Jie Li, Ekistics Architecture
Mark Blackwood, Ekistics Architecture
Ryan Wionzek, Ekistics Architecture
Alexa Gonzalez, Durante Kreuk Ltd.
Jennifer Stamp, Durante Kreuk Ltd.
Troy Van Vilet, Tavan Developments
Silviera Roselli, Tavan Developments

127 – 129 East 12th Street (Rezoning Application)
Sandra Moore, Birmingham and Wood Architecture and Planning
Igne Roecker, Birmingham and Wood Architecture and Planning
Julian Pattison, MBCSLA of Considered Design
Richard Wittstock, Domus Homes

Absent: J. Geluch
K. Yushmanova
B. Checkwitch

A quorum being present, the meeting was called to order at 5:36 p.m.

In the absence of the Chair, the Co-chair chaired the meeting.

1. Minutes of Meetings of the Advisory Design Panel held September 6th, 2017

It was regularly moved and seconded

THAT a resolution for Rezoning Application 549-557 East 3rd Street to “provide handicap access from the parkade to the courtyard” be included in the minutes,

AND THAT the minutes of the meeting of the Advisory Design Panel held September 6th, 2017 be adopted.

Carried Unanimously

2. Business Arising

3. Staff Update

D. Johnson reviewed the status of ongoing development projects.

K. Bracewell left the meeting at 5:44PM due to a conflict of interest of living within close proximity of the project.

4. 2612 Lonsdale Avenue (Rezoning Application)

This application is to rezone 2612 Lonsdale Avenue to support a 26 unit six storey rental apartment building, over one level of underground parking and secured bicycle parking. The location of the site is on the east side of Lonsdale Avenue between East 26th Street to the south and East 27th Street to the north. It has good connections for public transit and close to commercial related amenities.

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

- The context of the proposal in relation to the neighbours to the east;
- The proposed site design, in particular the proposed side yard setbacks;
- The proposed articulation of the building, in particular the stepping back of the front and upper floors;
- The design to the main entrance;
- The application of façade materials; and
- The proposed landscaping plan.

Mark Blackwood, Ekistics Architecture, described the project to the Panel:

- Rental apartment building with 10% affordable rental units.
- The existing site has a rental building with 5 units.
- Good public transportation opportunities in the area.
- Single family homes on the east side across the lane.
- The City has a special right of way along Lonsdale which is consuming about 10ft of the site to accommodate future road works and sidewalks in the area.
- This area will be landscaped until the work is completed.
- Ground floor entry is off Lonsdale with the opportunity for bike parking.
- There is a spill out patio from the amenity room on the ground floor.
- The amenity room is part of the lobby experience so it becomes activated.

- We wanted to create a building that's timeless, using durable materials.
- Use of brick on the front elevation.
- The entry is highlighted by a canopy that connects the main entry and covers the patios.
- Contrasting dark hardie and lighter stucco to breakdown the mass of the building.
- Incorporated balconies on the corners to lighten up the outside edges of the building.
- The 6th floor is set back to further break down the heights as viewed from Lonsdale.
- Used fenestration to take advantage of the views.
- There is a single level of parkade off of the lane which totals 14 stalls, 3 will be accessible.
- Bike storage and parking are at the lower level.
- The main floor completes the required bike parking with direct access out and wheel ramp for bikes.
- Floors 2-4 have 5 units per floor, with a mix of 1 and 2 bedrooms.
- The upper floor has larger units, the setback happens on the front and east side.
- Shadow study shows that in December at 2:00PM the shadow begins to impact the side of the single family homes.
- The underside of the overhangs will be wood coloured. Adding the warmth of wood will contrast the black and white colour palate.

Alexa Gonzalez, Durante Kreuk Ltd., reviewed the landscape plan:

- There are private patios on the ground level.
- Layered plantings off of the laneways provide a nicer condition.
- The sidewalk is on the back of the curb so there's no opportunity for street trees.
- Instead, there are back boulevard street trees and sod to get a good landscape façade on the front end.
- Used a mix of evergreen shrubs and perennials; this provides an opportunity for habitat and year round interest.

