

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
Held via WebEx on Wednesday, May 19th, 2021**

MINUTES

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

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

Guests: 124 West 20th Street (Rezoning Application)
Mark Pickrell, RLA Architects Inc.
Jim Bussey, RLA Architects Inc.
Nikolas Dittman, RLA Architects Inc.
Andrew Statham, Loughheed Properties
Alexa Gonzalez, Durante Kreuk Landscape Architecture

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 April 21st, 2021

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held April 21st, 2021 be adopted.

Carried Unanimously

2. Business Arising

None.

3. Staff Update

Staff reviewed the status of ongoing development projects.

4. 124 West 20th Street (Rezoning Application)

The City has received a rezoning application for 124 West 20th Street. The application proposes a six-storey rental residential building plus an outdoor rooftop amenity space. The project is being proposed by RLA Architects Inc., with them being the architect of the building, and Durante Kreuk as landscape architects.

The applicant is proposing a comprehensive development zone to accommodate the proposed design. The building is proposing 57 rental units – with a variety of unit types – for a total FSR of 2.58.

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

- Effectiveness of buffer to the public realm;
- Effectiveness of buffer between the building and visitor parking off the rear lane;
- Functionality of bike parking at front entrance;
- Functionality and character of proposed rooftop amenity;
- Attractiveness of proposed planting plan;
- Ground materials;
- Accessibility.

Mark Pickrell, RLA Architects Inc., described the project to the Panel:

- 10% designated as below market housing.
- Accessible to local amenities.
- The main entrance is located off an enhanced public realm on 20th Street.
- Underground and visitor parking accessed off the lane.
- Indoor amenity rooms accessible to all residents.
- 30% of units are adaptable level.
- All units have their own private balcony.
- Internalized stairwells.
- Amenity terrace is at roof level and oriented to the south for maximum sun exposure.
- 38 storage lockers available.
- Rows of street trees frame the public realm.
- Building designed for Step 3 of BC Energy Code.
- All units equipped with energy star rated appliances.
- Exterior façade and landscape lighting will be LEDs.
- Simple palette of materials and contemporary building expression.
- Complimentary colour variations.
- Three storey brick frame wraps around the main entrance south east corner.

Alexa Gonzalez, DK Landscape Architecture, reviewed the landscape plan:

- 5ft of cross fall from south to north side.
- 4ft of grade change from east to west.
- Visitor bike parking at front door.
- Concrete planters and dark brick with evergreen and tall planting for year round interest.
- North lane on the back side provides ground level oriented patios for the rear units.

- Working to screen overlook with small trees and hedge materials to block potential for headlights and overlook.
- Rooftop amenity is setback from all edges of rooftop.
- No landscape proposed for upper patio at this time.
- Evergreen and perennials, high efficiency irrigation system, permeable pavers in back lane.
- 16 new trees on site.

Questions from the Panel included but were not limited to:

- Is the parkade is fully below grade? **A:** Yes.
- Can you elaborate on the rooftop amenity details? **A:** Centrally located paver patio, set back from edges. Because it is a wood frame building we are limited in landscape application in the space.
- Visitor parking is outside of the building? **A:** Yes.
- Does the fence along the walkway from the building to 20th street run from the door to 20th? **A:** Yes.
- How tall is fence? **A:** 3.5ft.
- What is the lighting treatment for the walkway? **A:** Step lighting recessed in the planter wall.
- Is there landscaping in the walkway area? **A:** The paver path is tight to property line with buffer planting, columnar trees, tight canopy and lower planting in the planters.
- Just one garage door for secure parking? **A:** Yes, at the bottom of the ramp.
- Why doesn't the brick extend higher up the south east corner? **A:** We wanted a variety but don't want to go too vertical and have it be over run.
- Why isn't visitor parking underground? **A:** At half level it would have had to extend with another drop off and we would have to increase the excavation. It is meant for short term and we are thinking along CPTED lines.
- What are you providing for EV charging? **A:** Hook up conduits for load sharing.
- Why are the amenity spaces separated? **A:** To increase variety for the residents and another element for more people to use spaces at the same time.
- What activates are programmed for that? **A:** They will be flexible with kitchenettes and washrooms, can be used for business.
- Is there a fence between the two pathways in the rear parking? **A:** Yes, the secondary fence is inset at the private patios.
- How deep are the parking stalls? **A:** 20ft.
- Is there any access from the visitor parking to the lobby? **A:** No, have to go around.
- Are you providing any screening at the veterinarian property line? **A:** There is a hedge on the vet's property.
- To staff: The OCP says 19m max height for buildings, this is 23-24m, is this correct? **A:** 19m is a reference point, not a max.
- Have you checked calculations for people moving within the adaptable units? **A:** We will look at this.
- What kind of heating systems and ventilations are you using to reach Step Code 3? **A:** Haven't gotten that far yet.
- What are your strategies for active design? **A:** The amenity rooms are a big part to provide use for all tenants and to gather in groups. Stairwells are well lit.
- To Staff: If they have a primary stairwell visible and activate the uses, can they be given GFA exemptions? **A:** Yes.

