

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel  
Held via WebEx on Wednesday, October 20<sup>th</sup>, 2021**

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**MINUTES**

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- Present:** S. Mitchell (Chair)  
D. Burns  
K. Blomkamp  
M. Messer  
N. Petrie  
M. Rahbar  
K. Ross  
Councillor A. Girard
- Staff:** M. Menzel, Planner  
T. Huckell, Committee Clerk
- Guests:** 119-125 East 2<sup>nd</sup> Street (Rezoning Application)  
Alex Wren, Development Manager, Staburn  
Jeff Wren, Principal, Staburn  
Steve Henderson, Principal, Staburn  
Bryce Rositch, Principal, RH Architects  
Luis Bondoc, Associate, RH Architects  
Vincent Yen, Associate, RH Architects  
Stephen Vincent, Principal, Durante Kreuk Landscape Architecture
- Absent:** K. Bracewell, RCMP  
M. Muljiani  
M. Tashakor
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A quorum being present, the meeting was called to order at 5:37 p.m.

**1. Amended Minutes of Meeting of the Advisory Design Panel held June 16<sup>th</sup>, 2021**

It was regularly moved and seconded

THAT the amended minutes of the meeting of the Advisory Design Panel held June 16<sup>th</sup>, 2021, be adopted.

**CARRIED UNANIMOUSLY**

## **2. Minutes of Meeting of the Advisory Design Panel held September 15<sup>th</sup>, 2021**

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held September 15<sup>th</sup>, 2021 be adopted.

**CARRIED UNANIMOUSLY**

## **3. Staff Update**

No staff updates at this point in time.

## **4. 119-125 East 2<sup>nd</sup> Street (Rezoning Application)**

The City has received a Rezoning application for 119-125 East 2<sup>nd</sup> Street. The application proposes a seven (7) storey mixed-used building with ground-level retail and office tenancies, and six levels of residential strata units. The proposal includes:

- 33 dwelling units, including:
  - 10 one-bed units;
  - 21 two-bed units;
  - Two (2) three-bed units (6%); and
  - No studio units;
- Nine (9) adaptable units (27%);
- Indoor and outdoor amenity area at Level 2 (78m<sup>2</sup> or 888 sq. ft.);
- Approximately 7,108 sq. ft. (661m<sup>2</sup>) of commercial floor area;
- Vehicle access from the southern lane to underground residential and commercial parking;
- Vehicle parking exceeds requirement by seven (7) spaces;
- Bicycle parking;
  - Residential bicycle parking complies;
  - Commercial parking – short term parking complies, however no secure parking appears to have been provided.

This application is for a rezoning from the current Lower Lonsdale 4 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 a mixed-use development on this site with a potential maximum density of 3.6 FSR, and a maximum height of 23m.

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 balcony setbacks;
- Building circulation;
- Opportunities for public realm improvements;
- Opportunities for landscaping;
- Opportunities for public art; and
- Passive design elements to support energy efficiency of the building.

Bryce Rositch, RH Architectures Inc., described the project to the Panel:

- A varied site, with different buildings around it. Because of the slope of the site it has been advantageous to get parking over two levels.
- North end is continuous retail; amenity on 2<sup>nd</sup> floor with a dramatic 2-storey lobby. Otherwise street frontage is retail.
- All units on a typical floor have been designed to take advantage of views to the south, southeast, and southwest. Penthouse has generous terraces.
- Building has been set further to the west, to allow future develop of property to the east.
- All units at Level 2 adaptability.
- Units on the 7<sup>th</sup> level have access to their own private roof gardens; remainder is a green roof. Because of the variety of building heights to the north, this will provide a good overlook opportunity for any other residential buildings to the north.
- Have attempted to design a contemporary building, appropriate to the setting.
- Retractable glazing system allows control over the exterior of the building and provides a great amount of flexible outdoor space.

Stephen Vincent, Durante Kreuk Landscape Architecture, reviewed the landscape plan:

- Have been coordinating with the City's Engineering, Parks and Environment Department along with a civil consultant.
- Have included soil cell technology as part of the City's stormwater management plan. Greater volume of soil to allow for absorption; more details will develop as the project proceeds.
- Curb cuts and catch basins included to avoid flooding during a heavy rainstorm.
- Have used a strong green element, including a stainless steel trellis that would typically be covered over with an evergreen vine after about two years. Trying to achieve a high level of water absorbency, with substantial tree planting alongside encouraging pollinators and bird habitats.
- Outdoor amenity space supports the indoor space.

