THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Meeting of the Advisory Design Panel
Held via WebEx on Wednesday, November 18th, 2020

M I N U T E S

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

Staff: D. Johnson, Planner
M. Wray, Planner
J. Braithwaite, Development Technician
R. Fish, Committee Clerk

Guests: 322 West 14th Street (Rezoning Application)
Farid Sayari, Royal Palace Construction and Design
Reza Salehi, Salehi Architect Inc.
Steve Wong, SW Landscape Architect

427-429 & 433-435 East 3rd Street (Development Permit Application)
Helen Besharat, BFA Studio Architects
Jamie Richardson, BFA Studio Architects
Marlene Messer, PMG Landscape Architects
Hossein Tabrizy, Nam Development
Davoud Mirtaheri, Nam Development
Maddy Pos, CREUS
Fred Ciambrelli, CREUS
Goran Ostojic, Zenon Management

Absent: None

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

1. Minutes of Meetings of the Advisory Design Panel held October 21st, 2020

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held October 21st, 2020 be adopted.

Carried Unanimously

2. Business Arising

Staff requested feedback from the Panel on receiving ADP Agenda Packages in digital form.

3. Staff Update

Staff reviewed the status of ongoing development projects and the frequency of meetings.

4. 322 West 14th Street (Rezoning Application)

The City has received a rezoning application, at the above noted address, to permit a three-unit development consisting of a duplex plus rear infill building. The proposed Zoning is for a site-specific 'Comprehensive Development' zone with a duplex 'base zone' and a variance to allow for the infill building. No suites are proposed.

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

- The overall site design, unit identity and CPTED;
- Location of the bike storage and garbage/recycling;
- Architectural style/character in relation to the surrounding neighbourhood context;
- Massing, façade materials and colour palette;
- The overall landscaping plan, planting list; and
- Sustainability measures.

Reza Salehi, Salehi Architect Inc., described the project to the Panel:

- Close to public transportation.
- Recreation room, bedroom and bathroom are located in the basement or cellar.
- Provided four parking stalls.
- Parking will have electrical units for charging.
- Included secured storages.
- Garbage and recycling is located towards the north side on the lane and back to the east property line.
- Private backyards for each unit.
- Reducing the visual aspect of the massing at the front.
- Exterior design features a contemporary style.
- Minimal maintenance and maximum durability.
- Large windows provide proper surveillance around the building.
- High performance building envelope.

Steve Wong, SW Landscape Architect, reviewed the landscape plan:

- The landscaping provides cohesiveness and defines the space while reducing the massing of the building.
- Plants were chosen for seasonal interest, flowering in spring and early summer.
- Foliage like Hostas, Dogwood and Evergreen plants provide colour in the winter.
- The Landscape defines the private spaces, the two units in the front and laneway house in the back.
- Four trees on site include two Japanese Maples and reduce overlook.
- Irrigation low flow system is on a timer and should be sustainable.

- The lighting plan provides safety and ambience with path and wall lights and up-lighting on the trees, all of which are LED.

Questions from the Panel included but were not limited to:

- Can you speak to how you will manage the water system drainage from the roof? **A:** It is a flat roof. The storm lines will be in the building and will come down out of the building at one point, into the retention tank.
- Will there be air conditioning within the units? **A:** Yes, within individual units.
- What colour are the windows? **A:** White.
- Why are there two washer and dryer units on the upper floor and basement? **A:** To provide the option.
- With respect to the wall thickness, have you done wall assemblies for Step 3? **A:** No, not for exterior walls yet.
- How are you planning on hitting Step 3 with a 2x6 wall? **A:** We have to talk to our energy consultant. If we need thicker walls, that will be taken from the setback.
- How wide are the stairs? **A:** 3ft wide.
- How do you plan to identify the units? **A:** Identification will be at the property line.
- What about the unit at the back? **A:** That will have a sign with an arrow indicating the direction to get to the back.
- Is the garbage an enclosed shed or room? **A:** Yes.
- Is it a secured structure? **A:** Yes, it will be locked and only people who live there will have access.
- What does the density go up to? **A:** FSR is 0.5. This is the max in the OCP.
- The shadow drawings appear to have two neighbours in context versus the renderings. There's no views of the courtyard which makes it difficult to understand the back building, is this the extra ask? **A:** Yes, the back requires a comprehensive development rezoning, the City doesn't have a standard base zone.
- Why haven't you included more permeable paving? **A:** The walkways have permeable pavers on both sides. We can change the concrete to pavers.
- What is the storm water management plan? **A:** There is a storm retention tank in the front yard to collect the storm water and delay the absorption of water to the City system and can be used to water the lawns and green areas.
- The front units' stairs that go down to the side yard seem redundant, why is there not direct access to the street for the front units? **A:** The side entrance was required in order to get to the back lot anyways, so we didn't want cut into the lawn in the front.
- Did you consider raising the yard to provide easier access to the front units? **A:** It is possible to raise them but they would need to be raised at least three feet.
- Why are there no windows in the kitchen? **A:** There are issues with having windows at the sides due to overlook of the neighbours.
- There are two small windows in the basement, is that enough light? **A:** We have a light well at each side and light under the patio of the units of the first floor units, we cannot add more windows anywhere.
- Can you explain the water treatment system? **A:** The tank is in front of Unit B in the front yard, we will need to ask the consultant about how to treat the tank.
- There aren't any provisions for HVAC or AC heat pumps in the mechanical design, can you walk us through the mechanical system? **A:** Air conditioning for each unit can be accommodated on the roof. The units will be installed on the wall inside the unit or in the closet.