- Does your FSR calculation exclude the stairwell from the FSR? **A:** This will be under consideration and reviewed by staff.
- There's no difference between the standard units and adaptable units layouts, have you looked at those things? **A:** There are some slight variations especially in the entry to the suites, washroom layouts and bedrooms.
- Have you considered making the operable windows larger? **A:** We can look at this.
- Can you explain what the setbacks of the new building are compared to the old and what they are to neighbouring properties? **A:** 20ft front and back but the rear is pulled back a bit more than that. The existing building is narrower but extends a bit more at the side setback, the existing building is at 6ft on the sides. Adjacent is at 25ft, vet clinic is 20ft, the building to the west is 25ft and ours it at 20ft.
- Will there be a parking study? **A:** A transportation study was submitted and is being reviewed.
- Can you speak to the storage in the building, within the units and underground? **A:** There won't be storage in all of the units. There are 38 storage lockers in the underground parkade.
- What does that look like for the units that don't have storage? **A:** They will have the option to access storage lockers in the parkade.
- Will they be rented or first come first serve? **A:** Sometimes we charge sometimes we don't. It will depend on the rental market at the time, the type of tenants and amount of units requested to be used.
- Is there any consideration to extend the roof overhangs? **A:** They are currently at 3ft.
- Are there any existing trees on the property? **A:** There are no Bylaw sized trees. The large shrubs won't be able to be retained.
- Is the intention to retain the property or sell as a rental? **A:** We will retain the property.

Comments from the Panel included but were not limited to:

- Having seating space with within the building and in the amenity spaces will be important to generate a neighbourly feel.
- Consideration for a gym might be helpful.
- Palette is similar to other buildings, feels repetitive and a similar aesthetic.
- The amenity space should be larger upstairs with picnic tables or artificial turf and covered spaces. Something to play on will be beneficial to whole building.
- Wood frame is not that much of an impediment, is small relative to the building.
- Visitor parking not having access to the lobby is not convenient and you are giving away possible outdoor amenity space.
- There are privacy concerns for the ground floor units on the east side with bedroom windows facing the public walkway to the amenity space
- Reconsider the relationship with the east walkway without counting on site planting to screen it.
- Consider solid fence planting to ensure there's not a privacy overlook or car headlights shining into rear patios.
- Review shading options on the southern face.
- Concern for adaptable units with door swing. Revisit them with regards to the amount of space to ensure there's enough room.
- There's an opportunity to use accents of wood cladding to bring the building and elevations together.
- The visitor bike parking could be flipped around to have it behind a barrier rather than right on the sidewalk.

- Weather protection and solar shading on the south side could use review.
- Revisit balcony access from the common living space and the disruption of having multiple doors.
- Suggest looking at extending the roof overhang and increasing the size of the openable windows for all units.
- Active design is weak, the lobby is small and tight and the two main stairs are not usable.
- Four elevations should look different in the design.
- The side path could connect to the front street on the east.

Presenter’s comments:

- We will look at the rooftop deck size.
- Landscaping the rooftop becomes a problem with maintenance.
- Could look at a gym or evening room.
- Will look at the size of the windows and solar shading issues.
- Will look into the active building policy.
- Will look at oversight and screening with visitor parking in the back.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 124 West 20th Street and thanks the applicant for the resubmission. The Panel feels that the following concerns have not been adequately resolved or explained and looks forward to further review at a future meeting:

- Clarify interior amenity spaces and further design development of the rooftop amenity to enlarge the space and provide landscaping and furnishings;
- Consider providing additional storage;
- Review screening or fence options for added privacy at the rear;
- Consider shading and screening for the south and west façade to limit solar heat gain;
- Further review and development of the adaptable units;
- Review the east side pathway to provide front entrance access from visitor parking; and
- Encouraged to explore more active design opportunities per CNV guidelines.

Carried Unanimously

5. Adjournment

There being no further business, the meeting adjourned at 7:45 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, June 16th, 2021.

Chair