

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
Held via WebEx on Wednesday, November 17th, 2021**

MINUTES

- Present:** M. Muljiani (Acting Chair)
D. Burns
K. Blomkamp
M. Messer
N. Petrie
M. Rahbar
K. Ross
Councillor A. Girard
- Staff:** M. Menzel, Planner 2
E. Chow, Planner 2
T. Huckell, Committee Clerk
- Guests:** 115 East Keith Road (Rezoning Application)
Shamus Sacks, Architect, Integra Architecture
Michael Patterson, Perry + Associates Landscape Architecture
Farzad Mazarei, CEO, Cascadia Green Development
Shirazeh Dabiri, Executive Manager, Cascadia Green Development
Maryam Lotfi, Development Planner, Cascadia Green Development
- 114 West 15th Street (Rezoning Application)
Lorne Wolinsky, Vice President Development, Polygon
Jacqueline Garvin, Assistant Development Manager, Polygon
Rene Rose, Senior Vice President Development, Polygon
Gwyn Vose, Director, IBI Group
Emmanuel San Miguel, Associate, IBI Group
Jennifer Stamp, Project Manager, HAPA Collaborative
Joe Fry, Principal, HAPA Collaborative
- Absent:** K. Blomkamp
K. Bracewell, RCMP
S. Mitchell
M. Tashakor

A quorum being present, the meeting was called to order at 5:32pm. S. Mitchell recused himself due to a conflict of interest and M. Muljiani presided as Acting Chair.

1. Minutes of Meeting of the Advisory Design Panel held October 20th, 2021

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held October 20th, 2021 be adopted.

Carried Unanimously

2. Staff Update

No staff updates at this point in time.

3. 115 East Keith Road (Rezoning Application)

The City has received and is reviewing a rezoning application for 115 East Keith Road. The application proposes a six-storey rental apartment building with:

- 74 dwelling units, including:
 - 5 one-bed units;
 - 15 two-bed units;
 - 4 two-bed + den, 6 three-bed units (13.5% total); and
 - 44 studio units;
- 21 adaptable units (28%);
- Indoor amenity area at ground level (992 sq. ft.);
- Outdoor amenity area on rooftop;
- Vehicle access from the south off East 6th to underground parking; and
- Bicycle parking:
 - Short-term requirement met;
 - Secure requirement met.

This application is for a rezoning from the current Apartment Residential RH-1 Zone to a Comprehensive Development Zone. No variances have been specifically requested and a thorough Zoning compliance check has yet to be completed. Any deficiencies will be conveyed to the applicant at a later date.

The Official Community Plan (OCP) supports high-density residential development on this site with a potential maximum density of 3.3 FSR (including a 1.0 FSR density bonus), and a maximum height of 46m.

Staff would like to receive feedback on the proposal with respect to the following:

- Proposed built form and materiality;
- Appropriateness of the building interface with the street frontages;
- Appropriateness of the balcony setbacks;
- Appropriateness of landscaping within neighbourhood context (adjacent Victoria Park);
- Building circulation;
- Opportunities for public realm improvements;
- Opportunities for public art; and
- Passive design elements to support energy efficiency of the building.

Shamus Sacks, Integra Architecture, described the project to the Panel:

- The property is zoned for residential level 6, high density, with a maximum height of 15 stories. Our proposal is designed for the full density allowed.
- The site is between Central and Lower Lonsdale and adjacent to many amenities. The walking score is quite high for this property. The average grade difference from front to back is approximately 16 feet; on a smaller 13,000 sq. ft. lot it has created some challenges on how to address both frontages and bring light into the units.
- Parking design meets the bylaw requirements and slightly exceeds it for smaller cars.
- Based on discussions with Planning, we have done everything we could to push back the building where possible, to ensure that the larger decks don't project too far towards the neighbouring buildings.
- Rooftop has a 3300 sq. ft. amenity with a play area, variety of different sitting and recreational areas, and some outdoor gardening.

Michael Patterson, Perry + Associates Landscape Architecture, reviewed the landscape plan:

- As mentioned the challenge of the site has been the grade; it slopes from north to south but also laterally from west to east.
- New streetscape pattern has been designed along East 6th Street. There will be sidewalk improvements and existing street trees that we will work with the City to ideally retain. Sidewalk configuration is designed per the City's request.
- All ground floor units have patios with good outlook, for street level security.
- Rooftop less visible from the ground; planters used on the east and west side for screening.

