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 the Atrium Meeting Room on Wednesday, April 3rd, 2019

M I N U T E S

Present: M. Messer
W. Chong
K. Ross
J. Ralph
N. Petrie
B. Jones
C. McLeod
R. McGill
B. Harrison
Councillor A. Girard

Staff: D. Johnson, Development Planner
M. Friesen, Planner 1
M. Holm, Manager – Development Services
K. Garma, Development Technician
R. Fish, Committee Clerk

Guests: 225 East 21st Street (Rezoning Application)
Kent Halex, Halex Architecture
Bill Harrison, Forma Design Inc.
James Fox, Wedgewood Ventures Inc.
Rick Williams, Owner

185 East Keith Road and 644 Victoria Park Ave (Rezoning Application)
Michael Katz, Katz Architecture
Jamie Banks, Human Studio Architecture and Urban Design
Bruce Haden, Human Studio Architecture and Urban Design
Ken Larsson, Connect Landscape Architecture
Eason Li, Connect Landscape Architecture
Janet Corne, Royale Projects
Davoud Mirtaheri, Client
Navi Sandhu, Client
Matthew Lo, Client

Absent: K. Bracewell, RCMP

A quorum being present, the meeting was called to order at 5:32 p.m.

1. Minutes of Meetings of the Advisory Design Panel held March 20th, 2019

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held March 20th, 2019 be adopted as amended.

Carried Unanimously

2. Business Arising

None.

3. Staff Update

D. Johnson reviewed the status of ongoing development projects.

5:38PM – B. Harrison excused himself from the meeting due to a conflict of interest and joined the applicant team.

4. 225 East 21st Street (Rezoning Application)

The City has received a development application to rezone 225 East 21st Street to support a 3 residential unit, 2 storey, duplex plus infill, development. Parking for the development is located off of the lane, with two spots being in garages and one spot in a car-port structure.

The site is located mid-block on the south side of East 21st Street, between St. Georges Avenue and St. Andrews Avenue. The site is well connected to public transit, active transportation routes, commercial areas and is in proximity to park space, public services and amenities.

Staff is seeking the Panel's input regarding the following:

- The proposed massing of the buildings and their interrelationship, the appropriateness of setbacks, the carport/garage and lanescape, and the delineation of outdoor space between units;
- The proposed architectural style, the street front presence, unit differentiation and identification, accents and lighting, the application of the façade materials, the proposed colour pallet, and the space and materials between the garage and infill;
- The front yard and connection to the public realm (including tribute to the conifers), the effectiveness of each unit's private space, the character of the side-paths, opportunities to improve privacy for adjacent properties, and the planting plan.
- Any potential CPTED concerns.

Kent Halex, Halex Architecture, described the project to the Panel:

- Great location within walking distance to many amenities.
- The block is predominantly single family homes but is transitioning to higher density.
- The main pedestrian access is on the west side of the property.
- There is a surplus of available street parking.
- We have moved the building further north on the site to create larger rear yards.
- The building was moved further to the east to give the access walkway more room.

- There are traditional open plans on the main floors.
- The decks at the rear open up to landscaped patios.
- The infill unit main floor is similar except the upstairs has one bedroom plus a den.
- There are grade differentials in the outdoor spaces to preserve privacy.
- We've implemented stained beveled wood siding and stucco panels at the top.
- We have introduced glass railings, wood fencing and aluminum screens for privacy.
- We introduced metal in the front to help with asymmetry on the front elevation.
- Wood posts and beams provide a wood structure expression.
- The roofs are low, not very visible, with a light granular surface.
- The storage space behind the garages are accessed from the north side.

Bill Harrison, Forma Design Inc., reviewed the landscape plan:

- The main entry splits to both units on either side.
- There is about a storey grade change across the site.
- We would like to add gates for CPTED concerns and a steel gate for the carport.
- The outdoor living is expressed with patios which provides great livability.
- The site has well programmed areas.
- The urban quality of this plan has been well thought out.
- The existing trees will not be retained on the site.
- The planting is straight forward and simple.
- Stormwater will be picked up across the back of the lane.
- There will be significant lighting with step lights, bollard lights, ambient light at the patios and motion detecting lights at the garages.