Questions from the Panel included but were not limited to:

- Is this the maximum allowable height? **A:** Yes, the maximum is 6 storeys.
- The property line shift by 10ft means the main entry is set back from new property line? **A:** Yes.
- It's not the setback from the existing property line? **A:** No, we've taken the setback from the new property line.
- How many units are there? **A:** 26.
- There's room for 40 bikes? **A:** Yes, split by the main floor and the parkade.
- Is there residential storage? **A:** It is a tight site so storage will be within the units.
- Is there a reason you have 1.5 bikes per unit? **A:** It's an offset; we're going for a variance with the parking. If there's a need for a relaxation on bikes we can offer some residential storage.
- Some units look a little tight, even the accessible ones, how can they maneuver around the suite? **A:** The ADA suites are designed to a level 2 ADA standard. Not expected as a full accessible suite. The idea is to create suites that can be as accommodating as possible.
- How are you getting around the energy code with exterior walls and windows? **A:** We don't have our mechanical consultant. We haven't looked at this yet but we will be.
- Who will have access through from Lonsdale to the back lane? **A:** The north side has path that's almost continuous, but that's really a maintenance access. On the south we have fire access to deal with and that goes out to the lane. We want to direct people out to the lane. We want to create as much landscape and buffer for the rest of it.

- What's the grade change between the lane and Lonsdale? **A:** It's consistent, north to south is about 6ft.
- The City has asked for a 10ft dedication, your setback is 12ft which means it's a little further back than was required. Would the building be sitting closer to Lonsdale? **A:** We are in the in-between of our neighbours.
- The railings to basement parkade level look harsh; could they be incorporated more into the landscaping? **A:** Yes, we can look at this.
- Have you considered an amenity space on the roof? **A:** Yes, this was considered. However, the component of affordable housing needs to be considered as well. We are also trying to be sensitive with our height.
- The parking requirement indicates 2 more cars than bicycles, would it be harder to put in those other two cars? **A:** It has been a struggle since day one. We have tried to max out parking as best we could. We feel comfortable with a 2 stall deficit and that it's still appropriately supplied.
- Is there a plan to manage storm water on site? **A:** Our civil engineer has done a study, post and pre-loading we are dealing with it with an onsite rain garden retention, there is a partial component on site and then it's discharged into the City.
- Is there a fence between two properties on the north edge? **A:** Yes.
- Is there a significant grade change between the two properties? **A:** It's minor.
- Have you considered adding gated access to the amenity patio? **A:** The thinking was that it's a small patio and people could invite guests into the building first.
- On the south east corner, it looks like there are 2 building exits and a small staircase that steps down toward laneway? **A:** It's our exit and also the exit from bike room and there are steps with a bike wheel ramp which brings you out to lane and then the exit out from the parkade.
- Staff: Have you talked to BC Hydro about the PMT? **A:** Yes, we had reviews with our electrical engineer and BC Hydro.
- Staff: If you could put it in middle, you could have direct access and a bigger patio. It's a road dedication not a right-of-way, how wide is that sidewalk? **A:** It is the existing sidewalk.
- Is there laundry in-suite? **A:** Yes, each unit has one.
- Is there in-suite storage? **A:** We have made closet space within the units. Not a storage space.
- What is the size of amenity space? **A:** Approximately 775 sq. ft.
- To staff: On Lonsdale, it's showing a line of street trees, will those trees go? **A:** We haven't decided if that's going to be a boulevard walk or a curb walk.
- Will the trees actually be there? **A:** Yes, they will part of the plan.
- Is there any ability to use the roof, is there a height issue? **A:** Staff: the additional projection might be a building code issue.
- How do you see the east overview with the 6 storeys? **A:** The rear elevation is corner patios and center patios, there are views to east. There is opportunity for people to look down into the yards. However, the higher elevations might feel less likely to do this.
- Have you made any attempt on the different building facades as far as design for passive solar heat loss and gain? **A:** That will come down to the final selection of the windows and doors and using high performance glazing. We want to make sure the units have natural light and ventilation and capture the views.
- What is the spacing between the fence posts? **A:** We have it between 5 and 6ft.
- Is it possible to take some of the bike spaces and design it to convert it into residential storage? **A:** We could design them as lockers.
- Staff: they need to be designed as storage for bikes.
- Have you considered having a power supply to your bike storage for e-bikes? **A:** It's something that could be incorporated.