Questions from the Panel included but were not limited to:

- Do the junior one bedrooms have a window? The openable portion seems very small and might limit ventilation **A:** They have sliding doors that are glazed, but no exterior window.
- Is there proposed air conditioning for the building and/or central air heating? **A:** So far we are meeting step code 3. This early in the design process such elements are not finalized; we imagine baseboard heaters but likely not air conditioning.
- What was your rationale for reducing the setback on the east and west sides? **A:** Reduced the setbacks in order to obtain the density for this rental building. Tried to "push and pull" where we could; the building is bulging in the corners and recessing in the middle, to bring the light in.
- For staff: is there any further policy development on building separation for residential buildings? **A:** Not at this point in time.
- Wondering why the roofdeck is constituted only on the north; did you consider having a larger amenity space on the rooftop? **A:** No; wanted to encourage use of the adjacent Victoria Park, but could definitely be considered.
- Have you considered retractable enclosed balconies? **A:** Deliberately chose not to at this point; the site is so tight we felt it would ultimately take away from potential patio space.
- The first level of parking seems complicated; what is the drop? **A:** You enter off of 6th Street and the slope isn't that steep there; less than 11%. One level of residential is below Keith Road and the parking slips underneath that.
- Can you please clarify the garbage and recycling logistics? **A:** Sizing is per the City requirements. Collection will be based on the number of units; will work with the City and their provider to arrange.

- Are you thermally breaking the elevator shafts, at the parkade and the roof level? Doesn't look like it has been addressed yet. **A:** At the top, yes, typically we would add those elements as we get into the energy model. At the parkade we sometimes get different feedback.
- What is your lighting treatment and other CPTED plans at the stairwell on the 6th Street side? Have you explored putting the door at the top of the stairs? **A:** The south exit stairwell is quite visible. Would have a light on the façade and it is in plain sight of the patios. The door accessing the parkade has been pulled forward as far as we could. Did consider putting the door at the top of the stairs but it created a headroom issue and removed space from the units there.
- Can you provide clarity on the various bike racks and storage areas? **A:** 70-80% of parking is on the first level, with very easy access. One level up, the level below Keith, has another 25 spaces, and will be accessed by the elevator. We are meeting the bike target of the bylaw.
- Any consideration for public art? **A:** Not to date; the question hasn't been raised yet.
- What is the width of the hallways in the elevator corridors? **A:** Typically we never design less than 5 feet, and expand to between 6-7 feet at the elevators.

Comments from the Panel included but were not limited to:

- Like the playfulness of the tone-on-tone colours on the sides; nice contrast to the wood.
- Think it is an appropriate height, it "eases in" to the taller buildings to the east.
- As climate changes, ventilation is so critical; consider operable windows in the junior one-bedroom units.
- Building interface with street frontages is fairly well handled; obvious challenge of grade on the south elevation. Would encourage further design to enhance the retaining walls and stair access to mitigate the abruptness of scale/height difference between sidewalk and living space.
- Applaud the goal of maintaining street trees.
- Any passive design you can add to the south face would be an improvement, particularly for the glazed elements that have quite restrictive openings.
- Think the fact that your lot coverage is over 57% is an indication that the building is too big. Setbacks are 5 feet less than the existing condition. Feel there needs to be better policy and design guidelines around residential separation. You may find a canyon effect which affects the livability, particularly on the west side; suggest further design to mitigate.
- Front elevation facing Keith Road feels a little busy and cluttered.
- Agree balconies on the west are too close for comfort.
- Think you could use more of the rooftop deck to the south.
- Feel the back entry/ramp is weak on privacy. Need to balance between CPTED issues and landscaping.
- Find the space a little tight in front of the elevators; encourage further design to widen space there.
- Encourage consideration of heat pumps/air conditioning. These are common retrofits in older buildings and it would make sense to plan for it at this stage rather than shoehorn it in later.
- Consider pursuing public art; can create a connection to the community.