**Questions from the Panel included but were not limited to:**

- Could you explain the back lane treatment with respect to CPTED issues? There is no fencing and it looks fairly open. **A:** Other than the loading bay and a slight recess, there are no blind spots; highly visible. We've actually been able to accomplish a clean CPTED design.
- Outdoor space and children's areas appear limited; is it possible to provide more? **A:** We've tried instead to maximize the outdoor space of each unit, opting for a more limited amenity space.
- Who will be able to use the roofdeck? **A:** The private terrace space will be for the penthouse units. The green roof is maintained by private strata, and will not be accessible except by maintenance.
- What market are you intending these for – families? **A:** Anticipate there will be some families interested. Expect these units to be attractive to a wide range of demographics (early adulthood to retirement age).
- See a lot of solar shading, particularly from the south; how does that play a role in the energy model? **A:** Have not included in the energy model, as they are flexible panels. Can be open or closed.

- Do you have a public art plan? **A:** We haven't proposed any specific location. Going through the pre-application phase, it was expressed to us that the City wanted to see a lot of greening on the lane. Focused on a large landscape element. Open to suggestions.
- Curious about the intent of the application with respect to CRUs; intended for sale or for leasing? **A:** We intend to offer them for sale, as stratified retail. Have seen quite a bit of demand for office space.
- Has any cooling system been proposed for the building? **A:** We have not got to that level of detail yet. We will be connecting to the LEC and fully intend on having air conditioning in the building. As the project progresses and we get into more detailed design, we will run energy models and involve mechanical/electrical consultants.
- The north face balcony, above the lobby, is more glassy and stark than other sides. Has there been any thought given to "greening" that piece similar to what is proposed on the west side? **A:** The western side will be an amenity controlled by the strata, while the remainder of the terraces will be individually controlled, for owners to do their own planting.
- Are the balconies with retractable glazing intended to be habitable, usable for office space? **A:** The retractable glazing will provide passive insulation, and block wind from the internal space, but it is not going to be climate controlled. Meant for comfort on cooler days or evenings, or passive rain protection.
- Will the commercial units have access into the lobby? **A:** There will be an entrance into the vestibule, leading to offices, but it won't continue into the residential lobby.
- Wonder how much the setbacks from the lane were explored? Feels tight. **A:** Smaller site than some others nearby, we so took a different approach; tried to balance the interior space with private outdoor space.
- No direct overlook on the loading bay in the rear; also a recessed doorway that leads to stairs. Wondering how those doors will be monitored? **A:** Very open and exposed, no "hiding holes". Haven't decided yet re: cameras, but could be a possibility.
- Where is the PMT (pad-mounted transformer) unit located? **A:** There isn't one outside. Will be located on the west side of P1 level; have had discussions with City and LEC to discussed service locations in the lane. Will be located midblock, underground.
- What are the plans for management of the water that will be collected on the roof and the balconies? **A:** The green roof itself has a significant capacity to absorb. Most of the water will hit the rooftop, and all water is intended to funnel through the same system via gravity down to the street level.
- Who are your target tenants for the commercial area – any restaurants (consideration of oil usage and disposal)? **A:** Designed for retail, not restaurants.
- Is there any potential to close off the lane from St. George's Avenue? **A:** Not at this point in time. Current plan is to leave it open but could explore in the future.
- Does the City have guidelines for minimum residential setbacks? **A:** Would depend on the zoning. At this point this development application does fully comply with the required separations.
- From a planning perspective, would the City be considering a land assembly of nearby lots for a similar development? **A:** Really depends on the proposed development. A long-term plan for the parking lot currently situated to the south has not been developed.
- There is a hydro service along the laneway; will that be relocated for this project? **A:** It will be undergrounded from east to west; is already a requirement of the City's Engineering, Parks and Environment Department to underground those services.
- With respect to commercial setbacks, will you maintain the status quo? **A:** Yes, with a slight widening of the sidewalk on the north side.
- How was the average height calculated? **A:** From the street. We were careful to keep within the allowable height. In the gross floor area exclusion, balconies were excluded up

to 10%. The areas indicated as enclosed are enclosed by the retractable system, so excluded.