Comments from the Panel included but were not limited to:

- I appreciate the use of the amenity space on the ground floor and that the walls are separated from the units.
- The trees along the front do a good job of addressing some of the scale.
- The building presents itself well to the street.
- Consider the entry doorway, it seems to be an exact match to the windows on the building, make it more pronounced.
- Take a look at the entrance configuration on the south side between the stair and the elevator. Look at opening the stair up a bit.
- The entrance could be more dominant, there's nothing special about it. Consider making it more inviting and larger with protection over it.
- The esthetic of the outside and the way the form reads from the street on all sides is well done.
- There are a couple areas that look like an overhang might be beneficial over the windows on the brick face at the top. Water may infiltrate into the bricks.
- Consider long term weather resistance.
- The walkways along the sides can be places for people to hide. Having views and a path through would be beneficial.
- The stairwells don't appear to have windows, consider a skylight at the top to bring light in.
- Recommend using a real brick veneer and not a brick façade.
- Recommend rain screen brick.
- There needs to be more honesty in the materials.
- The palate is a bit too dark, consider something to pop some colour in.
- If there's enough headroom in the parkade under the ramp and in the garbage room, consider using this for more storage and more recycling. Also consider more unit storage.
- There are a couple handicap stalls on the south west corner with three trees above where there is a slab, consider that people may hit their heads.
- Consider compliance with RE values in relation to the BC Building Code, Section 9.36.
- Staff: there are opportunities to extend the façade outward for insulation purposes.
- Ensure the fence posts are no more than 6ft in spacing.
- Consider the bike storage convertibility.
- Encouraged to look at performance of south and west facades as far as natural shading from a passive perspective. Consider performance down the road.
- Try to get several plugins for e-bikes.
- Consider the ability to go up on the roof. It would be a great view potential and adds value for the top 4 units.
- Storage is going to be an issue coming to Council, consider how to work this in.
- Being short two parking spaces is going to be an issue as well.

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 2612 Lonsdale Avenue and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Review the entry way configuration;
- Maximize post spacing on fencing to 6ft or 1.5 meters;
- Consider the use of real cedar soffits;
- Review the architectural details of windows and rain screening;
- Review accessibility through the site in relation to CPTED as well as circulation;
- Ensure natural light into the stairwells;
- Ensure lighting on the east and west sides;
- Consider the passive performance of the south and west façades;
- Encouraged to consider opportunities for in-suite storage;
- Examine the potential for more unit storage and recycling space in the parkade;
- Consider the use of e-bikes in the parkade; and
- Review with staff the potential for roof access.

Carried Unanimously

K. Bracewell returned at 6:54PM.

5. 127 – 129 East 12th Street (Rezoning Application)

The City has received a development application to rezone 127-129 East 12th Street to support a six storey rental apartment building, over two levels of underground parking, storage and secured bicycle parking. The location of the site is on the south side of East 12th Street and is one half block east of Lonsdale Avenue with St. Georges Avenue further to the east. It has good connections for public transit and commercial related amenities. The proposal has embraced the ideas and elements of the City's "Active Design Guidelines", a document that encourages daily physical activity and social interactions with the building's residents.

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

- The proposed site design;
- The proposed setbacks of the building and the shadowing on adjacent properties;
- The application of façade materials;
- CPTED concerns; and
- The proposed landscape plan.

Sandra Moore and Richard Wittstock, Birmingham and Wood Architecture and Planning, described the project to the panel:

- Aiming to design a building in the spirit of the Active Design Guidelines.
- Designed around a courtyard, promoting active living.
- Pet friendly and bike friendly.
- Following the City of North Vancouver's policy of 10% of the units being 10% below CMHCs average grants for a 10 year period.
- Sun penetration to the courtyard and creates an active outdoor space.
- There are outdoor spaces at various levels.
- The building is U-shaped to maximize sun from the south.
- We shifted the building west as much as possible.
- Sections at the front have been carved away to reduce massing on the street.
- We have been proactive in the active living design realm.
- There are setback issues on the sides.
- We have pushed beyond the current side yard setback regulations to provide as much housing as possible and to maximize the courtyard space.

