

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, February 19th, 2020**

MINUTES

Present:	K. Humenny N. Petrie R. McGill J. Ralph M. Messer S. Mitchell M. Muljiani K. Bracewell, RCMP Councillor A. Girard
Staff:	D. Johnson, Planner M. Friesen, Planner R. Fish, Committee Clerk
Guests:	<u>145-153 East 4th Street (Rezoning Application)</u> Shamus Sachs, Integra Architecture Rhys Leitch, Integra Architecture Steven Vincent, Durante Kreuk Ltd. Members from Three Shores Development
Absent:	K. Ross

A quorum being present, the meeting was called to order at 5:30 p.m.

1. Commission Orientation and Welcome to New Members

Staff took the Chair and welcomed the new members to the Panel. The members introduced themselves.

Staff gave members a presentation on the advisory body process and introduction to the mandate of the Advisory Design Panel.

2. Election of Chair and Vice Chair for the Period of February 2020 to January 2021

It was agreed to elect the Chair and Vice Chair by show of hands.

Staff asked for nominations for the position of Chair; Rob McGill volunteered. There being no further nominations, Rob McGill was elected Chair.

Staff asked for nominations for the position of Vice Chair. James Ralph was nominated and accepted the nomination. There being no further nominations, James Ralph was elected Vice Chair by acclamation.

Rob McGill took the Chair at 5:47 p.m.

3. Minutes of Meetings of the Advisory Design Panel held January 22, 2020

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held January 22, 2020 be adopted.

Carried Unanimously

4. Business Arising

None.

5. Staff Update

None.

6. 145-153 East 4th Street (Development Permit Application)

The City has received a rezoning application for two lots located at 145-153 East 4th Street. The application proposes a 5 storey residential building. The project is being proposed by Three Shores Development, with Integra Architecture designing the building and Durante Kreuk as landscape architects.

The applicant is proposing a comprehensive development zone to accommodate the proposed design. The proposed building is five storeys tall from East 4th Street. The new building is proposing 69 rental units – with a variety of unit sizes – for a total FSR of 2.6.

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

Site Design:

- The proposed massing;
- Location of and access to the amenity space/gym area;
- Appropriateness of setbacks;
- Animation of street and lane;
- The inclusion of CPTED principles in the design.

Architecture:

- 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 from East 4th Street;
- Quality of the materials;

- Weather protection and solar shading and how that protection integrates with the overall design.

Landscape Architecture:

- Effectiveness of buffer between adjacent buildings;
- Functionality of bike parking at front entrance;
- Functionality and character of proposed rooftop amenity;
- Attractiveness of proposed vegetation;
- Planting plan;
- Ground materials;
- Accessibility.

Shamus Sachs and Rhys Leitch, Integra Architecture described the project to the Panel:

- Located close to Lonsdale Avenue and Lonsdale Quay.
- Good walkability and access to transit.
- The amenity space is on the south side to activate the lane.
- The lobby is centrally located with direct access to the parkade.
- There is parkade access on the south-west corner of the site.
- 29% of units are adaptable, 1 bedroom units.
- The site slopes 13ft from north to south.
- Warm wood and grey tones on the soffits and balconies.
- Incorporated some screening on north and south faces.
- There is visitor bike parking at the main entry.

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

- Adding a lot of new site trees on the front façade.
- Providing a landscape buffer around the perimeter of the building.
- Using evergreen hedge planting to ensure coverage on most sides.
- Achieving a 3ft soil depth to support tree growth.
- Incorporating a variety of deciduous plants for seasonal all around view.
- CPTED focuses on keeping the shrub planting on the lower side to see through the landscape.
- Concrete, durable materials for the public walkway and parking/loading areas.
- Detailed fencing and gates animate the space for the street frontage.
- Planting along the front creates privacy for those in the suites.
- There will be a water tank in the parkade with a slow release system for stormwater management.
- The lighting plan includes lights on the building at the main entrances, around the perimeter and on the patios of private residences.
- Bike parking for the owners is located in the parkade.

Questions from the Panel included but were not limited to:

- Is the mid-block access path a requirement? **A:** It's meant to create more residences and create a buffer for the heritage building.

- Is there any chance of a larger buffer? **A:** We have talked about this edge condition with the public and how that might work. We could put other buffers on the wall or other materials, like wood. We will address this.
- Is there maintenance access on the first floor on the south? **A:** Maintenance access will not be required very often. We have a small access point we can manage.
- What is the south west corner grade change? **A:** Just a bit less than a storey.
- What is the grade change on the other side? **A:** It varies, but not as much as the other side.
- Is there a reason the amenity on the ground floor has to be that tall? **A:** It's actually not a full storey and a half. As an exercise space, it's nice to have the height.
- Are there any storage units? **A:** In the parkade, at the split level in the back. These are steel, metal cage, 4x6 lockers.
- Is it possible to make the amenity space larger on the north side? **A:** Yes. At the moment it is satisfying the requirement but we can look at that.
- Is there water access for the garden plots on the roof? **A:** There are hose bibs on the roof and a full maintenance closet.
- What is the depth of the soil for the trees on the roof? **A:** Going up to 3ft. with a raised planter on a wood frame.
- Are these deciduous trees? **A:** Yes.
- How close are the gutters? **A:** 20ft away.
- Are the window panes double glazed? **A:** Yes.
- What is the operability of the windows in the units? **A:** They will all be casement or slider and every window has an operable push.
- What do you propose to provide shade or protection on the west and east elevations? **A:** That element is being used to break up the façade and throw in a splash of colour. We could look at ways to mediate this façade.
- What is the purpose of the bike rack in the lane? **A:** Visitor bike parking.
- Is there access from the lane in the building? **A:** Yes, direct access.
- Is the main entrance proposed to identify the address for first responders? **A:** We are considering a monument but this needs further development.
- Are the lane garbage doors for the garbage company? **A:** Yes.
- Will there be anticipated access for residents through that door? **A:** No.
- Is the east side walkway for public access? **A:** Yes.
- Is the doorway receding between a balcony and plant boxes? **A:** Yes, the balcony isn't as high as the door frame.
- Is access to the fitness center from inside the building? **A:** Yes.
- Will the path along the east side have gates? **A:** No, it's open.
- What is the anticipated protection for the north façade wood pieces, the material could be problematic over time. **A:** It will be a metal frame and infill panel that could be wood appearing. It is not real wood.
- How will the glass pieces on the balcony be cleaned? **A:** The mounted screens on the front allow a 4-6 inch gap to allow to be cleaned. This will be flushed out later.
- The landscaping on the ground floor units feels like there would be less sun on that side, how will that look in the winter? **A:** They will be shaped plants like broadleaf Evergreen which do well in winter conditions. We will also use Firs that are shape tolerant.

