

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
Held via Webex on Wednesday, March 16th, 2022**

MINUTES

- Present:** D. Burns, Chair
K. Bracewell, RCMP
A.M. Llanos
L. McKenna
M. Rahbar
S. Rasooli
K. Ross
Councillor A. Girard
- Staff:** M. Menzel, Planner 2, Planning and Development
L. Karlberg, Planner 1, Planning and Development
D. Johnson, Planner 2, Planning and Development
E. Chow, Planner 2, Planning and Development
R. Fish, Administrative Coordinator I
- Guests:** 328 West 14th Street
Kevin Leskiw, Upward Construction
Scott Mitchell, Metric Architecture
Peter Kreuk, Durante Kreuk Ltd., Landscape Architecture
- 602-612 and 622-632 East 2nd Street
Harald Sinow, Creo Developments
Andrea Sinow, Creo Developments
Skylar Sinow, Creo Developments
Ben Fisher, Creo Developments
Dwayne Smyth, SHAPE Architecture
Alex Russell, SHAPE Architecture
Mike Enns, LOCI Landscape Architecture
Chloe Brown, LOCI Landscape Architecture
- 120 East 14th Street
Barry Savage, Three Shores Development
Rhys Leitch, Integra Architecture
Steve Watt, Integra Architecture
Peter Kreuk, Durante Kreuk Ltd., Landscape Architecture
- Regrets:** K. Blomkamp
M. Tashakor
M. Muljiani
-

A quorum being present, the meeting was called to order at 5:43pm.

1. Minutes of Meeting of the Advisory Design Panel held February 16th, 2022

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held February 16th, 2022 be adopted.

Carried Unanimously

2. Staff Update

No staff updates at this point in time.

3. 328 West 14th Street (Heritage A Revitalization and Duplex Infill)

The City has received an application from Metric Architects seeking to rezone and enter into a Heritage Revitalization Agreement (HRA) in order to permit the development of a detached duplex on the same lot as the existing A ranked heritage home at 328 West 14th St (the Knowles Residence).

Scott Mitchell, Metric Architecture, described the project to the Panel:

- The architectural significance is unusual for this neighbourhood.
- 50 ft. wide frontage and 140ft of depth.
- Mid-market accessible rental suites at ground level, adaptable rentable lock off suites.
- Family friendly housing with laneway housing and courtyard outdoor patios.
- Moving house 18ft forward on the lot.
- Making every effort to save the walnut tree.
- Four car stalls in the back have shared access as required to each unit.
- Proposing small infill units that are modern and notably different yet with similar materials.
- Will substantially retain Heritage house, including arched entry, tower element, shingles and siding.
- Open up enclosed upper level recessed balcony.
- 10 exterior bike lockers accessed off the path.
- Keep majority of the mass as low as possible.
- Creating spaces for all occupants to have outdoor space.
- Proposing a new stair for the front entrance.
- Reusing Heritage windows where possible.

Peter Kreuk, Durante Kreuk Ltd., reviewed the landscape plan:

- Critical to this process is the retention of the walnut tree at the front.
- All units have access to the exterior space and courtyard.
- 14th Street frontage is a traditional front yard area with patio space and planting.
- Plant selection is evergreen material and hedging for separation and privacy, Japanese Maples and Magnolias.

Questions from the Panel included but were not limited to:

- Can you speak to the materials for the infill units? **A:** The intention is to use lap siding for both levels of the infill and keep it modern and clean. Colour wise we went for a white, off-white stain with dark grey charcoal windows.
- Can you clarify the lock-out portions of the lower level of heritage building? **A:** It is owned by unit 2 and 1 divided down the middle. The lock-off could allow for it to be a one bedroom, if the owner chooses to. They could make use of it as a rec room and have access to the patio. It might be easier to reorganize and make it a proper two bedroom but the flexibility is appealing.
- What additional protection measures will you take for the Walnut tree during construction and design of the pathway? **A:** We worked closely with arborist to make sure what we're doing is possible. Protection fencing will be part of the tree management plan. We will maximize the root protection zone as the building is moved forward. Fencing after building has been moved can be relocated when its time to build the path. Pathway will be pavers on a thin layer, carefully above the root zone. Allows for percolation and moisture.

