

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
Held via WebEx on Wednesday, December 9th, 2020**

MINUTES

Present: K. Humenny
N. Petrie
R. McGill
J. Ralph
M. Messer
S. Mitchell
K. Bracewell, RCMP
K. Ross
Councillor A. Girard

Staff: D. Johnson, Planner
K. Dixel, Development Technician
R. Fish, Committee Clerk

Guests: 133 East 4th Street (Rezoning Application)
Barry Savage, Three Shores Development
Mehdi Shokri, Three Shores Development
Shamus Sachs, Integra Architecture
Rhys Leitch, Integra Architecture
Stephen Vincent, Durante Kreuk Ltd.

1220 St. Georges Avenue (Rezoning Application)
Rocky Sethi, Adera Development
Sarah Bingham, Adera Development
Emma Cartwright, Adera Development
Shamus Sachs, Integra Architecture
Rhys Leitch, Integra Architecture
Michael Patterson, P&A Landscape Architecture
Emilio Martinez Lara, P&A Landscape Architecture

Absent: M. Muljani

A quorum being present, the meeting was called to order at 5:35 p.m.

1. Minutes of Meetings of the Advisory Design Panel held November 18th, 2020

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held November 18th, 2020 be adopted.

Carried Unanimously

2. **Business Arising**

Staff reminded the Panel that next month will be the last meeting of the current term and discussed upcoming projects and opportunities for input into potential design guidelines.

3. **Staff Update**

Staff reviewed the status of ongoing development projects.

4. **133 East 4th Street (Rezoning Application)**

The City has received a rezoning application for one 50 foot (15.2 metre) wide lot located at 133 East 4th Street. The application proposes a six-storey residential building with a lower level child care facility. The project is being proposed by Three Shores Development, with Integra Architecture designing the building and Durante Kreuk as landscape architects. Staff is also processing an application by the same developer that is two lots over at 145-153 East 4th Street that the Panel reviewed back on February 19, 2020.

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

- The proposed massing, location of and access to the secured bike storage and lounge area, appropriateness of setbacks and animation of street and lane
- The inclusion of CPTED principles in the design
- Distinctiveness of the design and the buildings' contribution to the urban realm
- Prominence and distinctiveness of the main building entrance
- Quality of the materials, weather protection and solar shading and how that protection integrates with the overall design
- Effectiveness of buffer between the outdoor childcare area and the adjacent buildings;
- Functionality of bike parking at front entrance
- Attractiveness of proposed vegetation, planting plan, ground materials and accessibility

Shamus Sachs, Integra Architecture Inc., described the project to the Panel:

- Close to Lonsdale, the Quay and many amenities.
- Small site, developer tried to acquire adjacent lot but was unsuccessful.
- Total GFA hits just under the maximum.
- Child care space for up to 43 children on the ground level fronts the lane.
- Reviewed by a child care provider and they are in support, 4000 sq. ft.
- We are asking for a variance of zero residential parking spaces.
- Providing two for child care at grade.
- Supported by transport measures addressed in the transport management plan.
- CPTED is a key consideration and we have taken advice from previous projects.
- Meeting Step Code 3 requirement and connecting with LEC.
- Slight variance in the coverage of 51%.
- Design and form is west coast contemporary architecture.
- Bringing in playful colour throughout the entire design.
- Proposing a bike lounge with bike storage and bike workshop.
- Resident access via the elevator is to a separate lobby for residents to get out to the lane and to garbage access.
- Adaptable unit is a one bedroom.

- Materials include fiber cement cladding, Hardie Panel and powder coated metal railings.

Steven Vincent, Durante Kreuk Ltd., reviewed the landscape plan:

- East 4th Street will have new street trees for a more interesting public domain.
- Movement on site is challenging, we were mindful of trying to create a buffer edge between properties.
- Outdoor amenity space has a continuous hedge and concrete pavers.
- Frontage will have a decorative element with bike racks as well.
- Play area has a variety of different materials, some hard surfaces and opportunities for growing vegetables, tumbling mats, a play hut and benches.
- Will refine it based on the operator and will work closely with them.
- Security fence around the perimeter.
- Planting includes trees for shade.

