THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Meeting of the Advisory Design Panel
Held via WebEx on Wednesday, April 21st, 2021

M I N U T E S

Present: N. Petrie
M. Messer
S. Mitchell
M. Muljiani
K. Ross
M. Tashakor
M. Rahbar
K. Bracewell, RCMP
Councillor A. Girard

Staff: D. Johnson, Planner
R. Fish, Committee Clerk
E. Macdonald, Planner

Guests: 1712 Lonsdale Avenue (Rezoning Application)
Lorne Wolinsky, Polygon Homes Ltd.
Taizo Yamamoto, Yamamoto Architecture Inc.
Marina Rommel, Connect Landscape Architecture
Darryl Dy, Yamamoto Architecture Inc.

407 West 16th Street (Rezoning Application)
Iwan Kuntjoro, I Kuntjoro Architect
David Ross, PD Group Landscape Architecture Ltd.
Bill Curtis, Bill Curtis & Associates Design Ltd.
Parastoo Jafari, Inspiration Design Ltd.
Sarb Kaler, A-1 Group of Companies Dev. Ltd.

Absent: K. Blomkamp
D. Burns

A quorum being present, the meeting was called to order at 5:33 p.m.

1. Minutes of Meetings of the Advisory Design Panel held March 31st, 2021

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held March 31st, 2021 be adopted.

Carried Unanimously

2. Business Arising

None.

3. Staff Update

Staff reviewed the status of ongoing development projects.

4. 1712 Lonsdale Avenue (Rezoning Application)

The City has received a Rezoning application for 1712 Lonsdale Ave. The application proposes a six storey mixed-use building with ground-level retail, an office level above, and four levels of residential strata.

The site is located at the northeast corner of the intersection at Lonsdale Avenue and 17th Street. It is on a frequent transit route and within walking distance of nearly all essential destinations (employment, grocery stores, medical/pharmacy, banks, recreation centres and active transportation, etc.). The property to the north is a one-storey commercial building, across the lane to the east is a multi-unit residential strata.

Staff would like to receive feedback on the proposal with respect to the following:

- Appropriateness of the building interface with both the street and the lane
- Proposed form and materials
- Design and location of the amenity space
- Incorporation of CPTED principles in the design
- Passive design elements to support energy efficiency of the building

Taizo Yamamoto, Yamamoto Architecture Inc., described the project to the Panel:

- Will be one of the smaller buildings in terms of future context.
- 64 residential units.
- Moved entire building to the east to provide a generous side walk, which allows for a more robust planting buffer.
- Pushed the entire building back to eliminate step back on the second level and created a step back at level 1.
- More generous street frontage and strong street wall is important.
- Large plaza on the south corner.
- Retail frontage flanks the majority of 17th Street and Lonsdale Avenue.
- Surface parking for short term visitors of retail and office is connected though a passage way and is only open during business hours.
- Included bike facilities, room for those facilities is being incorporated as required.
- Level 2 office space has incorporated residential amenity space to overlook lobby and lane for passive surveillance, outdoor seating area and communal dining.
- Glazed on both sides for an outlook towards the east.
- Residential levels are stacked from floors 3-6 with balconies for all units.
- Want to create strong identity and singular experience.
- Consistent colour palette with subtlety and detail.
- Wood toned soffits add warmth.

- Canopy alternates with woodgrain to glazed canopy and again with wood accents at the entry door.
- Adhering to Step Code 3 and reduced CO2 emissions.
- Additional office population will assist in sustaining Lonsdale businesses.
- Providing office and commercial space to increase employment.

Marina Rommel, Connect Landscape Architecture, reviewed the landscape plan:

- Inspiration is to bring the character of the North Shore mountains and rock details.
- Using natural materials and linear paving.
- Seating includes sculptural blocks and timber wood cedar decking.
- Native planting material.
- Trees in the paving provide a loose shaded cover.
- Tried to activate retail frontage space to provide seating.
- Lane has layered fencing and trees to soften the lane to the neighbours.
- Corner of the lane and 17th residential entrance has high quality materials that are natural and create a welcoming entrance with bike racks.
- Introduced raised planters in the second level outdoor amenity which include trees to provide privacy.
- Office space looks out onto a Zen rock garden.
- Will integrate public art into the corner plaza through the use of natural materials, sculpture stone pieces and cedar decking to rest under the trees.
- Potential for a coffee shop on the corner to spill out into the plaza space.