M. Rahbar joined the meeting at 5:55pm.

- What aspects of building and landscape are going to contribute the most to the environmental sustainability of this site? **A:** Infilling creates a better use of the land. With saving the heritage building, there's an envelope that we're maintaining and working within upgrading the structure, we are making new life out of an old building. There are charging stations for bikes and cars. We are aiming for better than Step 3 for the infills. We are including a low carbon energy system and providing social sustainability as well.
- Are there any original photographs of the original stair? **A:** No.
- What is the logic for the duplex infills roof slope? **A:** We wanted something simple for the form. The sloped roof is to cover the balcony and deal with water run off.
- Is there a lighting treatment for the carport and pathway where the bikes are? **A:** It will be lit with low lighting. The carport will have motion sensor lighting and has some view points from the interior. The path will be well lit and each unit has a light at the door.
- How will you identify the rear units from 14th Street in the rain and darkness? **A:** There will be clear wayfinding signage. The path leads to the two units at the back.
- Is the garbage room lockable to prevent access to trespassing persons? **A:** Yes.
- Same with bike storage? **A:** Yes.
- Are there four strata units? **A:** Yes.
- Is there AC proposed? **A:** We will be installing heat pumps that have the opportunity for both heating and cooling.
- Do the owners intend to retain those units and rent them or sell? **A:** The intention is to make them all sellable.
- Have you considered shrubbery by the fences in the courtyard? **A:** In time, the fence will disappear with the hedging as it grows.
- Was there consideration for aluminum fencing? **A:** We are open to that, yes.
- Is the garbage room enclosed? **A:** It is open air but fully secure.
- How high is the gate? **A:** 7ft approximately, garbage room is 8ft.
- How feasible it is to retain the windows with new energy codes and requirements? **A:** The intention is to maintain the windows as best we can.
- Are you planning to use the new energy standards for the heritage house for Step 3? **A:** The Home Protection Office has to sign off as well, the heritage house doesn't have to

meet Step 3. In addition, we will do our best to keep them to the standards. We need the building envelope engineer to help with that.

- Are you foreseeing the possibility of replacing the windows with something that can be replicated that won't compromise the house? **A:** With wood windows, we take them and remove the existing glass and replace it with more modern sealed units. The appearance is the same but with new energy performance.
- What material is the railings? **A:** We are trying to keep them simple, they could be aluminum. Wood can be much heavier. Can do some design development on this.

Comments from the Panel included but were not limited to:

- I appreciate the level of effort taken to retain the heritage house and improve it and also keep the Walnut tree.
- The new placement of the heritage house makes sense to ensure the livability of the infill units.
- The widening of the grand staircase for the heritage house, keeping of materials and opening the recess balcony are all beneficial for enhancing the character.
- Encouraged to look at the window replacement more carefully.
- Concerned about the gap between the infill units, whether eliminating the gap would provide more square footage.
- Concerns around the size of the gap and what it's creating.
- There is a lot of meandering for accessing the middle zone. Consider a more direct route that allows for easier travel that doesn't compromise livability between units.
- Character of picket fence seems more traditional and not aligned with infill or heritage house.
- Encourage all means to make sure the tree root system is dealt with in initial standpoint and protected during movement of the home and renovation.
- Consider something like a glass enclosure for the fencing.
- Front yard landscape should be soft and do not try to fit a ground patio there.
- The front stairway looks good with front elevation of the building and massing.
- The large staircase steps down onto the tree roots.
- Consider to make the stairway narrower and do some edge treatment at the landing. Consider a railing across the front of the wide arched opening that protects the doorway a bit more.
- More design development to do with the fencing for interest and privacy.
- The back units have more identity and allow light and air into the courtyard with the gap.
- Great work with the modern units at the back interfacing the heritage home.
- There has to be a consistency in the fencing and guardrails that are being added, should be more modern and contemporary.
- Detached units give more sound and physical privacy.
- The courtyard fences and chopping off to small areas which takes away from the project, this needs more thought to make it a more interesting space.
- Ensure have clear wayfinding for first responders by separating front and rear units to guide them to the back.
- Fixed lighting can put on display what is there for attractive items.
- Ensure appropriate lighting treatments that blends fixed lights and motion detectors, especially in the carport.
- The garbage area, when next to vehicles can be an added theft issue.
- Use same colouration of fencing and windows.
- Preservation of appearance and material is done well.

- Continuation to modern interpretation of infill housing ties in well.
- There is a separation opportunity to make those units better if they were a duplex form and the walkway went straight to the back.

Presenter's comments:

- None.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Heritage A Revitalization and Duplex Infill for 328 West 14th Street and recommends approval of the project.

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

Carried Unanimously

The Delegation for 328 West 14th Street left the meeting at 6:51pm.