- What was the rationale for the colour palette in the center? **A:** It was intentional. We wanted the clean crisp white to contrast the slate grey. There are similar examples of this further down the street. The downside is keeping it clean.
- Is incorporating a single elevator a cost consideration? **A:** We considered doing an active stair all the way up. It's not an active stair because there is no window. We had to remove the window to the stair to address privacy issues.
- Have you considered shifting the building to have more of a setback on the north side? **A:** That wasn't considered.
- There was a discussion on distributing density on the site.
- Is there a public art component to this project? **A:** No.
- Is there an opportunity with the gates to do something interesting? **A:** Yes, we will consider this.
- How are you regulating cooling and ventilation? **A:** We haven't engaged a mechanical consultant yet but our goal is to reach Step Code 3 with naturally ventilated and fresh air intake. We are required to hook into LEC.
- The north facing hedges in front of the ground level units appear to be more than 5ft, what is the intention? **A:** We would like to cover the fencing. Hedges can be trimmed however you want.
- What is the intention of the drop-off parking spot on south east corner with no door access? **A:** This was a potential car share location. Parking inside is satisfied but it was just an opportunity for something extra.
- The adaptable units are all one bedroom, what was the rationale for this? **A:** We can look at this. The adaptable units often end up being one unit to allow for more room in the bedroom.
- East and south overhangs are not there, have you looked into options for that? **A:** We can look into additional shade options.
- Have you looked at retractable screen system? **A:** We have not looked into this but we will.
- Has overlook or privacy been studied for the east and west walls on the property? **A:** It has been reviewed but we are trying to work the floor plans to maintain the height of the building. There will be some overlook on the east.
- Have you considered looking at fritted glass for the balconies? **A:** Yes, the central white portion has a frit to it.

Comments from the Panel included but were not limited to:

- Look at mitigating the walls on each side to improve the view from existing neighbours and overlook issues.
- The edge treatment is important.
- Would like to see something done with the roof and the amenity space on the first floor. Consider planting, something other than concrete.
- Consider maintenance access to the garden plots on the first floor.
- There needs to be proper drainage and a gutter system.
- The balconies can be a real eye sore as they become a storage space. Frosting all balconies would keep it clean looking.
- Consider something to minimize the heat component for the tenants.
- Reduce the opportunity to create vulnerable points in the rear lane.
- The bike lane at the rear will only attract people that shouldn't be there.
- Ensure robust measures on the doors.

- Don't allow residents access to the garbage room from the lane.
- There is no definition of territoriality for the walkway on the east side. The door there is the most vulnerable point in the whole plan.
- Ensure substantial identification on the front for first responders.
- Increasing the greenspace on the rooftop would help to create a sense of community. Encourage a natural element and connection to nature.
- An additional setback would be generous. The whole project could move back and would be better for the street.
- The extra space is not required or needed in the lane other than it being a planning requirement.
- Concerns about solar shading on the west side might not be as critical if that side gets developed.
- Consider a public art component on the gates or a glass pattern at the entrance.
- Retractable shading provides a 90% shade effect and is invisible from the outside.
- The heritage building on the east side will be overshadowed. There should be some way of dealing with that.
- Parking seems short changed in the parkade with 0.7 stall per unit. You may be over generous with the bike parking.
- Concerned with the grey and wood effect product. The grey is a bit dark compared to the renderings. Consider a tone more golden to get a bright, crisp image.
- Consider a different wood effect at the entrance. The black frame could pass through with a shadow gap above it.

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 145-153 East 4th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further design development of the east and west walls and south-west lane corner;
- Consider lightening and warming up the main palette of the architecture;
- Further design development of the rooftop over the fitness centre amenity space to include more greenery, increase space and ensure maintenance access;
- Design development for sun shading on the building should be reviewed;
- Ensure only necessary entrances are included in the project and that all entries are formally advertised to address CPTED concerns;
- Encouraged to remove the bike racks along the lane;
- Consider a fritted artistic pattern on the deck guardrails to conceal personal items;
- Consider shifting the entire project south on the property to deepen the front yard setback; and
- Encourage the use of public art and graphic design at grade with the gates.

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

Carried Unanimously

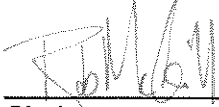
7. Design Awards

Staff gave an update on the status of the Design Awards with the Panel.

8. Adjournment

There being no further business, the meeting adjourned at 7:30 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, March 18th, 2020.



Chair