- There are 110 bike parking stalls and underground parking has twice as many.
- There is storage in the basement.
- Unit sizes are mixed, 2 level town houses, 3 bedrooms etc.

Julian Pattison, MBCSLA of Considered Design, reviewed the landscape plan:

- Providing a community space for an active neighbourhood with open walkways.
- The greenspace is on the inside with decks that go through the courtyard connecting the inside and outside.
- As you walk up there are platforms in-between for gathering.
- The rooftop has individual plots where people can garden. All the spaces are promoting community and living together.
- Activity within the spaces should be as inclusive as possible.
- Designed the landscape to be used by varying different people to be more inclusive.

Questions from the Panel included but were not limited to:

- What are the at grade conditions on the sides of building? **A:** On the street side, the building is set to walk in level to a double height entry space. Security gates will be at street side. It will be well lit with mail boxes and notice boards. It continues level into the courtyard which is totally accessible. Down the sides, the lane slopes and continues up towards the lane where the parking entry is which is 8ft higher than the street level.

7:10 – 7:14 there was a brief break to view the model presentation.

- To staff: the condition on north edge, what is the bend on side walk? **A:** The architects drawings are misrepresented, the landscape plan goes all the way to the property line as they are supposed to. They taper after the property line; it will taper outside of the development.
- What does the barrier to the entry lobby look like? **A:** We have not detailed this yet. It needs to be close to the face of the building.
- Is it a double height entry way? **A:** Yes, you can see through to the courtyard.
- Is the elevator glazed? **A:** The elevator is not what you see from the center, the door of the elevator faces the other way. We are examining doing elevator shaft out of CLT.
- On the building close to the model on the west side, is there no glazing? **A:** There is minimal glazing. The other side is 28 feet away from our side.
- Is there a roof deck on the third floor south side? **A:** Yes.
- Can you describe the features? **A:** There are benches and herb planters, a community seating area and table.
- What activities are expected in main lower courtyard? **A:** We want it to be an active space with children playing, seating elements and trees. It's designed to integrate play activity but also passive use.
- Do you have code issues with fireproofing and the stairs? **A:** Yes, there will be building bylaw issues. The City of North Vancouver does have in the Active Design Guidelines that they will work with applicants to make these objectives realizable. This may mean some building bylaw relaxations.
- Is there a dead end corridor on the east end? **A:** Yes, it's over 20 ft. but because it's open air there won't be a smoke collection problem that we can achieve an alternative solution.
- Staff: the alternative solution is a way of getting around a code. The engineer does a report and says what they will do to satisfy the code.
- Is the amenity area open to the courtyard? Will the wall be glazed? **A:** Yes, in the summer it opens.

- Will the electricity to automobile spaces be 110 or 220? **A:** It will be 240 volts.
- How does the garbage room work? I don't see a door going to the south? **A:** It's missing in the drawings but it is there.
- Do you think the parking is excessive? **A:** It's considered acceptable.
- What is the configuration of the north elevation of the triangular elements? **A:** Those are bay windows. We are picking up on the historic technique of adding light and exposure.
- On the 6th floor garden area, do you require two exits from that space? **A:** There will be access to two exits.
- On the south elevation, some windows appear to be patio doors and some railings? **A:** Yes, those would be Juliet balconies and bi-folds with a railing on the inside. There will be great cross ventilation
- Will there be a kitchen and bathroom in the amenity space? **A:** Yes.
- How do you envision recycling working in the parkade? **A:** We haven't detailed this yet but we may have to expand the garbage room to allow for full scale recycling.
- As you step up the building and come into areas that have greenery, how do you accomplish this? **A:** They will be sitting into built up planters.
- What is the proximity to the western neighbour? **A:** Our project is 8ft at the closest; the other building is 4 or 5ft from the property line, so approximately 12ft at the closest.
- To staff: What are the variances to the setbacks? **A:** There is a 5ft relaxation request from the front, 10ft relaxation off the south and 7ft relaxation off each side.
- Are the stairways outside protected? **A:** Yes, they are covered by the stairs above it until you're at the top. The people on 6th floor are more likely to take the elevator. All the walkways are covered and wider than the code minimum.
- What sustainability features are there beyond meeting the guidelines? **A:** We have the active living component, bicycle parking in the underground and vehicle charging outlets. There is capacity in the electrical room for all the outlets to have charging in the future. We expect with the rooftop planters there will be good storm water retention. We are proposing a green roof system with water reservoirs beneath them. We don't know energy performance yet but we will meet all the requirements. We have also provided natural ventilation and each unit has at least two exposures. We will have high quality insulation and windows.
- With tying into LEC, have you considered solar hot water? **A:** We will look at things like this but are keeping affordability in mind.
- Is there a possibility to add natural light in the garbage and recycling room to encourage its use? **A:** Yes, we want a 4 bin recycling program.
- On the landscape drawings, will you be mindful of looking at the deck levels? **A:** Yes.
- Have you thought about doing a small dog park? **A:** We haven't considered it from landscape perspective. If it's big enough they can be useful, but if they are too small they can become an issue.
- Is the access to the storage lockers only from visitor parking? **A:** We have lockers in a couple of locations. We have them in the lower level which is only accessible through the second grade of security. Then there are some that are accessible from the visitor parking.
- There is a secure gate on the laneway? **A:** Yes.
- On the west side, does that go all the way through? **A:** Yes, from the courtyard you can come right through and down a pathway. We anticipate a gate here.
- Is this going up and to a right angle? **A:** Yes.
- When coming into main courtyard, is there a gate? **A:** Yes.
- How are emergency responders going to access this and find out where the units are? **A:** There will be an annunciator panel. We haven't fully designed this yet.
- Is there a possibility of having 110 plug-ins for bike storage? **A:** Yes.
- To staff: is there a public art component? **A:** No.

