

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, October 19th, 2016**

MINUTES

- Present:** J. Boyce (Chair)
K. Bracewell, RCMP
B. Checkwitch
K. England
J. Geluch
P. Maltby
A. Man-Bourdon
- Staff:** D. Johnson, Development Planner
S. Kimm-Jones, Committee Clerk
C. Perry, Supervisor, Development Servicing
M. Epp, City Planner
C. Miller, Planner 1
H. Evans, Planner 1
- Guests:** 748-752 East 3rd Street
Tomas Wolf, studio one architecture inc.
Alex Han, studio one architecture inc.
Mary Chan-Yip, PMG Landscape Architects
Martin Pennels, Eco Van Green Construction
Dave DeBruyn, Inhouse Development
- 736 East 3rd Street
Tina Hubert, tina hubert architect
Amy Tsang, Amy Tsang Landscape Architect
Greg Cormier, One Raven Developments Ltd.
- Absent:** S. Gushe
B. Harrison
A. Sehwoerer
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The meeting was called to order at 5:35 p.m.

1. Minutes of Meetings of the Advisory Design Panel held September 21st, 2016

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held September 21st, 2016 be adopted.

Carried Unanimously

2. Minutes of Meetings of the Advisory Design Panel held October 4th, 2016

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held October 4th, 2016 be adopted.

Carried Unanimously

3. Business Arising

A key member was not available so discussion on the revisions to the digital forms in the Submission and Presentation Guidelines and Checklist was postponed to the November 16th meeting.

The Chair, Jay Boyce announced his resignation from the Design Panel after this meeting as he will be leaving the province.

4. Staff Update

D. Johnson reviewed the status of ongoing development projects.

5. Moodyville Sense of Place

C. Miller gave a presentation on “Sense of Place” for Moodyville in order to better inform the review of future Moodyville projects. Discussion ensued.

P. Maltby entered the room at 5:50 p.m.

6. 748-752 East 3rd Street (Development Permit)

H. Evans introduced this proposal to build eight 3-bedroom townhomes with five units on East 3rd Street (with one lock-off unit), and three units at the rear on the lane with two lock-off units. Vehicle access will be off rear lane.

Staff asked for Panel’s input in accordance with the Moodyville DP Area Guidelines on the relationship of the infill townhouse building to the rear lane, entry points and identification of the rear townhouses, whether the east and west ends of the buildings should be softened, the function and circulation of the site with regard to the driveway entry, garbage and recycling facilities, the interface with the neighbouring property to the east, and grading, landscape and building design along the East 3rd Street frontage.

Thomas Wolf, Studio One Architecture Inc., described the project to the Panel:

- The site is on the north side of East 3rd Street and is the first development in the RG-3 Ground-Oriented Residential 3 Zone. It has a 100 foot frontage on East 3rd Street and is 136.8 feet deep. It slopes approximately 13 feet from the lane south to East 3rd Street.
- The design is based on zoning requirements, the Moodyville DPA Guidelines, and the passive house requirements.
- There are two three-storey, row house type buildings separated by an interior courtyard. The “south block” has one lock- off unit and the “north block” has two.
- The garages are accessed from the courtyard.

- The ground floor of the “north block” is partly under grade because of the sloping site condition so only two storeys are exposed from the lane which is compatible with the surrounding buildings. There are entrances off the lane to animate it.
- The “south block” has roof top decks for each unit with access hatches which are designed not to be visible from the street or block views. The Moodyville DPA Guidelines do not allow roof top decks on the “north block” because of the potential for overlook.
- The individual units are articulated by the verticality of different materials and shading elements. The fin walls give a consistent vocabulary to harmonize the entire project.
- Materials will be a combination of brick and fiber cement cladding which relate to the existing use of materials in the neighbourhood. Contrasting dark brick and white panels are complemented by accents of coloured glass on railings and canopies, and natural wood stained soffits under the horizontal shading elements.