4. 602-612 and 622-632 East 2nd Street (Development Permit Application)

The City has received and is reviewing a Development Permit application for the Moodyville area for 602-612, and 622-632 East 2nd Street. The application proposes 60 two level townhouse units on two separate land assemblies with a single property at 618 East 2nd Street as a hold-out and separating the subject site into two parcels. The units are arranged in two rows of stacked townhouse units with one row fronting East 2nd Street, with the other row running along the rear lane, but is accessed through a central courtyard that separates the two rows. Two levels of underground parking would support vehicle parking and storage for the units.

The project would replace a total of six single family dwellings with one on each lot. These houses were mainly built in the late 1950's, and many of these homes are to be relocated. The applicant is using the current Zone of Ground-Orientated Residential 4 (RG-4) and is subject to the Moodyville Design Guidelines.

Dwayne Smith, Shape Architecture, described the project to the Panel:

- Building on the experience from Morrison on the Park.
- Encourage social interaction with balance of public and private spaces.
- Most important aspect was addressing the western edge.
- Encourage movement through the site.
- Continuation of the urban edge.
- Great views from the rooftop patios.
- Natural materials for exterior finishes.
- Palette is somewhat uniform.
- Generous open roof decks – pergolas can be added on as an option.
- Retractable sun shading on the south.

Chloe Brown, LOCI Landscape Architecture, reviewed the landscape plan:

- Concept carries over from Morrison on the Park with form and character.
- West side of Ridgeway Ave frontage has a tree lined street with rain garden.
- South east frontage has a continuation of the park with rain gardens, boulevard and street trees.
- Mid-block connectors will improve circulation on the site.
- Internal muse with privacy planters and shade trees.
- Social amenity areas with banquet tables, movable seating and fire pits.
- Similar thematic for roof as we see at ground level.
- Lower level patios accessed from the units.
- Social and eating areas on rooftops and views of the north shore.

Questions from the Panel included but were not limited to:

- How will people move through the site? **A:** There will be opportunities to park in the underground stall and access the elevator into central courtyard to access units that way.
- There's a variety of ways to enter, the units off the lane become the living laneway. The courtyard will be a lively and well used space, adds to social nature of the development.
- Have you given thought to opportunities for children to socialize? **A:** We thought of those anchors for spaces where families would gather but didn't consider actual play equipment because Moodyville Park is so programmed, everything you need is there.
- How do you see this development responding to the needs we have for protection from environment, insulation, glazing etc.? **A:** With being connected to LEC we are getting a leg up on that. Continued with high performance envelopes. Retractable shades for solar. Things like window placement, proper orientation, massing and high performance envelope, if done well can optimize from passive perspective.
- How would someone get into the east courtyard from the street, is there a main entry? **A:** They can enter where it's labelled 4 or 5 or internally through the elevator.
- Where does a visitor with an address go? **A:** South east, there will be a much grander entrance. There will be a double stacked stair down the property line with soft planting with a much more clear entrance way.
- Is there a directory? **A:** There will be mailboxes, a fire annunciator will be in the far east corner with a directory on where to access units.
- Explain the edge at the ground level at the laneway. **A:** We wanted to get as much separation from the lane with a natural buffer. Concepts along that northern edge are light well conditions bringing light in.
- Is it possible to consider overhangs over these buildings? **A:** Yes, we did. The intention was that the solar shading is actually rain cover, is retractable and adapts to the environment. Built in the flexibility so they aren't permanent add-ons.
- Could zone 7 be given more thought for more nodes or areas more than what is currently there? **A:** It will be more than just a passing through space, will be more substantial. More potential to make spaces like you've mentioned. It comes down to the right sizing of the space. Having large patio spaces will be incredibly important.
- Has there been any thought to put in public art, mural or cultural art? **A:** We are open to suggestions but it's not part of our design brief at this time. We have focused on contributing to public realm, edges on the street. We can consider a water feature on ridgeway and second.

- Are you proposing a cooling system for the units? **A:** Yes, there will be a cooling system. It hasn't been fully figured out yet. LEC plans can't be connected to each other.
- Are the solar shading retractable units on every window on the upper level? **A:** They are on the southern face. We tested it early on.
- What is the proposed system for water drainage from the roof decks? **A:** The roof decks have roof drain and overflow, we will place as many internally and limit exposed ones.
- What is the materiality for the project? **A:** Looking at number of different cladding options, resista plank that's dimensionally stable and beautiful cladding with intent that it's oriented vertically with clean corners.
- The condition adjacent to the single family home will be harsh, at the 150ft max, if you acquire the property, what will you do beyond that 150ft max, how will you create the variety? **A:** At this point there would have to be a strategy to be broken down into 6 buildings, will have to work through all of that. It's not defined to great detail.
- Can you speak to the grading at the laneway? **A:** Landscape buffer gives more privacy on the edges.
- Are there bedrooms in the lower level of Unit C? **A:** Yes, we want these bedrooms to be lovely and full of light and they have light wells. The two storey cut out increases the open height at the void so there's no close overhang.
- Do the units meet the 10 sq. m. minimum outdoor space guideline? **A:** Yes.
- For Unit C as well? **A:** Yes.