- Will there be a public art contribution? **A:** None is required but we will look at it.

Comments from the Panel included but were not limited to:

- The design is refreshing. A lot of thought has been put into it.
- The colour and pattern are great.
- The street expression is good with the bay windows and the courtyard.
- The rigour of the geometry is good.
- Be mindful of some overhangs especially when units are facing the upper terraces for example on drawing A.24.
- Ensure to cover the corridors and stairwells to stay dry.
- Open up the stairwell to the courtyard to get natural light and add landscaping to make it feel safer.
- Bike stalls in the courtyard should be covered.
- The cross ventilation of the units is well thought out.
- Concerned about the planting living, ensure that there's enough thought to the drainage and access to light.
- Consider having natural light into the recycling area.
- Recommend a bike wash area in the parkade.
- Address the liveability of the suites.
- The roof edges need overhangs to have some projection to keep water away from wall surface.
- The variety of the exterior spaces is great; having those separate spaces will be beneficial.
- Consider the shading issues and that the space is vibrant and active when it's not in use.
- Consider rain cover in some of the external spaces.
- The locations of the bike racks might be an issue, consider the ones at the entry be big and wide, maybe move the bikes over a little bit.
- It's very important that the entryway be obvious that it's a private entrance only but in a friendly way. Consider materials and colour to make it warm and animated.
- Don't be afraid to animate spaces with colour.
- The level 6 rooftop with planters is a great idea but consider adding more if possible. If it's not popular, consider what else could take its place.
- Consider soil volume in the planters on the walls.
- Consider the outward expression of the building on the north and south side. Activate the lanes more through use of materials.
- Consider parking garage security and have robust entry systems to prevent unauthorized access.
- Ensure the entry way is robust and visible and that the address is identified well.
- The gate system needs visibility through it.
- Have an appropriate and exemplary lighting system in the courtyard and access points. It needs to be well lit at night.
- Consider the pathway on the west side to goes all the way through. The right angle corner causes issues with people not being able to get away. There's no clear line of sight. Ensure the lighting treatment and that there's one way in and one way out.
- The liveability has been addressed very well.
- The interfaces of all facades will be the biggest challenge. Open up more light on the lane to create more liveability along the lane.
- How you come into the front of the building is important and the limiting factors on the sides.

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 127 – 129 East 12th Street and recommends approval of the project. The panel commends the applicant for the quality of the proposal and their presentation.

Carried Unanimously

6. Discussion

- Committee members requested a discussion item be added to the next ADP agenda to allow for an hour long discussion on recurring issues with ADP applications in regards to liveability.

7. Adjournment

There being no further business, the meeting adjourned at 8:10PM.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, October 4th, 2017.

Chair