Mary Chan-Yip, PMG Landscape Architects, reviewed the landscape plan:

- Each unit on East 3rd Street will have a front door and outdoor patio for table and chairs. There will be a grade transition from the street which will be framed by steps, a low wall, and low planting.
- Pervious pavers in the side yard visitor parking stalls, walkways and patios are part of the storm water management plan.
- Two large cedar trees will be saved.
- Drought tolerant species will be used for ornamental and native planting. A sensor drip irrigation system will be installed to be used when necessary.
- Following CPTED guidelines there will be lighting throughout the site, wall sconces at entries, bollard address columns, recessed lighting along the walkway, the auto court will have wall sconces on photo cells with additional bollard lighting. The laneway has recessed lighting set into the wall.
- A generous volume of growing medium will be used around the perimeter.
- Yew trees along the south edge of the property and light-coloured paving will help mediate excessive solar gain.

Questions from the Panel included but were not limited to:

- How will first responders access the rear units? **A:** They will be identified at the street and there will be a pathway to the back. **Staff:** The City will require signage showing the addresses.
- What is the recycling space for? **A:** Recycling and garbage will be picked up from each garage and moved to the lane for the truck. It is an optional space for emergencies.
- **Staff:** Have you put the turning radius on the turn? **A:** Yes.
- I think you should have roof decks on the rear units. **A:** They are not allowed in the Guidelines; we were asked to remove them.
- The driveway is sloped 10%; have you thought about putting in a heat cable in case of ice? **A:** We can look at it.
- Are the casement windows the only ones that open? Do they open on the side? **A:** They do not open on the side.
- Does the neighbouring grade on the east property line follow the slope of the driveway or will you need a retaining wall? **A:** It follows the slope; there may be a two foot retaining wall.
- Have you accounted for thick enough walls for the passive house? **A:** We will be modelling it but the advanced allowance of wall assembly thickness should prevent any major design changes; we may even be able to shrink the wall assemblies later on.

- **To staff:** What thickness of wall is excluded? **A:** There is a six and half inch inclusion; anything up to 18 inches is excluded and will not be counted.
- You can only access the back units via the pathway? **A:** They can be accessed from the internal courtyard.
- The suites on the north side have no buffer between the lane and the walls? **A:** You step up into a patio.
- Unit 6 has a separate patio what is it next to? **A:** A neighbouring garage.
- Will the east and west retaining walls have fences? **A:** Yes, a six foot wood fence.
- How wide is the path from the street to the auto court? **A:** Three feet.
- Did you consider putting the path on the outside? **A:** There is an existing cedar tree on East 3rd Street.
- Do you think all the windows will remain? **A:** The window wall ratio seems reasonable; we may lose some glazing on the north side.
- What is the large expanse of white material on the “south block” on the east side? **A:** It is Hardie board.
- Are the neighbours ok with the nine foot drop next to them? **A:** The Developer Information Session has not happened. Nine feet is the lowest drop. The auto court lines up with the gap between the house and garage.
- Where is all the rainwater going to go; how will you infiltrate? **A:** We have to work it out with the civil consultant. **Staff:** The new street trees will have silva cells and they can drain into them.

Comments from the Panel included but were not limited to:

- It is fantastic that you are saving trees and providing long season support for local pollinators.
- It is a great project; very interesting. The auto court is interesting; I will be interested to see how the space is used.
- The path between the property line and the eastern neighbour is too narrow and does not work, it will feel constrained. The soft green buffer on west is good; take a foot out of it and put it to the east.
- I appreciate the work to activate the laneway but find it a little abrupt with the step up; I know it is done on purpose for privacy. Something more could be done in the laneway to soften up the wall.
- I think the material selection is interesting. Passive house is great.
- I like the permeable pavers. I cannot tell which door is the front door for the north units: on the lane or in the courtyard. Make the asphalt surface in the courtyard softer, replace it with something else so that, instead of a typical roadway material, it feels more residential.
- I appreciate you saving the conifers.
- The landscape plan shows small to mid-size species while the architectural sections show different trees which do a better job of connecting the pedestrian scale and house scale
- There is an abrupt edge on the north side; put something green in along it.
- I commend you for passive house; it could be a model project. Something different in the lane would be great.
- It is a challenging construction site due to the grades and tightness of access; aim for an efficient construction process.
- The east and west elevations could be harmonized with the north and south elevations; wrap some elements around to unify the project. It looks like two different projects.

