

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, June 16, 2010

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**MINUTES**

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- Present:** K. Hanvey (Chair)  
Y. Khalighi  
K. Kristensen  
B. Spencer  
S. Standfield  
C. Taylor  
K. Terriss
- Staff:** G. Venczel, Development Planner  
C. Perry, Supervisor, Engineering Services  
S. Kimm-Jones, Committee Clerk
- Guests:** Norm Couttie, President of the Adera Development Corporation  
Dale Staples, Integra Architecture  
Jon Losee, Jon Losee Landscape Architects  
Robert Worden, Ramsay Worden Architects  
C. Ding, Ramsay Worden Architects  
Maurice Pez, Intracorp  
Jodie Dorrington, Intracorp  
Jennifer Stamp, Landscape Architect, Durante Kreuk  
Jim O Dea, Anavets Society  
Mary Macleod, Anavets Society
- Absent:** J. Bitar  
T. Cailles  
Councillor Trentadue
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A quorum being present, the Chair called the meeting to order at 5:35 p.m.

**1. Minutes of Meeting of the Advisory Design Panel held May 19th, 2010**

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held May 19, 2010 be adopted.

**Unanimously Carried**

## 2. Business Arising

G.Venczel asked about vacation plans to see if there was a quorum for the July and August meetings. There should be a quorum for each of the meetings.

Design awards: G. Venczel outlined the process. Terms of reference have been established for the Design awards. A shortlist of projects completed over the last 5 years will be forwarded to Panel members for their consideration.

## 3. Staff Update

83 Chesterfield - On June 14<sup>th</sup> Council agenda. Passed but Lonsdale Energy Corporation study of geothermal required. Public Hearing on July 5<sup>th</sup>.

700 Marine - Covenant written. Adopted.

302 E. 12<sup>th</sup> - Delegation to June 14<sup>th</sup> Council. – Passed First Reading and moved to a Public Hearing

362 E. 12<sup>th</sup> - Delegation to June 14<sup>th</sup> Council – First Reading defeated and deferred . Waiting for results of review of 367 E. 11<sup>th</sup> application.

Lions Gate Christian Academy (Temporary Use Permit) – on June 7<sup>th</sup> Council Agenda despite issues with traffic impact. Carried unanimously – Transportation Demand Management Program required. Public hearing – June 28<sup>th</sup>.

## 4. 735 West 15th Street : Rezoning and OCP Amendment

The Chair reviewed the resolutions from the previous APC and ADP meetings.

G. Venczel provided background on the project which was reviewed at the May ADP meeting and asked to return for further review.

Norm Couttie, Adera, reviewed the presentation boards to the Panel addressing the issues raised at the May ADP meeting:

- The rear elevation of buildings will be treated the same way as the front.
- There is now a different window pattern.
- The wall to the parkade has been articulated and 4 parking spaces eliminated to allow for more landscaping to screen the wall.
- Grading and accessibility: Adera looked at the whole site to try to reduce the number of stairs. Access to the units along 15<sup>th</sup> should have a grade of 5% or less. Another issue is the code requirement for exit distance from the upper units; this has been increased to 7ft which has reduced the number of risers from the street to the courtyard by 4.
- The landscaping for the residential garden: the garden was lowered for level access from the street and sloped 5%. 15<sup>th</sup> Street is now accessible from the parkade through the courtyard.

Jon Losee reviewed the revised landscaping plan:

- The community gardens and gathering spaces have been re-jigged to allow for accessible access from the back lane to the front yard/15<sup>th</sup> Street, the S curve of the path has been retained but exaggerated. The new sloping design has created a shady area, so the garden has been flipped to receive sun. The garden is defined by arbours at the edge of the project. They are considering an open frame structure echoing the Thom building at the entrances. The space is larger because of the curve of the path. There are more play structures and picnic tables.
- Harvesting of rain water: this is difficult because of the flat roofs and grade. A system will be in place to pick up rain water from the northern portions and back side of the project from downpipes. There will be three water features along 15<sup>th</sup> street which will overflow going downhill to an active and functioning feature along mosquito creek lane.
- Public art will be featured in the 3 active water features, paving patterns etc.
- The parking in the lane has been taken out and the area will be planted with columnar trees etc.