Questions from the Panel included but were not limited to:

- Could you talk about how the massing could be improved along Lonsdale? **A:** We want to emphasize the public realm here, by making the sidewalk as wide as possible, it involves pushing the ground level in. It achieves a generous sidewalk space and strong street wall rather than too many ins and outs.
- Was there a consideration for a different colouration of the indented sections? **A:** We started with a lighter area but that made the facade feel thin.
- The transition from Lonsdale to 17th has such a presence, feels like something is missing for a vibrant corner, can you comment on this? **A:** We want the building to have a singular character but recognise there are moments to do something special. We feel the plaza is the main driver and feature of the corner.
- Was there consideration to put some kind of textured or greenery glass in to bring green into the space? **A:** We will have to study this a bit further.
- To staff: will the building length be allowed? **A:** The general requirement is frequently waived if the design still plays well for the lot.
- Is the outdoor amenity space covered? **A:** Yes, with residential above but its more like a visual amenity than an accessible amenity.
- Can residents look into it? **A:** No.
- Will the address be on 17th Street? **A:** The residential address will use 17th Street.
- For the parking access off the lane, is one gate to commercial and the second to residential? **A:** Yes.
- When you turn off the lane, it's quite a distance to travel under ground before you reach the first gate without surveillance. **A:** The first gate is at the bottom of the exterior ramp, as soon as you get in, there's a gate then another at the commercial component.

- How long do you travel until you reach the first gate and is it all covered? **A:** 80ft but not covered.
- Bike storage is on 2 levels? **A:** Yes.
- Is the access to bike storage from commercial to the lane one door? **A:** Yes.
- The plaza awning on 17th looks like it will go over a tree that sits in the raised wood planter, have you considered a different type of tree? **A:** We can look at replacing it with something more columnar to avoid conflict with the canopy.
- Was there any thought to providing more outdoor amenity space? **A:** We will explore this.
- Is the roof accessible? **A:** No.
- Is the outdoor space shared between residential and offices? **A:** Purely for residents.
- Was there any attempt to have passive design facing south and west? **A:** The strategy is to keep the punched window expression to keep a clean street wall expression.
- Could you setback the residential floors slightly towards the east and use different materials? **A:** The second floor was articulated as its own box originally but didn't contribute to the vision of the building. A large sidewalk was the best approach.
- How do you access the storage and garbage area? **A:** Via a vestibule from the lobby to the back of house. Commercial has its own loading room at the back.
- Did you consider more animation for the back lane to make it more of a living lane? **A:** We tried to wrap the residential lobby expression along the side and add glazing to bring the street partially down the lane. We will look at this in more detail.
- The lobby entrance is a long distance from the elevator, could you put the lobby door to the west? **A:** We prefer to locate the elevator in the inside corner of the building, and want to maximize the frontage of the retail to address pedestrian traffic.
- What is your strategy on the west and south facades to manage solar heat gain? **A:** Glazing with layers but not solar shades. We want to keep the expression very clean.
- Is the elevator in the parkade thermally broken? **A:** Haven't gotten to that detail yet.
- What are your thoughts on the roof projections? **A:** It has to do with the scale of the building and giving it some balance to the verticality of it. We are expressing the façade as brick clad and folding out of the plane. We tried to emphasize protection of the walls.
- The rock garden feels like left over space in some sense, why not have it as offices? **A:** We are balancing where the density available is most useful. Residential is more valuable.
- What is the soffit material proposed there? **A:** The intent is to use wood grain appearance so it brings in that theme.

Comments from the Panel included but were not limited to:

- Do more in terms of breaking up the massing.
- Highlight the north wall by putting something in to add greenery.
- Hoping the length is acceptable in the proportions.
- Something is lacking in the balance of the overhang.
- The lanescape doesn't need to be activated. The trees are good for the neighbours but the lighting and safety measures works well.
- Outdoor amenity space seems compact.
- The covered rock garden space is out of place and will be a shadowed level. Consider whether plants would get daylight and open air.
- The most vulnerable area is the lane with access to both parking lots and numerous door access points.