- If the layout in the north building was rearranged so that the living room faced the lane, it might be more interesting for residents rather than looking at the courtyard chasm between the two buildings.
- Once the lane is used as a street, there will be overlook issues which can be subdued by fencing, screens, planting.
- The design is strong and interesting.
- I do not think the corners need softening; it would take away from the design.
- Move the bike storage, garbage area, and mail; that is an important circulation space; gain width for the pathway.
- You should have roof decks on the north building.
- Ensure you define territoriality off the laneway. The rear units have to be clearly identified for first responders and the side pathway needs to be wide enough for them and their equipment.
- Look at a landscape solution in lieu of a fence at the end of the driveway; do a green wall or add greenery. I like the project.

Presenter's comments:

Thank you for your comments. We will address the points you have raised.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 748-752 East 3rd Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- A review of the paving and patterning for the access lane to create more of a residential courtyard;
- Softening of the patios on the lane using landscape as an option;
- Review of the east access from the East 3rd Street walkway to widen it;
- Potential for introducing roof decks for the northern units;
- Potential relocation of mail and bike storage facilities to increase the width of the pedestrian access;
- Add signage to identify the rear units for first responders, especially for visibility at night;
- Review of the territoriality off the lane;
- Making sure that the turning radius can be accommodated;
- A review of unification of all elevations; and
- A review of the tree species to be planted on the south elevation of East 3rd Street.

The Panel wishes to thank the applicant for their presentation.

Carried Unanimously

J. Geluch excused himself due to a conflict of interest and entered with the delegation for the next presentation.

7. 736 East 3rd Street (Rezoning Application – Preliminary Review)

H. Evans introduced this application for a two unit infill townhouse unit with two lock-off units and the retention and revitalization of the existing heritage house.

Staff asked for the Panel's input on the form and character with respect to the Moodyville DP Area Guidelines on the following aspects: the relationship of the infill townhouse building to the rear lane and surrounding development, how the design will positively influence the pedestrian character and life in the rear lane, presence and visibility to the townhouse entries from East 3rd Street, functionality and design of the central courtyard, the circulation plan, the proposed palette of materials and colours for the townhouse building in relation to the heritage building, and the design of the rooftop amenity.

Greg Cormier, One Raven Developments Ltd., told the Panel members that he is the owner. He bought the house in 2007 and renovated it; replaced the foundation, exterior, roof, mechanical and wants to protect the house. It is one of the first houses built in Moodyville. He is a passive house certified consultant and excited about the project..

Tina Hubert, tina hurbert architect, outlined the project to the Panel and talked about the history of Moodyville:

- 736 East 3rd Street is a significant heritage house; it relates to Moodyville in the past, the new infill will relate to the future.
- The house was built in 1912; three families lived in it before the current owner.
- An infill development of side-by-side townhouses at the rear of the site is proposed.
- Materiality draws on the theme of shipyards using shingles, bands of colours echoing the paintwork on the ships.
- The craftsman cream heritage colour from the heritage house will be used in the new building in a colour palette complementary to the current heritage colours, and potential future colours.
- The existing coach house will be relocated.
- There will be two lock off units in the townhouses and four parking stalls on the site.
- A reverse plan interior layout is planned with bedrooms on the second level and kitchen, living and dining rooms on the third floor with access to a roof deck.
- Photo-voltaic panels are placed around the top of the roof with the roof deck hidden in the middle.
- There are large windows facing south, with smaller windows facing north. The design is such that window size can be adjusted as energy modelling happens.
- Heat loss is mitigated with minimal articulation of the north façade.
- Horizontal elements are used on the back lane elevation to minimize the perception of height.
- The building height is set by the requirement for the parking which needs to be accessed from the lane.

Amy Tsang, Landscape Architect, described the landscape plan:

- The overall concept is to create private and livable open spaces for the residents and foster a sense of connection to Moodyville.
- The main access point is up existing stairs from East 3rd Street which will be lit.
- Each of the four units will have access to private outdoor space, patios, balconies and roof decks
- The lower level patios will have feature paving, a low retaining wall, privacy planting and privacy screens.
- There will be signs to mark the entrance.