Norm Cote reviewed the other issues:

- Parking in the parkade has been reduced to 60 stalls.
- The art budget has been increased to \$25,000. Adera is trying to see if an artist will bring back the memory of Thom building or it may be documented on a website.
- The introduction of three-bedroom units would make the project unaffordable.
- Adera is committed to LEED certification.
- There will not be solar panels, instead a waste water heat recovery system will be used which will result in an energy saving of 83% which is better than solar.
- Super insulation will be used: 20-30-40.
- There will be a target of Energuide 82
- The goal is a net zero building.
- Their target is LEED for Homes Gold which would be the first one awarded in Canada.
- Still committed to Built Green Gold.

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

- Is there a visual expression of the water falling from one water feature to another on 15<sup>th</sup>? (A: The system will function as a way to harvest water and will be connected; it will appear at certain points but there will be no waterfalls.)
- Is there a grassed area in the community courtyard? (A: Yes, but as it is a depressed area, we are not sure that grass will grow and will be suggesting an artificial lawn.)
- There is still an issue with lack of access from the parking to the handicapped units. Does the parking have to be within x ft of the units? Staff: we would allow handicapped stalls on the street but only in angled parking positions, not in parallel parking.
- Have you done a shade analysis in relation to the food garden to see if there is enough sun to grow produce? (A: It is the sunniest location in the courtyard with sun from 10 am to about 3 pm in the afternoon.)
- How is the access from the handicapped parking stalls to the adaptable units? (A: Either along the lane or through the community garden.)

- Why were the stalls in the lane removed? Staff: there are very few conditions for parallel parking and two were handicapped spaces which have to be a 2 lane depth for the driver to be able to get out.

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

- Why isn't there better access from the handicapped stalls to the adaptable units?
- There are challenging access issues. Maybe one of the visitor parking spots south of the garden could be designated handicapped. Going through the garden seems to be the only option at this point. Staff: it would reduce how many there are but it is a possibility.
- Overall really good job of responding to panel's comments; grades are difficult.
- It seems that on a project of this scale there should be some mechanical system to get people in wheelchairs from the parkade to the north side of the building to the accessible units. It is a long route to get to the units. Recognise extra cost involved. One elevator to get up one level.
- If the lowest level units on the west side were accessible, they would be nearer to the parkade.
- The issue of accessibility to the adaptable units is the major issue. Very thoughtful response to the other comments from APC and ADP. The project is stronger; pleased with the sustainability agenda; the benchmarks will be groundbreaking. You should be congratulated.

**Applicant's comments:**

- There is a one-storey slope uphill from one end of the project to the other. We can get more adaptable units along 15<sup>th</sup> rather than just one on the west side. We tried to provide two ways of accessing the units. Previous projects seemed to work with that kind of distance. The adaptable units are not always bought by people in wheelchairs; sometimes they want apartments in other parts of the buildings.
- The elevator would have to be exposed which would mean problems with vandals, children playing with it. It would cost about \$75,000 and would add high maintenance and insurance expenses to strata costs. It would be a financial burden on the project.
- As part of the public art component, we will be asking the artist to produce a memory of the Ron Thom building at the entrance to the community garden.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the rezoning application and OCP amendment for 735 West 15<sup>th</sup> Street and recommends approval of the revised plans shown at the June 16<sup>th</sup> Design Panel meeting subject to further review by the City Planner of parking and accessibility. The panel commends the applicant for their response to the other issues which were raised previously.

**Carried  
5 – In Favour  
2 – Opposed**

There was a short break.

The meeting was called back to order at 6:40 pm.

## 5. 225-245 East 3<sup>rd</sup> Street (Rezoning and OCP Amendment)

G. Venczel told the Panel that the site is currently zoned 1.6 FSR. Rezoning would include a density bonus allocated to the entire site, transferred from the ANAVETS building to the market housing building. Staff would like input on the massing of the market building; the bylaw states that the width should not exceed 100 ft in length above the third storey.

The Chair read the resolution from the June 9<sup>th</sup> APC.

