

**Meeting of the Advisory Design Panel
Held via Webex on Wednesday, April 20th, 2022**

MINUTES

- Present:** D. Burns, Chair
M. Muljiani
M. Rahbar
K. Ross
M. Tashakor
- Staff:** M. Menzel, Planner 2, Planning and Development
E. Chow, Planner 2, Planning and Development
T. Huckell, Committee Clerk-Secretary
- Guests:** 800 Marine Drive
Farzad Mazarei, CEO, Cascadia Green Development
Shirazeh Dabiri, Executive Manager, Cascadia Green Development
Maryam Lotfi, Development Planner, Cascadia Green Development
David Youngson, PR Specialist, Cascadia Green Development
Barry Weih, WA Architects Ltd.
Adrian Wong, WA Architects Ltd.
Victor Ngo, Watt Consulting Group
Johannes Petzel, Perry and Associates
Maple He, Perry and Associates
- 880 West 15th Street
Jamie da Silva, Principal, Jadasi Development
Michael Cox, Principal, Gateway Architecture
Henry Eksteen, Intern Architect, Gateway Architecture
Peter Kreuk, Principal, Durante Kreuk Ltd., Landscape Architecture
Aaron Li, Intern Landscape Architect, Durante Kreuk Ltd., Landscape
Architecture
- Regrets:** Councillor A. Girard
K. Bracewell, RCMP
A.M. Llanos
L. McKenna
-

A quorum being present, the meeting was called to order at 5:31pm.

1. Minutes of Meeting of the Advisory Design Panel held March 16th, 2022

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held March 16th, 2022 be adopted.

2. Staff Update

As pandemic restrictions have eased, we have the possibility to return to in-person meetings. Hybrid meetings are not an option at this point in time. Staff will poll the Panel members to ascertain whether there is interest in returning to in-person meetings at City Hall.

3. 800 Marine Drive (Rezoning Application)

The City has received a rezoning application for 800 Marine Drive. The application proposes a 4-story mixed use building with two lower levels of retail and office tenancies, and two upper levels of residential strata units.

Adrian Wong, WA Architects, described the project to the Panel:

- Cascadia Green is proposing a four-storey mixed-use development of commercial / residential achieving 2.5 FSR. Proposal has one level of underground parking providing 37 spots, with an additional 4 spaces at grade.
- Located at the intersection of Marine Drive and Fell Avenue, it is close to public amenities, public transportation, and bike routes.
- Ground floor would be comprised of retail, loading, parking and service uses. Level 2 is proposed offices with end of trip bike facilities. Levels 3 and 4 are dedicated for residential use, with 19 dwelling units and an outdoor amenity space on the top floor.
- Proposing continuous weather protection canopy on the street.

Johannes Petzel, Perry and Associates, reviewed the landscape plan:

- Have improved street planter use on both Marine Drive and Fell.
- Retained bus stop at the southwest corner of the building. Bench and bike racks will be adjacent to the CRU spaces.
- Standard City of North Vancouver sidewalk treatment with rain garden to intercept run-off. Catch basin almost at the intersection.
- Proposing new lighting along Fell Avenue.

Questions from the Panel included but were not limited to:

- Can you speak a little more to your material usage? **A:** Brick cladding, and glazing on the storefronts. Will have glazing at the office level with some metal spandrel. Most likely a metal with wood grain cladding on the vertical elements.
- Are you using your maximum height? **A:** No. Could be up to six stories in this zoning area, but we have maximized our FSR.
- Could you build closer to the street? **A:** Could reduce the level 2 offices, but believe that is not what the client is looking for in flexibility of the subdivision. Looking to maximize the office use and promote additional employment in the area. Another reason for the setback on the east side is the presence of high voltage wires. Limits the built form, but appreciate what you're saying about creating verticality on the corner. Additionally, the proposed height is similar to / compatible with other recent developments along Marine Drive.
- The south facing windows will be quite exposed to the sun. Could you speak to the treatment of those windows? **A:** Believe the most effective measure would be solar shading. Could explore additional straightforward passive design.

- Where is the business relocating to? **A:** Have been in touch with the tenant; believe they have found a place to relocate but not sure of the exact location. They are aware of the rezoning process and estimated timeline.
- Will the units be stratified? **A:** Yes, there will be a strata; plan is to retain or lease but undecided at this time. In most of our projects, our practice has been to sell the commercial locally, rather than holding. The intent is the same here.
- Can you consider ensuring that there is one parking stall per strata unit? **A:** Possibly; but per the direction of City staff there is a variance proposed. Both City and applicant feel strongly that there should be less of a variance towards commercial.
- Was a TDM study (transportation demand management) completed? **A:** Yes.
- With respect to the landscaping, would you consider installing permanent raised flower beds around the south corner of the building? To bring green and prominence to the corner? **A:** We could do, although one architectural feature is the weather protection that wraps around that corner. We generally do not recommend any planting areas below canopies. Additionally, we understand that there will likely be a public art piece at Fell and Marine, which would draw more attention to that corner in general. So a desire to keep the adjacent sidewalk clear.