- Does this design not have ducts running through the house? **A:** It will have ducts installed inside the central area of the unit and expand to other rooms.
- Can you speak to the north elevation and parking along the lane, there is a lot of stepping close to the laneway. Have you studied how to mitigate and feather transitions between the laneway and flat stalls? **A:** There is a difference between elevations on the north-west and north-east corner, the north-east is higher. It depends on the slope of the lane and the ramp at the front, we will adjust that difference of elevation.
- You've studied that in detail? **A:** Yes.
- Can you explain the rationale for the materiality and massing? **A:** The roofs are various small roofs with an overhang of the first floor. The roof above is a flat roof with a central portion that goes a bit further up to create separation between the east and west unit. Material wise, the elevation of the south unit is silver siding, the east one is Hardie Panel.

Comments from the Panel included but were not limited to:

- The pavers should be changed.
- Appreciate the thoughtfulness with including the charging in the parking.
- Cohesiveness of the design is very contemporary in contrast with the neighbouring properties.
- Ensure a sense of community with the backyards being a central space.
- Unsure of what this building will actually look like, if the windows are white it might look quite different.
- Materials and form seem under developed and might stand out from the buildings on either side.
- Unit identification will need to be robust and clearly visible.
- Ensure wayfinding is visible from the roadside.
- Consider motion detector lighting in the carport as a deterrent.
- Consider adding a curb or otherwise at the exit for the garage through the carport so that the car doesn't block the exit to the other garage.
- Need more context and views of the back building.
- Confused about the rear building having so many forms.
- There should be separate addresses on the front entrance with a direct pass to the front door.
- The style of the architecture is quite a jarring contrast to the heritage buildings.
- Layout of the yards work ok but there is some redundancy in the stairs.
- Consider tightening up the outdoor space.
- The basement spaces in the rear units are poor in liveability and lack light.
- The rear patios are not really an outdoor space and not much light is getting in.
- There should be more permeable pavers to help with storm water management.
- Need to see better grade juxtaposition between patios and lawn areas.
- The floor plates are tight and concerning.
- Massing isn't attractive and seems driven by getting many beds onto the lot.

Presenter's comments:

- Thank you for the comments.
- Landscape improvements are doable with pavers and patios at the front.

- We can add more light to the side for the basements and can reduce the elevation of the backyard at the patios of the living rooms to provide more light.
- Agree with security concerns.
- We figured the heritage building will stand out more if there is a contemporary building beside it.
- There are approximately four brand new houses in the neighbourhood that are modern and contemporary.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 322 West 14th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further design development of the architecture to ensure the massing program fits within the context of the impending neighbourhood;
- Consider simplifying the identity of the building to be less jarring, more refined and with a singular identity;
- Resolution of the basement suites with respect to natural lighting and liveability;
- Further exploration of the thickness of the wall assemblies for Building Code compliance and the impact on floor plan layouts;
- Request for 3D image rendering for improved representation of the context of the rear building;
- Resolution of the landscape in terms of garbage storage, security, ownership of the paths to the units and the connection of the patio and lawn spaces;
- Consider further usage of permeable pavers;
- Clarification of the roof for rain collection; and
- Clarification on the technology of the water collection system, access to the tank, cleaning and location on the site.

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

Carried Unanimously

Break 7:15 - 7:20PM.

5. 427-429 & 433-435 East 3rd Street (Development Permit Application)

The City has received a Moodyville Development Permit application at the above noted address, for a 4 storey townhouse development (plus rooftop decks) located over one level of underground parking. The form is two buildings with an interior courtyard.

The proposal is for 15 units, and one adaptable lock-off unit. The unit breakdown is varied: 3 one-bedroom units, 8 two-bedroom units, and 4 three-bedroom units.

A 10 foot dedication will be provided off of East 3rd Street, in accordance with Zoning Bylaw requirements.
Staff is seeking the Panel's input regarding the following:

- The frontage with the public realm and unit identity/entrances and CPTED;

- Overall building design, parkade entrance/grading, façade articulation and setbacks, building separation, application of façade materials and colour palette;
- Overall landscaping and planting plan, protection measures for off-site trees on neighbouring properties and storm water management.