Bob Worden, reviewed the project

- ANAVETS operates 3 small buildings which are 2 stories at the front and 3 at the back; they are reaching the end of their life. They want to consolidate into one new building which would be 4 stories at the front, 5 at the back. Intracorp will be purchasing the property and developing the buildings.
- Easy walking distance to Lonsdale, community centre, transit.
- 3<sup>rd</sup> Street will become a rapid bus or rail transit route; there is a 10 ft right of way across the front of the property.
- The market building will be built under the new 6-storey Building Code which differs from the 4-storey and tower forms. Walls are a major form definer. Can step back the top floor. Restricted to non-combustible cladding materials on the wooden frame.
- The market building is split in two with stone elevator shaft as a notch in the building.
- The main social space in the ANAVETS building is on the sunny side at the back of the building. There is also a shared balcony at the top.
- Visitor parking has been reduced to make bigger gardens for both buildings.
- The market building at 1.6 FSR presented a challenge in how to address the streetscape; started with a shadow line to separate the building into 2 masses and continued with the use of different colours, generous overhangs in different colours to frame 2 different massings. Within the two masses there is a play of dark against light to break down the form even more.
- There is some stone to accent the entry and corners. Basic materials are composite siding, lapped hardi plank, panels with wood grain and colouring; these are not final as they are waiting for new products to be approved by CSA.
- The ANAVETS building is 3 stories with brick and inset herringbone brick panels. Elegant vertical lines.

Jennifer Stamp reviewed the landscaping:

- On 3<sup>rd</sup> street the 10 ft right of way has to be taken into consideration; intentionally pulled in built features beyond it. There is flexible landscaping of ornamental grasses to cover the temporary right of way.
- There is developed social space at the front of the ANAVETS building with side-by-side seating and a bench under the building canopy.
- The middle of the site is punctuated by public access with a seating nook and clear sightline to the lane.
- To attenuate the sound from 3<sup>rd</sup> Street, in the market building the boundary 2 ft wall has been raised to 3 ft and carries through all the way along- punctuated by entry gates and the main entrance.
- An additional bench has been added at the bus shelter and there is a place to pause at the corner of the lane.

- Since APC they have met with ANAVETS residents who have expressed an interest in having some garden plots, which have been added.
- Benches and landscaping have been added around the access ramp from the visitor parking to act as a buffer.

Maurice Pez continued the presentation:

- ANAVETS would like a plaque and logo on their signage; many of the renters are not veterans so they do not want a large display on the history of ANAVETS. They are contemplating installing public art as part of the plaza at the market building.
- Concerning the desire on the part of the Advisory Planning Commission to include three-bedroom apartments; townhouses can be purchased for less than Intracorp can build a three-bedroom apartment. A program would be needed to subsidize the cost of the apartments. We do not think there is a family buyer for that type of apartment.
- We like the idea of live-work space. It could be put in the strata rules. Can be designed for live-work but recommend against zoning the apartments commercial as the mill rate goes up 6 times so it would be difficult to sell them.
- Our intent is to meet ASHRAE 90.1.2007 and we have hired a sustainability expert for Built Green or LEED Silver standards.

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

- If we considered a different building form to the 6-storey wooden frame, or allocation of FSR, would there be more green space? (A: We have an engineer on board to shape building to 6-storey. The rental building is a community benefit; the density transfer to the market site will pay for most of the construction costs of the ANAVETS building to keep the rents affordable.)
- Are there other options of colour? (A: We are looking at other colours for the market building as it will be 2 years down the road before it is built.)
- Have you done a view study for uphill residents? (A: Yes, the buildings will block the views of the properties opposite on the north side and two rows up. There will be a public process.
- Where is the underground parkade in relation to the right of way? Staff: The parkade runs to within a few feet of the existing property line, leaving room for wiring for street lights etc.
- What are the potential for the housing across the lane? What would it be zoned as? Staff: Level 4 1.0 FSR north, south is level 5 1.6 FSR. The buildings to the south are underbuilt. Transitioning from level 4 to 5 does happen. It is felt as an appropriate transition. What if this was a site without any special housing? A: It would probably be three buildings like the ANAVETS building.
- There is a very different expression between the 2 buildings. What is driving the expression of the ANAVETS? One is very modern, the other not so. (A: We did consider making them both the same, but they are very different buildings. The rental building doesn't have private balconies and a very straight façade. We wanted to work with texture so chose brick. The market building has balconies which are the most important feature. We started with the idea of surface texture. Also, the roof makes it different.)
- Have you considered a flat roof on the rental building for the view corridor? (A: Yes, it is in discussion; we are pricing it out at the moment. It is usually more expensive. We may be able to mitigate the difference.)