Presenter's comments:

- Thank you for all comments; agree that the setbacks on this site have been a challenge since early design. Balancing ensuring that each unit has light and air but also privacy in overlooking the adjacent buildings.
- Believe that public art is currently out of our scope and budget.
- Will look at the rooftop deck again to see how we can improve that space.

Councillor Girard left the meeting at 6:48pm.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 115 East Keith Road and recommends approval of the project subject to addressing the following issues to the satisfaction of the Development Planner:

- Increase size of rooftop amenity and enhance design;
- Ensure roof overhangs provide shelter to all balconies;
- Increasing the articulation of the main entrance;
- Further examination of the entry to the elevators on the typical floors;
- Further design development to maintain the lot coverage required by the Zoning Bylaw; and to mitigate or maintain the existing setbacks to the west;

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

Carried Unanimously

The Panel recessed at 7:00pm and reconvened at 7:05pm.

4. 114 West 15th Street (Rezoning Application)

The City has received and is reviewing a rezoning application for 114-132 West 15th Street. The application proposes a 22 storey mixed-use building, with a two level podium containing retail and office tenancies, and 20 levels of residential strata units. The proposal includes:

- Density: 7.05 FSR;
- 136 dwelling units, including:
 - 38 one-bed units;
 - 77 two-bed units;
 - 21 three-bed units (15%); and
 - No studio units
- 38 adaptable units (27.9%);
- Indoor and outdoor amenity area at Level 3:
 - Indoor – 107 sq. m. or 1,155 sq. ft.;
 - Outdoor – approx.. 609 sq. m. or 6,555 sq. ft.;
- Approximately 24,437 sq. ft. (2,270 m²) of commercial floor area, including:
 - 692 sq. m. or 7,452 sq. ft. of retail;
 - 1,577 sq. m. or 16,985 sq. ft. of office;
- Vehicle access from the northern lane to underground residential and commercial car parking;
- Eight (8) at grade car parking spaces commercial car parking from the northern lane;

- Two (2) at-grade loading bays from southern lane;
- Vehicle parking exceeds requirement by approximately 12 spaces (TBC):
 - 155 resident parking spaces;
 - 14 residential visitor spaces;
 - 32 office parking spaces;
 - 14 commercial spaces;
 - 215 spaces total;
- Bicycle parking:
 - Residential and commercial bicycle parking well exceed requirements (243 required, 434 provided) (TBC).

This application is for a rezoning from the current C-1B zone to a Comprehensive Development Zone. No variances have been specifically requested and a thorough Zoning compliance check has yet to be completed. Any deficiencies will be conveyed to the applicant at a later date.

The Official Community Plan (OCP) designates the subject site a Mixed Use Level 4B, which supports a mixed-use development on this site with a potential maximum density of 4.0 FSR, and a maximum height of 68m.

Council has given direction to pursue a potential sale of transfer density from 2300 Lonsdale Avenue / 116 East 23rd Street (the donor site) to the subject site (recipient site). The density transfer is conditional on the successful rezoning of the recipient site.

Staff would like to receive feedback on the proposal with respect to the following:

- Proposed built form and materiality;
- Appropriateness of the building interface with the street and laneway;
- Appropriateness of the building setbacks and separation distance to adjoining towers;
- Review of design of roof top, including roofed area at upper level;
- Location of commercial car parking adjacent to laneway;
- Opportunities for public realm improvements;
- Opportunities for landscaping;
- Opportunities for public art; and
- Passive design elements to support energy efficiency of the building.

G. Vose, IBI Group, described the project to the Panel:

- Seeking to rezone to increase the permitted height and density. The project is bound by East 15th Street to the south, a lane to the north and east, and an existing 18 storey tower to the west which has retail along 15th Street and a second storey office, similar to our design.
- The lane to the north is currently used for convenience parking and services the commercial corridor that is close by.
- As envisioned, the tower has 22 stories with 136 residential units. There are 239 bike stalls on the first level below grade. Retail forms the at-grade us with offices on the second storey.
- Intend that this will improve the local economy, as well as add residential units which will enliven the neighbourhood.