- There will be ornamental trees between the heritage house and townhouses for privacy and space definition.
- Some of the existing trees will be retained to reinforce the heritage aspect.
- The large attractive feature rock wall along East 3rd Street will have a low evergreen hedge on top of it to define the garden.
- The design encourages social interaction with low picket fences, the pear tree which is being retained and low edible shrubs.
- Seating will be incorporated into the stairs to the infill development.
- There will be a neighbourly feel in the laneway with a pathway to access the units from the lane with feature paving, planting, lighting.
- The plant palate will be drought tolerant and low maintenance planting.

Questions from the Panel included but were not limited to:

- How will you identify the rear units for first responders coming from East 3rd Street? **A:** There will be signage at the front.
- How will the lower and main floor patios be separated? **A:** By a six foot wooden privacy screen.
- Will the perforated metal on the balconies and railings rust? **A:** It will be galvanized.
- Have you decided which siding material to use? **A:** We will decide once we have done the energy modelling.
- Are the windows fixed? **A:** No, you still want air circulation in a passive house; it has to be as liveable as possible with ventilation and fresh air as needed.
- Have you thought about putting in dumb waiters up to the third floor? I would not want to carry shopping up three flights. **A:** We are trying to find a way to do it.
- How was it received at the DIS? **A:** I thought it was well received. I know most of my neighbours; they were interested in what was going to happen and protecting the house.
- Are there any other heritage homes nearby where this might be adopted? **A:** There are not many feature heritage homes nearby.
- In the future the laneway might transform with units fronting it and the character may change to a small streetscape; have you considered it and does the design respond to it? **A:** We do have cars at the back. The shared garbage and recycling is enclosed. We are using quality materials and nice planting. We are leaving some parking open. I live on the lane. It is already quite a pedestrian lane.
- The coach house is moving? **A:** Yes across the lane; it was the first one in the City.
- Are the solar panels going to happen? **A:** Yes; we are shooting for net zero.
- What are the landscape materials on the roof deck? **A:** It is in flux; we are looking at composite decking made with bamboo, and planters. What about water? **A:** There could be water; the plumbing stacks are 10 feet away.

Comments from the Panel included but were not limited to:

- Thank you for a wonderful and thorough presentation. This story about Moodyville is what we have been looking for in some of the larger developments. I really commend you for the effort you have put in on a single lot project. Really appreciate it.
- I really like the respect of the heritage house and retaining it, and the modern take on it in the new building as well as telling a story by referencing the materials and having the old elements tie into the new.
- The layouts work well; I like the planning.
- I support the height variation. I commend you for providing the roof decks and doing a thorough analysis of why it does not impact the neighbours.
- Your project can be a precedent to show others what can be done.

- I like the emphasis of architecture in the lane.
- All elevations have a face to them and are not repeated.
- I appreciate the analysis of window placement
- I like the material choices; there is a nice play on materials re: shipbuilding and metalworking. It is a great project.
- I really appreciate the historical analysis; it is very thoughtful. The package is fantastic.
- I appreciate you saving so many trees; the plants have a future.
- It is a beautiful project.
- I am so glad you are maintaining the heritage house.
- I have nothing but good things to say about the presentation and legible narrative in the design.
- I appreciate a grading plan that is legible.
- I appreciate the spacing between the house and rear building with flexibility for circulation. There is the opportunity for happenstance socializing, but there is some privacy; it is very well defined.
- I like the cream colour on the panels and appreciate using the colour as a gesture to the heritage house.
- It is a wonderful project.
- The concerns about overlook have been carefully considered by having solar panels; it is a very sensitive solution.
- Signage has to be significant and easily identified from East 3rd street and carried on down the side for first responders.

Presenter's comments:

Thank you for your comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 736 East 3rd Street and recommends approval of the project. The Panel strongly commends the applicant for the quality of the proposal and their presentation.

The Panel strongly supports the height variance.

Carried Unanimously

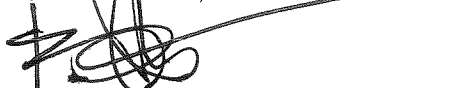
8. Other Business

D. Johnson announced that nominations and election of a new Chair will occur at the November 16th meeting.

9. Adjournment

There being no further business, the meeting adjourned at 9:00 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, November 16th, 2016.



 Chair **VICE** 