- It's critical to look at the one door in, one door out concept for the commercial and bike access from the lane as someone can get trapped in there.
- Ensure the parking lot bike storage has robust doors as it exits to the commercial and visitor area with limited control.
- The landscape plan for the lane will have to account for the exit doors so visibility is available when you exit the building and from the residences on the other side.
- Have to ensure appropriate treatments and measures in the lighting plan and landscape to mitigate them, look at the doors and bike storage doors.
- The plaza social area on the corner is a prominent area and the adjacent corners of the intersection have some form of coffee shop. Considering how to build community within that space is important.
- There's a great opportunity to bring in a public art feature at the intersection to bring uniqueness to the space.
- Concern with the second floor outdoor amenity space being too small. The other amenity space could be used 365 days of the year and the covered space could be used by the office workers.
- Proper depth of soil may not be available for the third floor trees.
- Consider accentuating the vertical elements and break up the façade or put more textures to the first two levels to somehow distinguish the two.
- Reconsider the roof overhang.
- The cladding material is dark and recessed, consider the colours on those areas.
- There is a conflict with the style of the architectural elements. The commercial and office level could have slight successions.
- You could use different materials like blocks as opposed to bricks.
- The outdoor space at the plaza needs more concrete and immovable elements to create an interesting meeting place.
- Animating the back lane could attract people and make it more interesting.
- Consider animating the wall with a mural.
- Consider something to express passive design on the west elevation.
- Sustainability should be checked very thoroughly once you get to building permit.
- Consider more depth of the brick, especially at commercial level.
- Break the building length down. If the setbacks where the balconies are paired didn't have an overhang, it would give more sense of the building being three parts.
- Level 2 outdoor space on the north side is not going to see a lot of sun, more access to more depth outside would be good.
- A level of detail for the solar shading elements would be effective on the south and west facades.

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 1712 Lonsdale Avenue and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further review of the residential setback;

- Review and explore the roof overhangs on the Lonsdale façade;
- Expand the outdoor amenity space;
- Clarify the lane to address CPTED concerns and improve bike room security;
- Consider incorporating public art into the corner of 17th Street to enhance the significance of the corner and bring a community focus;
- Consider some form of greenery or wall mural on the north façade;
- Increase masonry detail and depth at punched windows; and
- Consider additional details to express solar shading or passive concepts.

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

Carried Unanimously

Break 7:10 PM - 7:15 PM.

5. 407 West 16th Street (Rezoning Application)

The City has received a rezoning application for 407 West 16th Street. The application proposes a small two-storey residential building containing three townhouse units and a detached garage. The applicant is proposing a comprehensive development zone to accommodate the project.

The proposed development is located at the south side of West 16th Street, one block removed from the south west corner of West 16th Street and Jones Avenue. The project would replace an existing two level single family house built in the late 1940's. The surrounding neighbourhood consists generally of two level single family homes, duplexes and more recently, tri-plexes.

Staff would like to receive feedback on the proposal with respect to the following:

- The available use of outdoor space for all units
- Location and access of the recycling and garbage enclosures
- Distinctiveness of the design and the buildings' contribution to the urban realm
- Prominence and distinctiveness of each unit entrance
- Quality and use of the chosen façade materials
- Weather protection and solar shading and how it integrates with the overall design
- Presentation of the proposed vegetation
- The proposed planting plan and ground materials

Iwan Kuntjoro, I Kuntjoro Architect, described the project to the Panel:

- The garages are at the back with access from the lane.
- Units will have smaller front yards and private backyards.
- Path going into the carports is from the side.
- Natural and environmentally friendly materials.
- The two main materials are fibre cement panels and natural wood panels.
- Short distance to major trail networks.
- Walking distance to Lonsdale and Lonsdale Quay.
- Major transportation is a block away.
- Optimizing the amount of natural light in each unit with glazing on the front and back of the building.
- No glazing on the side walls to optimize privacy.

David Ross, PD Group Landscape Architecture Ltd., reviewed the landscape plan:

- Open view to and from the front of the building.
- Used hedging to fit in with the character of the neighbours.
- Used cedar hedging on the north and south divisions between the lots.
- Two street trees on the frontage match the unit on the west.
- The issue of access from the front unit to the rear has been accommodated with a connecting pathway that goes across from the front to the middle unit.
- The entrance to the east unit is separated by a fringe of evergreen hedge to make it obvious which way the occupant of the front unit has to go to get to the site.
- Rear units have the advantage of south facing decks which is separated by a privacy screen at deck level and a hedge and fence to split the rear yards.
- Simple formal arrangement of planting compliment the crisp lines of the architecture.
- Permeable paving for laneway parking.