Comments from the Panel included but were not limited to:

- There is lots of glazing and transparency on the south side. The massing and design need to consider some sort of shading and protection against natural light and heating.
- The public patio designed on the 4th floor looks quite small. Not sure how effective that space would be.
- Like the materials, like the form of the building. Like the stepping back as you've designed it; think four stories are appropriate here.
- Glad to see public art will be placed in the corner.
- Think the roof materials will be important, as this building is somewhat lower than the others in the neighbourhood. Enclosures on the roof, how those are handled, will be important. Additionally, the material of the roof itself; consider aesthetics.
- I like the interface of the street and lane; the office lobby seems weak through. The residential lobby will need some clear and highly visible identification. Both lobbies seem small; ensure room for post office boxes, etc.
- Think you've addressed the public realm well in the corner; will be an important feature of this building. Art will add to that.
- Lighting seems weak; want high visibility from a CPTED point of view.
- Also from a CPTED point of view, the office elevator entry is a little niche off the street. That is a problem area. Ground level seems to have some very long corridors and problem areas from the lane. Need more planning to secure that area better.
- As a corner site, think that not maximizing your height is a lost opportunity.
- For the windows, particularly the southern exposures, think you need architectural accents and definition. They are a prominent feature of this building.
- This corner has some prominence particularly when driving westward along Marine Drive, and I think the design and modern glazing of the commercial units on the ground level will add curb appeal to the area.
- The outdoor amenity is a nice feature for residents to have some space to entertain guests.
- I think more attention to the landscaping and improving the public realm at the ground level corner will really add value to the building and neighbourhood.
- Think you've got a fairly nice palette, transitions well-handled.

- For the building interface with laneway, would reiterate comments already made; there are CPTED concerns with respect to accessways. As you progress this application in terms of security, that is a fairly generous overhanged area.
- Hope you have had discussions with BC Hydro regarding hydro lines; should not be put below grade.
- Think the setback is appropriate given the activity of Marine Drive.
- Encourage you to explore more in the realm of passive design.

Presenter's comments:

- Thank you for the helpful comments; will explore solar shading and CPTED points.
- With only 19 residential units, that was what was partially driving the smaller spaces (e.g. lobbies). We are definitely happy to look further into that design.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 800 Marine Drive and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- incorporate passive solar control, especially on the southern exposure of building;
- further design development to enhance relationship between the residential and office as it relates to landscape developments, both hard and soft;
- further design development for office and residential development and access, as it relates to visibility, accessibility and CPTED concerns re: access;
- further design development to address security and CPTED concerns within the laneway;
- further design development / consideration for the roof enclosures and the roof materials; and
- support for review of opportunities for public art at the corner;

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

Carried Unanimously

The Delegation for 800 Marine Drive left the meeting at 6:40pm.

The panel recessed at 6:40pm and reconvened at 6:45pm.

The Delegation for 880 West 15th Street joined the meeting at 6:45pm.

4. 880 West 15th Street (Rezoning Application)

The City has received a rezoning application for 880 West 15th Street. The application proposes a five storey mixed-use building, with a one-level podium containing retail tenancies, and four levels of rental units.

Jamie da Silva, Jadasi Development, described the project to the Panel:

- The subject site is currently Fountain Tire, surrounded on either side by auto glass sales companies. This building would be the first of the local buildings there to be redeveloped.
- A 4 storey multi-family residential building sits to the north.

- Plaza in front, which is now a car access area, is a good opportunity to create some public open space adjacent to our site.
- A very well connected site; on the transit corridor. Seabus about 2km away.
- The residential component is set back from the commercial base, at approximately 8 feet. The commercial base is linked to the plaza with outdoor capabilities that are quite connected to the building. Have intentionally limited the amount of different materials on the site, to create a subtle palette with texture variations.
- The building is 100% gas free; relies on the Lonsdale Energy Corp. and electrical components.
- Have rear access for retail parking; would be secured by an overhead gate at night.
- The exterior materials have all been selected as durable materials that will need very little maintenance over time.
- Units will be individually metered for electrical consumption.
- EV charging will be provided for all parking stalls.
- This development is not displacing any rental units; rather, an aging commercial structure.