Questions from the Panel included but were not limited to:

- What type of edge do you have in mind for the wooden panels? **A:** It would be an AL13 type system but would be a textured panel.
- Can you look at eliminating the trim system? **A:** We can look into this, yes.
- Have you considered cementitious stucco spray? **A:** I think we should consider it.
- Was the massing and how you decided to have the deck off of the upstairs master bedroom driven by height guidelines? Are these useful spaces? **A:** In the summer evenings you do get light in that space and it helps to animate the façade. It provides opportunities for nice design elements.
- How viable is the courtyard as a growing area? **A:** We tried to provide a backdrop for the yard. It might be nice to have a green screen and plant Clematis in there.
- Are you planning any soffit lights? **A:** Not aggressively so. There will be wall lights and ambient light out of the building. It helps to illuminate the space around the house, is very attractive and provides lighting to the pathways around the house.
- Why have you chosen the two garages with a carport in the center? **A:** We had to get onsite parking for three cars. By separating them we break up the mass.
- Staff: The zoning bylaw puts restrictions on how much of the face of the wall a garage can be compared to the width of the lot. This would comply.
- How are you mitigating the grading of the existing neighbours trees at the pathway? **A:** The grade is being met at the trunk of the tree and stepping down. We will have to mitigate it by ensuring the paving here has a lot of porosity to it.
- Is it possible to move the path further to the east to move away from the trees? **A:** Yes, we could do that. We want the visibility to the rear to be unobstructed.

- Patio A to the neighbour's property is approximately 5 feet higher, what windows are there that create overlook onto the neighbours? **A:** The windows are minimal for a large façade. We will have to explore this and make sure there is privacy and separation. There is a screen at the deck.
- Unit C windows looking onto the other patios appear small, how much light is getting into the unit with a trellis and hedge there? **A:** Overlook here was something we had to deal with and keep to a minimum. The windows are above the landscaping – you can't see out of them but they let light in.
- Are they operable? **A:** Yes.
- Is there any overlook between Unit B and the east side? **A:** It's a big lot and the house has a generous setback.
- Will that property be developed in the future? **A:** Yes, most likely.
- Are there no operable windows on the east end of Unit C? **A:** Yes, there are.
- On Unit C, there is a grassed in area coming up the east side, can you walk off the path into that area? **A:** This is sloped down to the basement windows to let natural light in. There is no accessibility because the grade isn't level.
- Do you intend to put a Conifer below Unit C? **A:** No.
- Can you explain your thinking on the outdoor patio at the front? **A:** The idea was to be friendly to the street and open out to it. The living rooms are at the front and it would be nice to have a space that opens up to the street and front yard.
- On Unit C, the roof terrace faces west, what was your thought behind that as opposed to the south? **A:** That space will be used later in the evenings, the sun comes around that side in the afternoon.
- Is the deck facing the neighbours backyard? **A:** The hedge is a buffer, it's a Cedar so they will be looking at a green wall. The hedge is on the neighbour's property.
- Will the clip system for the stucco have a textured look when it's put on? **A:** With a panel system it's an express reveal that's done with a slot or a lip and that's what creates the reveal. Stucco or panels can have whatever textures you want it to have.
- What gutter system are you planning on the building? **A:** A standard eaves trough with leaders. We may consider an internal gutter. We would like to have two roof lines for rain protection.
- Is there a way to reduce the amount of stucco and increase the amount of wood paneling on the second floors to bring warmth to it? **A:** Yes.
- There is wood on the garage doors along the alley, could you bring that wood onto the south face of the second level for Unit C? **A:** Yes.
- Is there a plan for a motion sensor light on the side where the recycling is? **A:** There isn't now but there will be.
- Can you clarify your proposal for first responders? **A:** The address is marked on the concrete post at the front for the infill units and another one for the front units. You can see that there is a separate path with the addresses.
- Does it differentiate itself from Unit A and B? **A:** Yes.
- Will it be lit? **A:** Yes, with foot lighting. There will be a structure down the path at the side with a vertical element that indicates the address and is visible from the street.
- Can you clarify the rationale for the carport having a lid on it? **A:** Everyone who lives here would have covered parking, ideally. Rather than leave the space between open, we want to connect them so it appears as a structure that just has porosity between it.
- Will it be significantly lit in that area for CPTED issues? **A:** We could do motion lighting in this area and would like to do a screen or gate there too.
- What would a porous gate look like? **A:** We could consider a vertical gate or accordion style. We agree there should be porosity but we want security as well.