Questions from the Panel included but were not limited to:

- Is the greenery forming the fence artificial or vines on concrete? **A:** Clipped hedging.
- Have you considered putting taller trees at the front? **A:** There are two street trees at the frontage off site on the grass boulevard.
- Did you consider putting a small hedge or guard on the north side of the stairs leading to the two entrances at the front to prevent someone from falling? **A:** There could be landscaping at the perimeter of the landing.
- How are you handling the bike parking? **A:** In the garages at the back.
- How much soil is above the storm water retention tanks? **A:** 2ft of soil.
- Can you clarify the privacy factor for someone on the patio of 409? **A:** The main front walkway to the front unit goes directly off the street to the front door. The side walkway is purely for access to the rear yard by the people in the front unit. A screen encloses the front entry and directs people across to the east property line. Will be clearly defined in reality by planting.
- Will the walkway interrupt green space for unit 407? **A:** We adjusted the paving from 16th Street to access unit 407 to allow a buffer of planting. There has been some attention to that in the landscape plan.
- Is it possible to have the rear unit deck more accessible to the lawn, raise it up higher? **A:** Yes, that's doable.
- Are all three units the same square footage? **A:** The front unit is marginally smaller.
- The front yard outdoor space is less than the other two units, is there some way to expand the front yard to give more usable outdoor space? **A:** We will consider this.
- Is it possible to save the existing tree on the front yard? **A:** It is a cluster of trees, not a significant tree. We can look at this.
- Has an arborist reviewed it yet? **A:** Yes.
- Is the garbage area open to the lane? **A:** The east side is dedicated to unit 407 and opens into the backyard of the unit, the other is dedicated to unit 409 and is accessible from lane side, the west side is accessible from the garage side.
- Is there a gate from the lane? **A:** Yes, either a roof on a hinge or gate.
- Are the plant hedges over the tanks? **A:** Yes.

- Was consideration given to utilize the backyard space more efficiently as opposed to in two levels? **A:** The idea is to provide more outdoor living space at the main floor level and provide outdoor gardening storage under the decks.
- Could there be more permanent separation between the patios as opposed to a fence? **A:** Yes, that's possible.
- Is the garbage recycling in the parking capable of being secured? **A:** Yes.
- Is there a lighting treatment for the parking? **A:** Motion detected lighting.
- Is the bicycle storage in the garage separate or are you classing it as secured because it's in the garage? **A:** Because it's in the garage.
- The front porch foyer is very recessed which makes it less identifiable, did you explore a reallocation of space to push that forward to be more visible? **A:** The way the landscaping works and access off of sidewalk has provided the prominence.
- Was widening the front unit to the outside edge of the property done to give it more front yard space? **A:** It's more defined if went right up to the edge of the building otherwise it would look a bit strange.
- Have you started planning out wall assemblies? **A:** Yes, pursuing Step Code 3.

Comments from the Panel included but were not limited to:

- Enhance indoor and outdoor areas leading to outdoor patio access.
- Consider raising the site 2ft from the back lane so you step into a smaller patio then down to larger backyard.
- Consider more permanent lighting with timers to make the lanes more animated, brighter and interesting to walk along.
- The front yard middle unit transition to indoor outdoor should be integrated with the landscape.
- The middle unit needs some attention for a better relationship to the outdoor space.
- More resolution of those two properties.
- Make the backyards fit a little bit better, the deck is quite isolated from the rest.
- Consider other places to put the water tanks.
- Consider setting back the main gate of unit 407 and push the connection for unit 409 to the rear yard to have separate land.
- The landscaping piece is important and would soften some elements with the design.
- Make the door of unit 409 more visibly evident.
- Pay attention to the details for assemblies and cladding.
- The relationships inside and outside and the amount of space from one unit to another needs to be revisited.
- An opportunity to secure the garbage and recycling has to be offered, it attracts unwanted users and parked vehicles add temptation.
- Light motion detectors are recommended.
- Review lighting concepts in the rear lane as it is an attractant.
- The doorways won't be visible from the road on a rainy night, ensure addressing is large and visible for first responders.
- Ensure the landscaping plan does not create a position where it is overgrown and they are not seen.
- The importance of landscape is critical and it's not clear on site plan that it's coordinated with the landscape design.

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 407 West 16th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further design development of the indoor/outdoor relationship of the middle unit to the front yard;
- Reduce conflicts between the middle unit and the front yard of the east unit to clarify access entry routes and private spaces;
- Ensure clear identity of the front doors and addresses of the units;
- Review considerations for lighting and security for the garbage and recycling at the rear lane;
- Further design development of the relationship between the rear deck space and the at grade garden space;
- Consider separation of the rear decks to address privacy concerns; and
- Reconfigure the location of the storm water tanks to reduce the impact on the gardens.

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 8:34 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, May 19th, 2021.

Chair