- Is there enough outdoor space for the seniors in the rental building? (A: Some residents wanted garden plots; we are providing 6 large plots. We did consider balconies but the decision was made not to have them in the rental building as they are generally used for storage, they are also not accessible to everyone as there is a big step over due to hydronic heating. The suites are bigger than in the market building. There is also a large covered common deck on the top floor facing the view.)
- Staff: can you explain about storm water management? (A: it has not been addressed yet.)

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

- The two buildings are very different, they seem too disparate. Both well done. I like the modulation of the flat roof. The market building seems overbearing in the neighbourhood. You have done a good job with handling the massing. I think a flat roof on the rental building would help it. Wonder if there isn't anything to modulate the façade than just brick. Feels like there isn't enough outdoor space.
- What is the front going to feel like with mass transit on 3<sup>rd</sup> street frontage? Staff: transit would go down the middle of the road: the extra space will be for the pedestrian zone – green space and sidewalks will stay.
- A flat roof would increase views.
- I feel the bulk of the market building is inappropriate in the neighbourhood.
- Not opposed to the density on the site as a trade off to get the rental building
- One approach may to create a larger gap between the two market buildings to break the big bulk down into 2 smaller blocks.
- I support live-work approach. Allowance should be made in the design. Not sure additional cost will be marketable. At least some form of adaptability for the future is a good thing.
- Every developer says three-bedroom units not affordable. People are constantly asking for three-bedroom units. Staff: there is the notion of lock-off units which would be legal for second or third bedroom to see if that helps affordability.
- There should be a concerted effort to address storm water management.
- Could the water sheet be more functional rather than just an aesthetic feature, e.g. bioswale?
- Best to have a public forum with simple massing studies to see if you can get the public on side. Re: reaction of people up the hill; would split into three buildings – match up the gaps for the potential for a long view through the site.
- The amount of attention the density is attracting is interesting considering the other side of St. Georges. I am less troubled by disparity of architectural language of the two projects. If there is concern about the bulk at 281 ft., I would prefer a different expression on the ANAVETS building rather than more of the same. I would support the flat roof on the ANAVETS building which would more strongly support the gradual step up to Lonsdale.
- I admire the skill with which the market building has been put together. Dealt with in an interesting and compelling way: fenestration, materials, and balconies. I am not uncomfortable with the amount of building on the site.
- You should consider creating a lobby which goes right through the building – glass right the way through by moving the elevator core to the other side of the corridor.

**Presenter's comments:**

- I wanted to clarify that this form of development is seen as fitting with the OCP; it is actually a 4-storey building with 5 stories on the lane. We do need to incur all the density to make it work.
- We cannot do a high rise – may have affordability issues.
- We have had 5-6 open houses; there are concerns with views being blocked.
- If you break the market building apart – it wouldn't work to achieve the density.
- The 6-storey form is new; there will be more of them.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the rezoning application and OCP Amendment for 225-245 East 3<sup>rd</sup> Street and commends the applicant for a very thorough presentation but does not recommend approval of the submission. The panel requests further exploration of the following issues:

- further review of the general massing (including the involvement of the broader community through a public process);
- consideration of a flat roof for the non-market building in order to enhance views to the north and provide a better volumetric transition from the east to the west;
- further design development be undertaken with respect to storm water management;
- that consideration be given to providing greater functionality of the water feature at the entry of the market building.

**Carried unanimously**

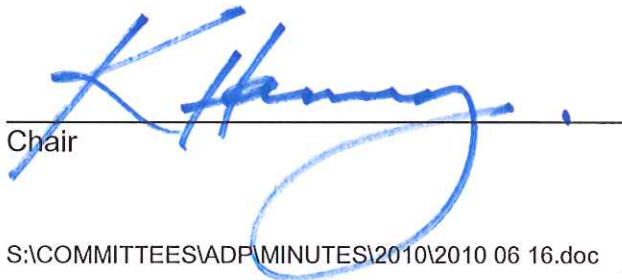
*Yashar Khalighi and Colleen Perry left at 8:00 pm*

**6. Other Business**

None.

There being no further business, the meeting adjourned at 8:15 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, July 21st, 2010.

  
Chair

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