Comments from the Panel included but were not limited to:

- Unit C feels landlocked in the middle of the yard, it doesn't feel like it has a street. Consider having the garages on one side and opening it up to the laneway. You could landscape it and have a carport in front of Unit C.
- The Unit C light wells need more work to get light into the basements.
- There needs to be a gate or door at the garage.
- Consider screening options on the west face of the upper floor for Unit C. It will get warm on the south-west corner.
- Pay attention to the glazing on the south facing windows of Unit A.
- Consider a CPTED gate system on the sides and/or carport.
- Deal with the grades and existing neighbours trees. Ensure the trees don't suffer.
- The lower patios and hedge with the fence is a bit of an overkill. Simplify this.
- If the carport was open to Unit Cs yard, the ownership of that as a more positive space will be good for the owner.
- Bring in the warmth on the second levels.
- The architecture is appropriate.

Presenter's comments:
Thank you for all the comments.

- We have gone through different options for the carports. We have to consider how Units A and B will get to the carports without going through Unit Cs property.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 225 East 21st Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Consider reconfiguring the placement of the garages to allow for more open space for Unit C and to mitigate CPTED concerns;
- Further resolve the space between Unit C and the garages with regard to planting, grades and CPTED concerns;
- Include a gate at the rear for the two lanes and the carport;
- Consider ways to mediate overlook issues in certain areas;
- Ensure the existing trees on the north west corner of the property are maintained and consider moving the path to protect them;
- Ensure glazing on the south facing windows is addressed; and
- Consider irrigation for the site.

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

Carried Unanimously

Break 6:57PM – 7:09PM

7:03PM - B. Harrison excused himself from the meeting.

7. 185 East Keith Road and 644 Victoria Park Ave (Rezoning Application)

The City has received a development application to rezone 185 East Keith Road and 644 Victoria Park Avenue to support the refurbishment and relocation of the existing North Shore Bethel Christian MB Church (church), with a new 16 storey tower containing 80 residential strata and market rental units, as well as a 131 m² (1,410 ft²) child care facility. This is supported by a three levels of underground parking to hold the required vehicle parking, mechanical, garbage/recycling room and secured bicycle parking.

185 East Keith Road currently contains the church and its parking at the rear. 644 Victoria Park Avenue currently contains a two-storey, 11 unit apartment building that was built in the mid 1950's.

The applicant is proposing the tower structure to be constructed with heavy timber, using modular construction methods.

Staff is seeking the Panel's input regarding the following:

- The site design, including the separation between the church and the tower;
- The architectural style of the proposal, including the application of façade materials;
- Using terrace boxes for overhanging plantings on the side of the tower;
- The interior unit design; and
- The proposed landscaping plan, including the design of the west patio areas.

Michael Katz, Katz Architecture, described the project to the Panel:

- The project is located on the corner of St. George's and Keith Ave, right on Victoria Park with a 100 year old church.
- Our goal is to build housing comprised of 8ft by 16ft modules with mass timber.
- They will be built in a factory with cutting tools, assembled and then the modules will be stacked into a 16 storey structure.
- There will be a daycare center off the park and the church will run and own it.
- The smallest unit will be a 400sq. ft. 1 bedroom unit.
- As you go up the building, one corridor goes east-west and the other north-south.
- Every other floor, the units face a different way and give the effect of stacked housing.
- The cross corridor system allows for roof garden areas and every floor has one with its own access for urban farming.

Ken Larsson, Connect Landscape Architecture, reviewed the landscape plan:

- We are embracing Victoria Park.
- We have created social opportunities and allowed for places of refuge and contemplation with a variety of outdoor spaces.
- There is nature at every level making places for social gathering and also quiet places.
- The giant Fir tree is the landmark of the site.
- We want people to enter from both sides of the building.
- The patios are inspired by west coast fusion with blasts of Katsura, the simple calming of the Bonsai Pines and Fern gardens, anchored with stone paving.
- There is a private outdoor common space on the podium level and on the top there is a place for socializing and mixing with spectacular views.

Questions from the Panel included but were not limited to:

- Can you give insight into how the plants on the building will be maintained? **A:** We will create a garden which is easy to maintain via a means of a proper irrigation system. It also comes down to the pride of the people living in the building. The corridors can be accessible so getting a crew in periodically wouldn't be difficult. The planters are distributed evenly and a lot of the palette is not highly manicured. The problem is with the private balconies and we hope the people will take care of them or let someone in to take care of it.
- Is the space between the church and the building closed off with fences on either side so people can't hide there? **A:** Yes. That will be restricted.
- The church looks wrapped by the project and a bit dark. Is the intent not to have the church and building relate to each other? **A:** We are trying to relate to the church. There is a lot of planting on the entire elevation facing the church.
- The unit planning mentioned an 8ft module, how do you get into the bed in an 8ft wide bedroom? **A:** A 5ft queen size bed will fit in there, it's not the biggest bedroom in the world but were going off of a small housing concept that is successful.
- There's a lot of concrete and metal cladding material, can you elaborate on this? **A:** The concrete is structural. The soffits will be natural wood but there's no point in trying to fake the siding. It had to be non-combustible.
- There are two exit stairs and the core, does the structure need to look like that to support the building? **A:** Yes, the exit stairs need to be at the end. The building won't appear as all concrete. What you're seeing as dark is really very light.
- Will the wood construction affect how you deal with the planters? **A:** The building will be a hybrid precast concrete structure and the planters will be free standing and fully enclosed aluminum.
- How are you going to drain out the planters? **A:** This still needs to be addressed. We will deal with this.
- On the south facing windows, how are you dealing with the detailing for the windows? **A:** They will be triple glazed aluminum framed windows.
- There's not a lot of overhangs on the south face, have you planned around this and looked at the staining effects? Every second unit does not have an overhang. **A:** That will be handled.
- Have you explored other orientations or layouts for the units with how they project towards the property lines? **A:** Yes, it was challenging because the church is fixed. We felt this was a successful solution.
- Do you have any plans for an HVAC system? **A:** Yes, one in every unit but we have not explored what type yet.
- You will have solar heat gain on the south and west facing units, have you explored this? **A:** The intention is to have 3.5 inches of CLT, outside insulation and a rain screen.
- What are the width of the planters? **A:** 3.5ft high and 2ft wide.
- Is there enough soil volume for the trees? **A:** There's enough volume for a small tree.
- Won't a 3m tall Maple tree will have a bigger root volume than what can fit in your planter? **A:** Yes, we will consider this.
- How much light will get into the interior outdoor space? **A:** It opens south-west.
- Will the south facing windows on the church lose the light? **A:** There aren't south facing windows now but we wanted to add some in. There won't be a lot of light coming in but it will look nice. We will be adding in a new skylight.
- Who will use the gym space patio, is it common space? **A:** Yes.

- Is there an outdoor space for the daycare? **A:** Yes, a playground. We are using the full space around the tree, 715 sq. ft.
- Will the daycare be used as regular use for residents and members of the church? **A:** Yes, we want to encourage an overflow and share of the facilities from the residential area and the church will have access to it. We are trying to create a community.
- Have you thought through how the airspace parcel for this will work? **A:** The lawyers will have to make that work.
- What parcel will own the daycare? **A:** The church will.
- But the church will have access to the gardens above? **A:** Yes, the garden, gym and meeting room. How that is actually done in the deeds is up to the lawyers.
- Have you thought about internalizing the drains for maintenance of the planters and proper drainage? **A:** Yes, that would be a good solution, we will push to solve this.
- It's a tight space between the church and the building and will be tough to maintain, if that went away, what would you do different? **A:** This came from wanting to liberate the church. Will have it as a green space or a rock garden.
- Regarding the livability of the units, why are there no bathtubs? **A:** We can add some.
- Can you speak to the sustainability of the building? **A:** Breaking up a building hinders its thermal ability but it's worth it. A pre-fabricated model allows you to have a higher quality of construction even though you have more envelope to deal with.
- Is anyone going to accept a full timber building? **A:** We're working with the City building department for the best process. It can be done based on the building system.
- Are the soffits on the deck cedar soffits? **A:** It will be fire resistant timber. We are not sure which wood.
- The exposed elevator core shows exposed concrete, how will you prevent that from turning in to a wall of green slime? **A:** We will have to insulate the inside.
- How will you get equipment accessed to the building for regular cleaning of the vertical sides of the balconies? **A:** Don't have an answer for that yet.
- Will the rental units be owned by a company and will the rental be considered part of the strata corporation? **A:** We are planning to give it to a management group.
- Are the unit's interspersed with the strata units? **A:** We have to determine this.
- Doesn't Coastal Health require a certain amount of play area for the daycare? **A:** The number of children will determine the size of the play space. It will comply but we may end up with less children.
- Can the soffit stain bring some warmth to the building? **A:** That's the purpose of the wood to balance the concrete. The rendering doesn't do it justice.
- Using planter boxes as a balustrade, is there going to be a guard in front of it? **A:** No, we hope not. Our hope is the planter will be accepted in the code as a balustrade.
- Does that make it a stepping hazard? **A:** I'm not sure.
- Can you speak to how you're dealing with the identification of the building at the ground plane? Are there canopies, how is it addressed? **A:** It is off St. George's as a requirement from the fire department.
- How are you doing it architecturally? **A:** It's not represented completely. There's a grade change on the site, on St. George's there's only steps bringing you to the entrance. It is an area that we need to pay more attention to.
- There's no area for drop offs? **A:** We are discussing this with staff.
- Is there a lot of glazing on the ground plane? **A:** Yes.
- Does the church have a connection to share the facilities through P1? **A:** The church has its own elevator and could access the building from the lower level.