Questions from the Panel included but were not limited to:

- Where is the primary access to the daycare? **A:** Off the lane through a secure fence and straight in through the play area.
- Will traffic have to go down the lane to drop off? **A:** Yes.
- Is the address for the day care going to be the same as the building address? **A:** The building department will handle addressing. We will have a direct access stair from East 4th Street into the child care area. The emergency response path would be from East 4th Street to get straight down.
- The garbage is by the daycare? **A:** Yes.
- Is it secured? **A:** It is open.
- How tall is the fence in terms of someone leaning over and grabbing something? **A:** The intent is to create a tall enough fence that is secure.
- Was there any thought to putting an outdoor amenity space on the roof? **A:** The concern was around height and stair access to what would be an eighth storey.
- What is the hedge around the play area? **A:** Taxus but male plant only.
- Is the gate accessible at the back of the lane? **A:** It will be secure day and night.
- If I drive to this child care, do I park in the lane? **A:** Yes, drop off is in the lane.
- Are the two parking spots not for people who run the daycare? **A:** There is additional parking in the project two doors down for staff parking.
- How many would be available? **A:** There are enough spaces in the other project to meet the Bylaw requirement for both buildings.
- Who will retain ownership of the building? **A:** Three Shores Development will be maintaining ownership and will lease with a child care operator.
- Have the specifications for child care inside and outside the space been grieved with Vancouver Coastal Health? **A:** Yes, we have brought it through Coastal Health a few times and have made alterations. The main goal to make sure space would work for an operator. We haven't chosen them yet.
- Is there any consideration for natural greenery along the fencing or imagery of a green look? **A:** We tried to get certain planting to soften the edge. We will look at dressing up the fence with something.
- Is the garbage holding a concrete wall or barricade? The smell in the summer might be bad. **A:** It is under cover and would be protected from weather.

- How will you handle the safety of the buildings adjacent to the property during construction? **A:** We have engaged a consultant and done a review which was submitted with the application. We will be limiting construction and fire hazard exposure as part of the plan and it will be mitigated through the report. We install non-combustible boarding as it goes up to create a barrier.
- What are the volumes like on East 4th early in the morning during drop off times? **A:** The operator has another day care in the neighbourhood and they have zero parking. A majority of drop-offs are walking or using strollers. We are looking at storage for strollers. We could make the mechanical room larger to accommodate this.
- Will tenants pay extra for the bike storage? **A:** No.
- Have you explored railings along the east side break at the walkway? **A:** Yes.
- Will the lower planters on the east side have railings? **A:** We need to study this.
- Is there any intention for shading or mitigating heat gain on the south west corner of the building for the bedrooms? **A:** We reduced the size of the windows and will review with the energy model on how to address it with an additional awning.
- Have you factored in the livability of the units on the west side in the middle? **A:** They are smaller units but we have enough room for a full couch, coffee table, TV wall and central table. We could reduce the balcony depth.
- Is there a reason why you didn't do taller fences around the daycare? **A:** We are trying to strike a balance with what it feels like inside if the fence is really tall. The taller it is, the more confined it feels.
- Have engaged CPTED consultants? **A:** No.
- Is the path to the day care accessible? **A:** Yes, the entrance to the main space is accessible. It's all at grade.
- Where does the three yard garbage bin go? **A:** We are tucking it in and are talking with BC Hydro regarding the PMT location to get it closer to the neighbours' property line. This is the tightest point of the site and we are working through it with the waste management company.
- What do you have in mind for security of the garbage? **A:** It's tough to gate and fence it but we could look at closing it.
- It appears there's no natural light coming into the classroom? **A:** Our application received further feedback from Vancouver Coastal Health and we have made internal adjustments to provide more natural light to all classrooms.

Comments from the Panel included but were not limited to:

- Area security safety revolves around the day care. Ensure you consult the appropriate people in terms of security.
- There are significant traffic and safety problems with vehicle movement and garbage trucks and there will be issues with people going through the garbage. Ensure there are appropriate safety measures.
- The perimeter fencing has to be enough of a deterrent to prevent people from leaning over and abducting a child.
- Consider looking at the heaviness of the roof to reduce the scale of the building.
- The teal accent is interesting and with development it can be successful.
- Consider getting rid of the two parking stalls and incorporate that space into the day care to provide more space.
- The garbage area needs more space to make it work with a solid enclosure.
- The design of the gate could be more appealing and robust.
- The landscape is excellent, most notably in the play area.