- The building will achieve step code 3, with heat pumps tied to the LEC. Heat recovery in each unit.
- At the ground floor, CPTED principles have been incorporated, as well as end of trip facilities for office users.
- The project will comply with level 2 adaptable design guidelines (3% over baseline requirements). There are a wide range of unit sizes allowing for a diverse range of residents.
- The tower has been sited to avoid face to face tower views. Setbacks are never less than 85ft on all sides. The tower positioning also helps to reduce the shadowing impacts on Lonsdale.
- Public art has been proposed, and will be discussed with the City's public art consultant.
- Situated on the side lane at the east will be a lobby for the office users, as well as ample outdoor space. Opportunities for seating, planting, and some teaser parking to help with the viability of the retail.

J. Fry, HAPA Collaborative, reviewed the landscape plan:

- In the urban context of Lonsdale, important to activate the lane. Vision was a little version of Lonsdale, with a lot of pedestrian activity connecting to the library and City Hall. Placemaking opportunity allowed us to create a sense of invitation to the lane. Using lighting and paving to enhance that pedestrian experience.
- The existing trees and raingardens, and 15th Street frontage, will remain intact. We are focusing on improving the opportunities of the lane, and replacing some existing trees there that are in poor condition. Envision large scale benches to help create interior spaces as well as a buffer between traffic and the pedestrian realm.
- Also feel that mini plaza would be an appropriate location for public art.
- Proposing a private terrace for the office tenants, with a buffer of planting and trellises. We are interested in incorporating edible plants.

Questions from the Panel included but were not limited to:

- Can you elaborate on the colour palette you've chosen? **A:** The tower is the window wall, with an aluminum bond material for the actual colour component. Will be in a copper tone.
- Can you clarify the rooftop design? **A:** The way the tower is structured results in three levels at the very top: penthouse, mechanical level, trellis element. So there are terrace steps up to the western edge. The top is strictly a mechanical space with no general accessibility.
- Can you speak to your passive design elements? **A:** Largely the glazing; we are using a high quality glass at 50% clear to 505 spandrel. Have pushed views where we can. Heat recovery and air conditioning are part of the design.
- Is the window wall insulated? **A:** Will probably use New Star Line 5600; we are hitting step code 3. What we ultimately use will be a part of that discussion. Anticipating we will not need thermally broken balconies to achieve the step code we're aiming for.
- You are proposing some parking stalls in the lane; will those be for commercial/retail use? **A:** Yes, that's our intention. There will also be loading facilities on that surface, as well as some bike parking. Understand that it is a busy area and want to make the lane as lively as possible.

- Where are the gates between the residential and commercial areas? A: One ramping system runs down through the parkade. There is a gate separating the public vs residential parking.
- How robust will the door system be between the residential bike lockers and commercial access in the parkade? A: We will do our best to ensure an excellent system is installed.
- Units B1 and C1 have direct access to the rooftop amenity; how are you going to be securing that entry? A: We would be providing a gate at the point of access between the patio and the deck.

Comments from the Panel included but were not limited to:

- Think the building is very appropriately situated and designed for its location and context. The scale and building interface with the street and laneway are well handled.
- Great separation/setbacks.
- Appreciate how you're inviting activation down the lane, including seating opportunities and end of trip facilities. Well integrated.
- Glad to see the public art intention is already captured in your package, that is welcomed and encouraged.
- Encourage you to pursue the art component in the lane, at that part of the public realm that wraps around.
- Encourage you to give some shared access to that top roof. Can get some additional use out of it, even if it's quite different in character from the ground/podium level.
- Ensure the trees proposed should be a minimum of 3 feet.
- Love that the office entry is from the lane, will help make it even more important and active.
- Happy that you carried the copper element all the way to the top, not just at the podium level.
- With the bike lockers so close to the entry, ensure that the security door is very robust; same comment for the two units that have direct access to the rooftop amenity on the 3rd level.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 114-132 West 15th Street and recommends approval of the project. The Panel commends the applicant for the quality of the proposal and their presentation.

Carried Unanimously

5. Adjourn

There being no further business, the meeting adjourned at 8:07 p.m.

The next regular meeting of the Advisory Design Panel is scheduled for Wednesday, December 8th, 2021.

"Marie Muljani"

Acting Chair

"January 19, 2022"

Date