- Is there any programming to accommodate the interaction from church to building? i.e. weather protection? **A:** You could walk outside and then to the church.
- How would you describe, in one word, the correlation between the church and the building? **A:** One word – community. The connection between the building and the church is that we are building a community. The ability to expand the churches mandate beyond its own envelope is very powerful.

Comments from the Panel included but were not limited to:

- There's concern around the maintenance of the greenspaces and the planters. Absentee owners and people who don't have the knowledge to take care of it will be an issue.
- This is a challenging site. There needs to be a better connection between the church and tower itself. The form is very awkward and there's no visual connection between the two. This is a great opportunity to do that here.
- Instead of wrapping it around the church, consider placing the building on one side or the other. There could be a different form for the site.
- The project seems to be pushing the church off to the side.
- The building overall is relying a lot on the landscape and the aesthetic of the planting to soften the hovering of the building.
- It's important to save the Fir tree and ensure it survives and lives.
- The trees in the planters make a lot of sense but there could be more diversity in the planting due to the heat and shade elements of the building.
- Develop the ecology and use of the water. Look into possible technology of the planters and water systems.
- I like the idea of the small units with the balance of the outdoor terrace being large.
- There is no vehicular access to parking off of St. George's.
- Look at minimizing the impact of curb cuts on a hill or street that isn't set up for that.
- Consider turning the site inside out by getting rid of the two south west units on second floor to double the daycare size and increase the outdoor playground space.
- The church should be on the south west corner to allow for more light. It will be very dark for most of the year and won't be very welcoming.
- For those who don't live in the building, you need to consider what people will do with their car when dropping of their children to the daycare. There's no designated spots and it's not close to a street.
- The outdoor space needs to be programmed better.
- The architecture is reliant on the planting to work. Look at how it will be maintained.
- Modular is hard because you're locked into a form that you're stuck with.
- The contemplation garden is challenging. It feels like it has been placed there for the building that's beside it today. I don't see an issue with raising it up to 6 storeys and filling it with units below.
- There are concerns with security of the access to the daycare.
- I appreciate the greenspaces and what's being done for the community with the emphasis on the outdoor living space – this works very well.
- The building doesn't take advantage of Victoria Park. Find a way to show more love to the west and modulate the height of the masses.
- There's a potential for more density and to fill in the gap on the south. It could be program space. You could also carry the skylight over to the building mass.
- The metal panels on the building could be modulated and could hide the stair cores.

- The greenery on the building is a draw to Victoria Park but I'm concerned about the maintenance part of it.
- There's an opportunity to increase childcare on the site.
- Hire an experienced strata lawyer to address how the rental units will be integrated.
- Air conditioning should be a consideration.
- Emphasize the entrance for more for clarity and procession towards the entrance, primarily for the St. George's entry.
- Ensure the planters have the technical requirements or a balustrade.
- The addressing of the park to the church to the tower needs to have a better relationship and it could be further developed.
- The building should carry more lightness to it and the core needs to be solved.

Presenter's comments:
Thank you for all the comments.

- All technical questions will be addressed and won't affect livability.
- Drainage has always been an issue. That level of detail is still being resolved.
- The relationship between Victoria Park and the church is tricky.
- We assumed we couldn't move the church due to the heritage aspect.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 185 East Keith Road and 644 Victoria Park Ave and does not recommend approval of the submission pending resolution of the issues listed below:

- Further design development of the connection between the church and tower, including the sleeve between them and how that will be addressed;
- Consider the public and private relationship between the church and the tower;
- Provide further clarification to the programming of the building. Also, clarification to the ownership structure will help clarify who will be granted access to where on the property;
- Consider the building form and how the tower wraps around the church;
- Resolve the technical issues surrounding the planters; and
- Clarification to the drop-off space for the daycare.

AND THAT the Panel looks forward to reviewing the applicant's response at a future meeting

Carried Unanimously

Action Item: Include the Heritage Advisory Committee minutes for this application in the ADP memo.

8. Adjournment

There being no further business, the meeting adjourned at 9:05 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, May 15th, 2019.

Chair