- The balcony to window interfaces can be important to small units, mediate this.
- Introduce more playfulness with colours and textures into the day care with the hard surfaces and fencing.
- There is a possibility to use the parking spaces for children to ride bikes etc.
- Concerned that the garbage needs to be secured or have some concrete barrier to block it off from the play area.
- Consider rubberised products that are softer than concrete.
- Bring some kind of naturalness, image patterns or vines onto the fences.
- Concern with the height of the fence.
- The entry gate could be widened and pushed back from the property line so you're not standing at the lane while waiting to be buzzed in and it would also be wider for strollers moving around.
- Ensure lighting is installed under the covered areas.
- Consider planting to soften the neighbours view where the second floor is stepped in.
- There needs to be more interest when walking by the building.
- Maintaining one generous stall with a lot of clearance would be good for emergencies and improving the outdoor play area and flow of the area.
- The bike room has a lot of glazing from a security stand point.
- Consider how useful the number of tables outside would be.
- Consider landscaping and greenery to decrease the apparent height of the building.
- Three bedroom units only have one washroom, this might be odd. Find space to add a powder room.

Presenter's comments:

- Thank you for the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 133 East 4th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further consultation with CNV transportation regarding drop-off management;
- Consultation with a traffic engineer regarding adequate space and safety for the two (or less) drop off stalls on the lane;
- Ensure the daycare area is secure;
- Ensure the garbage area is adequately sized for the amount of storage required;
- Ensure the garbage facility is secure and look to move the smellier bins away from the daycare;
- Ensure exiting is maintained at the laneway; and
- Work with Vancouver Coastal Health to ensure the daycare classrooms get sufficient access to daylight and exterior connection.

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

Carried Unanimously

Break 7:15-7:20pm

5. 1220 St. Georges Avenue (Rezoning Application)

The City has received a rezoning application for 1220 St. Georges Avenue. The application proposes a six-storey rental residential building plus an outdoor rooftop amenity space. The project is being proposed by Adera Development Corp., with Integra Architecture designing the building and P+A Landscape Architecture as landscape architects.

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

- The proposed massing, location of and access to the amenity space/gym area.
- Appropriateness of setbacks.
- Animation of street and lane and the inclusion of CPTED principles in the design.
- Distinctiveness of the design and the buildings' contribution to the urban realm.
- Prominence and distinctiveness of the main building entrance.
- Identifiableness of the unit entrances along both frontages.
- Quality of the materials.
- Weather protection and solar shading and how that protection integrates with the overall design.
- Effectiveness of buffer to the adjacent site, functionality of bike parking at front entrance and functionality and character of proposed rooftop amenity.
- Attractiveness of proposed vegetation, planting plan, ground materials and accessibility.

Rhys Leitch, Integra Architecture Inc., described the project to the Panel:

- Using materials and design that reflects the west coast.
- Use of mass timber in construction.
- Building to Step Code 3.
- Achieving 2.6 FSR.
- Abundance of adaptable units, three different unit plans.
- Meeting parking, bike storage and locker requirements.
- EV charging ready stalls in the parkade.
- Looking at ways to incorporate onsite rainwater retention.
- Ensuring unit sizes don't get out of hand and provide efficient unit plans at a reasonable rate.
- Ensuring staircases don't have blind corners.
- Ensuring there are enough eyes on the lane with units looking down and an outdoor amenity space.
- Focused on a more sophisticated, refined palette.
- Featuring a prominent anchor on the corner of the building.
- Generous balconies are well protected from the weather.
- Garbage pick-up and amenity space are located around the back.
- Single level parkade with bike storage and visitor parking.
- Amenity bike lounge spills out into the outdoor amenity space. Residents can see directly through the building from the entrance to the back.
- Roof has elevator access with a lobby and a portion of it is covered.
- Using a mix of Hardie Panel and plank materials.
- Lighter wood tones and colours as well as brick for tactile differences.