Comments from the Panel included but were not limited to:

- You are creating a great protected outdoor space that will be heavily used with how people will be moving around the site.
- Book ends are critical in terms of what they are doing as well as the middle ones in terms of the relationship to the property, could use further development.
- Encourage the team to look carefully at consolidation of the vertical circulation to create more pockets of communal space. Pushing further to have more of it would be beneficial.
- The stairs in the middle of the public area dominate the space a bit, I wonder if with further study, some can be rotated or minimize the number of them facing the street.
- Consider a resolution to fully open the stairs or introduce partial walls to mitigate the dominance of the stairs.
- The dark on dark materials are a bit imposing, consider one of the materials to be lighter for more contrast. There's too much contrast between developments, a slightly different material might be enough to change that.
- Solar shading on the south is equally as important to the east and the west.
- Consider expansion of the windows that are subject to solar canopies.
- Look for variety in how children can use the property and central courtyard area.
- Consider landscape elements or other opportunities for variety and height differentials.
- The stairs on the west side might be worthy as thought for public art.
- Sameness for such a long length east and west side blocks could be slightly different in terms of colour, overall mass might look less long.
- Mid block break is needed where the hold out property is, include some pass through from the courtyard to the lane.
- Courtyard works well, stairs are interesting at the edge of Ridgeway.
- Wayfinding and identification of front doors which west block works well, east is difficult. Having more space allocated to the pass-through walkway spaces and right kind of directory that gives identity on the street, needs some more work.
- Not in favour of buildings without overhangs in this climate.

- Not in favour of retractable awnings, they don't age well and need to be replaced, mechanics can fail. More in favour of permanent architectural overhangs.
- There needs to be more thought given to the small social nodes.
- Most security problems are operational, wayfinding is critical. First responders on street level have seconds to figure it out. Have to have robust wayfinding, effective lighting treatment within and without complex for clearly visible identification. Bike storage should be appropriate door fittings and locks.
- Have territoriality well defined.
- Consider young kids when thinking of the art.

M. Rahbar left the meeting at 8:30pm.

- Larger trees will help with shade during summer.
- Consider how owners are going to maintain the retractable shades.
- Location of the PMT is unfortunate with it on the frontage rather than the lane or garbage area, further investigation is needed to reconsider that.
- Laneway is not handled to the best possible way.
- Opportunity to look at material choices relative to how two buildings are expressed rather than mirrors of itself.
- Not much activity along the laneway, concerned that unit Cs openings for light are minimal and not truly light wells. Limits cross ventilation as well for units at the back.
- Main building entrance on the west less successful due to its adjacency.

Presenter's comments:

- None.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 602-612 and 622-632 East 2nd Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Relative to the public realm, consider resolution of the stairs, vertical circulation and resolution of public space under the stairs;
- Further review of the articulation of the stairs, definition of the public space and separation between units;
- Analysis of the ends of the project to reduce the impact of the stairs in the public realm space;
- Address more opportunities for variety in the exterior finishes and colour palette relative to Moodyville Design Guidelines;
- Further design development to resolve the mid-block crossing break;
- Consider solar access and solar canopies on the east, west and south facades;
- Review solar access and ventilation of Unit C for the purpose of improving livability to these units;
- Improve wayfinding to the courtyard units; and
- Look for opportunities to enhance the public realm through public art.

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

Carried Unanimously

The Delegation for 602-612 and 622-632 East 2nd Street left the meeting at 9:01pm.

5. 120 East 14th Street (Rezoning Application)

The City has received a Rezoning application for 120 East 14th Street. The application proposes a 21-storey mixed-use building with a two level podium containing retail and office tenancies, and 19 levels of residential strata units above.