**Comments from the Panel included but were not limited to:**

- Enclosing the balcony is positive for the residents, but makes the building bulkier.
- Simple streetscaping, but tidy and acceptable.
- Main concern: would like to see more usable outdoor amenity space for everybody. Think you'll have a lot of families with small children interested. Otherwise a great project.
- Lots of amenities close by but agree that more usable outdoor amenity space is important.
- Be cognizant of a transfer beam eating into the height of the retail units.
- Do like the retractable glazing on the balconies; think it will offer a nice feature for owners to enjoy their patios at different times.
- Really like the landscaping touches that have been proposed, particularly on the trellis on the west side.
- Consider doing something different with the rooftop green space, i.e. an amenity for the entire building.
- With respect to the loading coatings that were mentioned, will be especially important on the south end.
- Be aware that windows on the western face will be receiving a lot of light.
- Some concerns about the retractable glazing adding to the massing; perhaps some lower percent of the units should have them, in order to avoid that massing from the bottom up. Think some units should be set back somehow.
- Would like to see the pedestrian lane continue all the way to 1<sup>st</sup> Street.

Discussion ensued regarding a potential motion to suggest the City close the lane and use it as a pedestrian lane, and the possibility of using St. George's Avenue as secondary access. It was ultimately felt this does not fall within the purview of the panel's mandate and comments should pertain to the building and the public realm impacts.

- Think the commercial design goes a long way to support what is effectively commercial walking streets with mixed use.
- The urban realm of the frontage is a little underwhelming from a landscape perspective.
- Appreciate the rainguard but it seems token, may not adequately deal with the scale of rainwater in this project.
- Don't know if the setback distances will work if you're using a 24m building separation; seems like that will encumber all three surrounding sites.
- Have done a good job of implementing some recesses to deal with passive heat gain issues, though the balconies may further exacerbate the setback concerns.
- With respect to loading, it doesn't appear that you're accommodating for anything beyond a Class A.
- Lots of opportunities for public realm enhancements on 2<sup>nd</sup> Street; think the nature of this street as it develops is to be quite urban at the pedestrian realm.
- Laneway is narrow, but at the back could probably do a little more than just tree coverage in order to animate. All depends on what the potential of development to the south is.

- Don't see an opportunity for public art on the front of the building; perhaps something on the upper storey.
- Think the building is well handled but missing walls in some ways, in having continuous balconies build out the form. Wish there was a break in the balconies that allowed some verticality to the building.
- While the front is well handled, feel that the back could have more design rigour in it. Feels like big slabs.
- Think the neighbour to the west has been ignored; a slight move of the building footprint to the east might be helpful.

**Presenter's comments:**

- Thank you for all the comments; will take all into consideration.
- With respect to the common areas, those include some amenity space and opportunities for gathering. Did make the conscious decision to have lots of individual space, otherwise might have taken a different approach.
- With respect to the lane, it does access loading and parking. In the short term, it wouldn't be possible to close it.

It was regularly moved and seconded

"THAT the Advisory Design Panel has reviewed the Rezoning Application for 119-125 East 2<sup>nd</sup> Street and recommends approval of the project. The Panel commends the applicant for the quality of the proposal and their presentation."

Discussion ensued regarding the impact of the setbacks as presented. A vote was taken on the above motion.

**MOTION FAILED**

It was regularly moved and seconded

"THAT the Advisory Design Panel has reviewed the Rezoning Application for 119-125 East 2<sup>nd</sup> Street and recommends approval of the project subject to addressing the following issue to the satisfaction of the Development Planner:

- Further design development to ensure that the required residential setbacks to the adjacent sites to the east, west, and south are met according to City guidelines;

AND THAT the Panel wishes to commend the applicant for their presentation."

**CARRIED UNANIMOUSLY**

**5. Adjourn**

There being no further business, the meeting adjourned at 7:12 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, November 17<sup>th</sup>, 2021.

"Marie Muljani"  
Acting Chair

"November 17, 2021"  
Date