Helen Besharat, BFA Studio Architects, reviewed the response to the resolution:

- We are meeting and responding to the Moodyville Design Guidelines.
- Asking for minor variances.
- Close to public transit, public activities and parks.
- Eastern area has an arterial road and bike route.
- The site is well served to connect to the Spirit Trail.
- There are three neighbourhood parks close to the site as well as Moodyville Park.
- The site consists of two single family lots with two houses.
- Requirement for 10ft road dedication on East 3rd Street.
- Activation of the lane is a priority.
- Mindful of the Passive House requirements.
- Below maximum FSR.
- Diverse program of units.
- Parking and bike stalls meets minimum requirements.
- There is an elevator from parking to the main floor.
- Underground tank for storm water management.
- Providing roof tops for most of the units.
- Every unit facing East 3rd Street is identified.
- Providing canopies for weather protection and solar shading.
- Strong envelope that minimizes heat loss and heat gain.
- Providing EV charging for all resident parking stalls.

Marlene Messer, PMG Landscape Architects, reviewed the landscape plan:

- Each unit has their own access from the ground floor.
- Planting is bird and bee friendly with Evergreen, Deciduous and native plants.
- Planting has flowering to provide colour in the summer.
- The central part of the mews needs a 2m wide fire access so the private areas couldn't be enclosed.
- Rear access is off the lane.
- No landscape on the roof as there is no space.
- We have provided lighting at each access point and entrance doors.
- Combination of bollards and step lights.
- Underground storm water retention system captures the rain runoff and landscape areas will have a minimum 600mm of absorbent top soil with permeable pavers to assist with storm water management.

Questions from the Panel included but were not limited to:

- What is the front yard setback, what is the final property line? **A:** We are meeting the required setback.

- How does the energy efficiency affect the affordability of the units? **A:** Passive House used to have a perception that it was more expensive than traditional buildings. Over the last few years, Passive House has become the same cost of a typical building.
- Could you speak to the water drainage system? **A:** The rain screen is detail based with gap and weep holes through the brick veneer. If water passes, it's drained down through flashing.
- Within the separation of the patios and front entrances, the shrubs are quite small, is it enough for creating privacy for use of the areas? **A:** They can get to 3-5 feet in height or be clipped. They start at grade and will take a while to get to that size.
- Is the depth of the courtyard 24.3ft? **A:** Yes, that is what is recommended in the Moodyville Design Guidelines.
- Is Block B looking into someone else's bedroom? **A:** We meet the minimum requirement setback, the windows are not huge and there will be shades.
- Why isn't the planting raised in planters? **A:** There's no reason for us to raise them up, the whole area is a couple feet deep.
- Have you given any thought to encourage or discourage the use of the courtyard or is it just meant to be a quiet common area for people to use? **A:** In front of your door you could have a little space with a table and chairs. With the fire access, we weren't able to do much. We want to keep the landscape close to the building.
- Is there any opportunity for protection above the elevator? **A:** We are providing weather protection, it is about 5ft deep with a glass canopy.
- Is the garbage storage an adequate size for 15 units? **A:** Yes.
- Is a carbon monoxide vestibule requested at the elevator? **A:** No, it goes outdoors.
- Is the project going to have an individual street address or will there be an address for each unit? **A:** It will be individually addressed with a diagram and individual identification at the street entrance and lane entrance.
- Are the pathways at the side for everyone to access or just residents? **A:** There is a gate at the sidewalk entrance, elevator and north-west building edge.
- Is the underground parking only accessed by residents? **A:** Yes.

Comments from the Panel included but were not limited to:

- Applaud increased attention to Passive House requirements.
- It is important to keep privacy when in close proximity.
- The courtyard space needs to be defined and there are privacy issues with overlook.
- The stranded unit on the side yard needs more attention to identity with the front door.
- The lane is the weakest part of the streetscape. Resolve the gaping holes.
- The parking ramp door needs further design development.
- Laneway access needs more resolution with respect to CPTED and character.
- Consider tree and vegetation protection for the single family home next door.
- There will be a lot of activity on the site. Signage should be informed and robust for street addressing and wayfinding to each of the units at the back.
- If the public shouldn't be accessing the pathways, this should be clearly defined with gating, signage and a change in geography.
- Parking ramps at the rear are always vulnerable. The further away they are, the more attractive they are for people to access the vehicles. With the open end, there is a clear line of sight.
- Move the door closer to the street line.
- Ensure appropriate lighting treatment at the pathways with movement predictors.

- Explore ways to make the units at the back more private.
- The door around the side should be clearly defined.

Presenter's comments:

- Thank you for the comments.
- The side unit has a canopy and will be very obvious.
- The parking ramp material turns the corner with a transition. The landscaping at the back can grow with a trellis to further soften it.
- We will consider all comments and look at ways to improve the privacy of the units.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 427-429 & 433-435 East 3rd Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Resolution of the courtyard with respect to front door proximity and privacy concerns; and
- Further design development of the void spaces in the back lane.

AND THAT the Panel wishes to thank the applicant for 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, December 9th, 2020.

Chair