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

- 21 storey mixed use residential, variety of unit sizes.
- EV charging for all parking stalls, 250 bike stalls.
- Well thought out livable units.
- Achieving Step 3 targets.
- Significant podium on the 3rd floor.
- Range of indoor amenity spaces.
- Identified points of entry with clear signage and lighting.
- Encourage living lane public space.
- Maintaining security between commercial and residential.
- Architectural expression utilising materiality and volume to break down the mass of the tower.
- White, greys and cream colour palette.
- Deep walnut in the center of the building.
- Utilise limited glazing to bedrooms and private spaces to achieve Step Code 3 requirement and be cognisant of the heat loading from the western façade.
- Used strong vertical delineation of western façade to three portions, wraps around at penthouse level.

Peter Kreuk, Durante Kreuk Ltd., reviewed the landscape plan:

- Pedestrianized the lane, created access to the courtyard space.
- Amenity located on the podium north-west corner, exercise room opens up to rubberized surface.
- Includes outdoor kitchen, barbecues, tables, chairs and kids play area.
- Private patio spaces.
- Planting beds include 30inch planters to grow trees to soften the space.
- Small and medium sized trees to green up the space.

Questions from the Panel included but were not limited to:

- What is the distance to the tower to the south? **A:** More than 80ft, 90ft because of the 12ft setback and the street.
- Is there a gate between resident/visitor parking and tenant? **A:** Yes.
- On the main floor lobby parcel room, there is a mail room? **A:** Yes, mail room with additional parcel lockers.
- Is that purely for residents? **A:** There is rear access for Canada Post and serves as an additional parcel room.
- Do you have any designated place or spot for public art? **A:** Along the laneway, we have increased the lane width and activated it, there are opportunities there with the exposed wall. That or the lobby entrance or public space out at 14th Street.

- Is there a plan for the second level white open areas? **A:** That's all commercial, office space, medical etc. Entire second level is commercial.
- Will it be strata or rental? **A:** Strata, commercial units will be sellable.
- Do you plan to retain and rent or sell the commercial units? **A:** Likely retain some for our own use and the rest sell and target the medical services hub.
- Have you had conversations with the existing tenants? **A:** We have talked to them and they are aware of the plans, we haven't discussed coming back into the development but they are welcome to. Yes, if they can afford it.
- What is the tower separation to the east? **A:** Greater than 80ft, a full lot between.

Comments from the Panel included but were not limited to:

- Tower planning and building expression is logical and efficient.
- There are some ground floor plan concerns, commercial seems to have been prioritised over residential, residential lobby is hard to find in the back, seems tight, some concerns over safety.
- Issues with transparency and visibility into the parcel room.
- No concierge or admin spaces associated with lobby.
- Look at the character of the lobby and if access to residential and commercial elevators on the same side might be best.
- Choice of materials makes for a great experience.
- Amenity space might benefit from being moved to the south rather than north facing in terms of natural light and access to sunlight.

S. Rasooli left the meeting at 9:44pm.

- The podium seems rather harsh, possibility to consider the landscape elements on the podium to be more curvilinear providing a bit of relief to the rectilinear and square area.
- Many of these spaces would benefit from interesting lighting throughout the year.
- Consider providing opportunities for low key lighting.
- The lobby is a bit strange having to walk through commercial to get to residential lobby.
- Nice urban footprint and fits into the street well.
- Bike parking is tight, allow more space for it or move it to a better location, maybe 14th.
- Mixing commercial and residential weakens the security fabric of the project.
- The lobby will have to stand out to first responders and not look like a storefront.
- Review mailbox room for visibility.
- Review bike storage room to ensure you have robust doors since it can be accessed from the parking.
- External bike parking should have a clear line of sight.
- Contrast between white and walnut is nicely done.
- Consider opportunities to create material separation between the podium commercial levels and residential.
- Well done extending the laneway livability and usability beyond the street frontage.
- The commercial and residential are so co-mingled, especially for strata. Creating a clear commercial entrance and residential entrance would benefit the project and the identity of the residential portion of the project.
- Changing weather will challenge the energy requirements.

Presenter's comments:

- Separation between residential and commercial has been considered, with the width of the building challenging to move the elevator away from the core. Needs the core to go the full length of the building.
- Agree that lighting needs to be thoughtfully applied.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 120 East 14th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further design development of the ground floor residential lobby relative to the public realm and mixing of commercial and residential uses with particular attention to CPTED for security and safety concerns; and
- Further design development for bike parking within the public realm for enhanced visibility, eyes on the street and accessibility.

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

Carried Unanimously

The Delegation for 120 East 14th Street left the meeting at 10:12pm.

6. Adjourn

There being no further business, the meeting adjourned at 10:13pm.

The next regular meeting of the Advisory Design Panel is scheduled for Wednesday, April 20th, 2022.

"Darren Burns"

Chair

"April 20, 2022"

Date