Peter Kreuk, Durante Kreuk Ltd., reviewed the landscape plan:

- This site has been developed based on master planning guidelines for this area of the City. Includes a central plaza with lots of seating opportunities.
- The site itself is largely filled up with architecture; the opportunity for landscape development really sits in the plaza area at Marine Drive and 15th.
- Sidewalks extend across the front of the building as well. Anticipate that both adjacent sites will have a similar opportunity for development across the front.
- Anticipate a fair amount of design refinement to happen in this outdoor space with input from the City as we move through the development process.
- From a streetscape perspective, trees will be planted to the City's standards. Will use a lot of silva cells as part of the soil management plan. Have been working with the city re: stormwater management issues.

Questions from the Panel included but were not limited to:

- In terms of the plaza schedule sequence, what will carry through as part of this project?
A: City staff would seek for the design to be carried out as part of the development. We did provide some guidance as to how the plaza could be developed in its ultimate stage, and what that would mean for the adjoining sites. Believe that the adjoining sites can be developed independently. If/when the adjoining sites are redeveloped, we would coordinate with street planning.
- Can the property be developed by itself as opposed to via a lot assembly? **A:** The City has no specific requirements for lots to be amalgamated. Agree that the design is an important consideration to ensure we're not jeopardizing the future development of the adjoining lots. In this instance, inquiries were made to the adjoining owners and there was no interest in selling.
- Can you provide clarification in how the garbage pick-up from the lane will be handled?
A: There is a residential and commercial garbage room; trucks would use the parking access.
- Any reason you didn't consider using the rooftop for amenities? **A:** We have currently designed the amenity space on the second floor, with both indoor and outdoor space. Using the rooftop it would become a 6 storey building. Trying to keep that space more private.

- Plaza looks like an excellent opportunity for some public art; any consideration for that?
A: Agreed. Understand that because we are a rental project, we don't contribute the art, but we would be happy to work with the City to help develop.
- Understand you are meeting the parking and biking ratios, but can you elaborate on how you arrived at the residential setback? **A:** In the two sideyards, the zoning requires 12 feet which is our design. Front setbacks were determined with the City.

Comments from the Panel included but were not limited to:

- Since the adjacent sites will not be developed at the same time, ensure that the pattern of design is considered to allow attractive integration with the adjacent development, when that happens.
- Think the plaza design is well developed. If you do have to build your frontage first, consider significant protection from cars, that area is a significant car zone.
- Because of the existing buildings it looks like one could literally climb onto the building from neighbouring buildings. Might have to address that edge.
- Because you're the first one redeveloping, the setbacks as currently designed might work, but if the neighbours try to develop a property like this, you'll have very close balconies / blank walls. You might be limiting what future buildings can do.
- Worrysome that the parking is not secured during the day. Could be an invitation to unwanted visitors.
- Feel the height could have been used to create more articulation and definition of the building, as opposed to a relatively monotonous block. Do like the simple and clean feel of the building but there is some interesting architecture one could add to the height.
- Appreciate you bringing more rental units to the City.
- Also appreciate the opportunity for plaza art. Think that a rental building with that space could feel transitory under other circumstances and some art will make it special.
- Think this design integrates well into the area with the commercial / residential building directly to the east on the corner, and the residential buildings to the north.
- Really like the landscape design on the south sides which really handles the uniqueness of that corner; it adds to the public realm with the landscape colour selection, shade and design.
- It would be ideal for one or more of the CRUs on the south side bordering this area to be a café to encourage that location to be a community hub or parklet, and by adding bike racks to that particular location would certainly add to this feeling of being a new parklet.
- Think you've done a good job of integrating the large plaza with the pedestrian realm. Think you're maximizing your opportunities to create the setback spaces that you've been asked to achieve for the retail space.
- Think you've handled the laneway quite well; no excessive overhang covered spaces and the loading is open and clear.
- Would reiterate concerns about the projections beyond your setback of balconies, considering the future potential redevelopment of the neighbouring sites.
- Think this project abounds with opportunities for public realm improvement. An ideal location for public art.
- Could consider additional efforts around energy efficiency, particularly in the southern exposures.

Presenter's comments:

- Thank you for all the comments; we look forward to working with the City and resolving any issues. Will take these comments to heart.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 880 West 15th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- further understanding and development of how to execute landscaping, and address concerns relating to pattern/pavement adjacencies relative to development and phasing of the plaza;
- clear and strong support by panel for public art in the plaza;
- design development to address CPTED access issues from adjacent buildings to residential levels;
- concern from panel around building setbacks and future development on adjacent sites; and
- design development of passive design elements as project advances through the development phases;

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

Carried Unanimously

The Delegation for 880 West 15th Street left the meeting at 7:51pm.

5. Adjourn

There being no further business, the meeting adjourned at 8:09pm.

The next regular meeting of the Advisory Design Panel is scheduled for Wednesday, May 18th, 2022.

"Marie Muljani"
Acting Chair

"May 18, 2022"
Date