Michael Patterson, P&A Landscape Architecture, reviewed the landscape plan:

- Providing exterior space for spill out and transition to the lane for people to arrive and wash their bikes off.
- Ground floor units have generous patios which provide overlook for security of the sidewalk and street edge.
- Corner seating plaza provides a social node as well as a rain garden picking up run off from East 12th Street.
- Featuring a double row of street trees, a strong ground plane for the project.
- The roof deck has an exterior amenity space for residents to have social interaction and take advantage of solar aspects and views.
- Accommodating as many different uses as possible.
- Provided an outdoor kitchen with barbecue and sink as well as separate tables.
- Contained the space with planters to take the focus off of the roof.
- Some existing trees on the boulevard will be relocated.
- Patios and roof deck have concrete unit pavers.
- Ground plane has wall lights for all stairs. There will be lighting for all of the patios.
- Planting includes native and adaptive planting to provide screening and a rich layering of landscape that is evergreen but with variety.

Questions from the Panel included but were not limited to:

- Is this going to be mass timber? **A:** Yes, CLT.
- Will it be walls and floors? **A:** Only floors.
- What's the advantage of CLT? **A:** The framing goes up faster than conventional wood frames and the floors are more substantial and of higher quality.
- What is the height of the planters on the roof? **A:** Guardrail height – 42 inches.
- Are the balcony railings clear or is there an opportunity to make them opaque? **A:** They are clear. Storage of items on the balconies will be restricted. When we provide opaque glass people think they can store more. We find clear is the better solution.
- Is the lobby off of East 12th Street? **A:** The building is yet to be addressed by the City.
- Staff: addressing is conducted through the building department but is reflective of the main entrance, so East 12th Street.
- On the corner, is that a ramp leading from St. Georges Avenue down? **A:** It is private patio access for the corner unit and is a secondary exit as well.
- How will the operation of the sliding door for the bike amenity be managed? **A:** We will be switching it to a swing door and glazing it for ease of locking and accessibility.
- Are the stairs going down just wide enough for a bike? **A:** Yes, we have access to the lane and have provided a runnel for the tires. The width is 5ft.
- How will moving furniture into unit C1 work? **A:** It is a tight corner but it is doable.
- Have you explored increasing the amount of space for the rooftop amenity? **A:** It's maxed at 150 square metres and 50 people.
- There shouldn't be an issue continuing a secondary stair? **A:** An exit stair could be brought up. There was concern that it may create a large frontage.
- Will all of the support columns be clad? **A:** Yes.
- Is the intention that people store bikes in the storage room permanently? **A:** It could be bike racks for vertical storage but not long term storage. There's enough for one per unit in the underground parking.

- Is there any protection for the openings at the stairwells to the parking level? **A:** No, they are protected at the door.

Comments from the Panel included but were not limited to:

- Handle the underground parking access ramp well and exits into lane areas.
- Make sure the landscaping does not hide the visitor bike parking on St. Georges in any way to prevent bike theft. Ensure people can lock their bikes there.
- Great sustainability and affordability factors.
- It will be tough to have the parking entrance off of the lane.
- Secure the area by the parking pergola to the bike amenity door.
- The bikes on St. Georges need to be well visible.
- Consider making the stair and railing less generous at the corner.
- The main entrance could be improved with landscaping.
- The rooftop amenity could be improved if it was larger by a few feet.
- Appreciate the dog wash and bike wash station.
- Massing is managed well with changing the colour tones and different shapes.
- Consider being more generous with the stairs off of East 12th Street to make the entrance more prominent.
- Balcony railings could be frosted or lightened to manage possible clutter.
- Consider public art to complete the project.
- The bike ramp amenity could be widened a little bit.
- Encourage ground level amenity flexibility.
- The massing on the main corner is a bit underwhelming and could be improved to provide more interest and prominence.

Presenter's comments:

- Thank you for the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 1220 St. Georges Avenue and recommends approval of the project.

AND THAT the Panel commends the applicant for the quality of the proposal and their presentation.

Carried Unanimously

6. Adjournment

There being no further business, the meeting adjourned at 8:30 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, January 20th, 2020.



Chair