

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
Held at City Hall, 141 West 14th Street, Conference Room A
on Wednesday, October 19th, 2022**

MINUTES

- Present:** A.M. Llanos, Acting Chair
K. Bracewell, RCMP
L. McKenna
K. Ross
M. Tashakor
- Staff:** L. Maultsaid-Blair, Planner 1, Planning and Development
H. Dang, Planner 1, Planning and Development
M. Menzel, Planner 2, Planning and Development
T. Huckell, Committee Clerk-Secretary
C. Bulman, Committee and Records Clerk
- Guests:** 229-231 West 15th Street
Karl Wein, Karl Wein and Associates, Applicant
Andrew Igel, Principal, Igel Architecture
Gurdeep Kainth, Symphony Group, Developer
Michael Patterson, Perry + Associates, Landscape Architect
- 351 West 3rd Street
PJ Allen, Mallen Gowing Berzins Architecture
Mitch Cramp, JP Developments
Mark Vaughan, Vaughan Landscape Planning and Design
- Regrets:** D. Burns, Chair
Councillor A. Girard
M. Muljiani, Vice Chair
M. Rahbar

A quorum being present, the meeting was called to order at 5:30pm. In the absence of the Chair and Vice Chair, it was regularly moved and seconded

THAT Ana Maria Llanos assume the role of Acting Chair for the meeting.

Carried Unanimously

1. Minutes of Meeting of the Advisory Design Panel held September 21st, 2022

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held September 21st, 2022 be adopted.

Carried Unanimously

2. Staff Update

M. Menzel presented a slideshow updating the group on projects previously presented to the Panel, and the status of these projects to date. Full agendas are anticipated for the upcoming meetings.

3. 229-231 West 15th Street (Rezoning Application)

The City has received a rezoning application for 229-231 West 15th Street. The application proposes a multiplex building with 5 principal units and 5 accessory lock-off suites.

The Delegation for 229-231 West 15th Street joined the meeting at 5:38 pm.

Andrew Igel, Igel Architecture, described the project to the Panel:

- The site is currently surrounded by multi-family dwellings.
- The site itself slopes, with the high point being on West 15th and sloping down towards the laneway. The building has been oriented to the slope.
- The property as designed will consist of two units facing West 15th, two facing an interior courtyard, and one off the back.
- The main points of circulation will be supported by the internal avenue with the front doors. The patio doors will open up towards the courtyard to allow good visibility from a crime standpoint.

Michael Patterson, Landscape Architect, reviewed the landscape plan:

- Allotting five parking stalls in the back, all with chargers. Will be working with Step Code 4 for energy.
- Stormwater retention running off the back of the building as well.
- Planning in improvements to the streetscape; street trees will be added, creating a transition from street to building.
- Each ground unit will have a patio that can be accessed from the inside.
- Have designed an outdoor courtyard amenity space on the ground floor, with a flexible multi-use lawn space for residents.
- Each unit will have a generous roof deck with planted edges to provide buffering.
- Have tried to use native, west coast plants in the landscaping, with some seasonality.

Andrew Igel presented an animated fly-over video for the Panel.

Questions from the Panel included but were not limited to:

- I notice the trees in your presentation, will your walls be affecting those? **A:** No, they are a neighbouring structure.
- It appears that the 2 lock-off units have below-grade patios; is that available for the other 3 units? How would they access the outdoor space? **A:** Those with front doors on the east side would need to access it through the side of the building.
- Will the cladding be metal panels or wood? **A:** Metal. In that particular location we cannot use combustible material.
- There are 2 private balconies adjacent in the courtyard; has their proximity been considered? **A:** The way the courtyard has been designed, the two patios are at a slightly different elevation to allow privacy / separation.

- Notice lots of glazing on the west side. Has there been any consideration to protect the units from direct natural light, other than blinds or shades? **A:** Not at this stage.
- What lighting is being used for the parking area? **A:** Lighting on bollards will be used. Whether they will remain permanently on or will be motion activated is still to be determined.
- Is the garage, recycling and bike area secured? **A:** It is all secured in a designated area.
- Are you able to expand on the idea for the courtyard? **A:** The courtyard is a fairly tight space. It will be sunk into the grade with consideration of how the space would be accessed through different seasons. It will be a fairly condensed area and we are considering the use of artificial turf as opposed to natural lawn. Due to the fact that this area will be a little shadier and lower to the ground, we wanted to encompass some bright and clean colours when looking out to the courtyard during the winter season. There will be a trellis to allow people to use the area throughout the seasons, which has lighting but it is not fully weather protected. The area is intended to be a quieter open lawn social space.
- The architectural expression shows a well defined elevation and frames, but then there is a significant change as you move around the building to the east and west façades. Can you elaborate on the concept of the frame and how it turns? **A:** We are being conscientious of putting the best foot forward in terms of street presence. The front units have a little more patio space, organized to feel a little less jumbled. Using some opportunity to introduce some soffit material, to provide a little more warmth in the front elevation. Have heard other comments about possibly introducing shading. Mostly we were looking at a language of dealing with boxes, with different projections and different materials, to provide some visual interest along the sides and back.

Comments from the Panel included but were not limited to:

- Like the building overall but find it's a bit abrupt for the neighbourhood; most of the block is developed as multi-family homes with their street frontages sloped back a little, and set back with landscaping. Understand you're trying to have a different look and there are multiple styles on the block, but it will look different.
- With respect to the courtyard, would question if the shade structure is necessary. Between the patios, balconies, and overlooking windows, think there are some privacy issues that need some attention.
- Think the walkway down to the entry doors needs a little more thought in making it more interesting. The front units are well set up but I would put more thought into the east walkway; could add some planting along the side.
- I think your attempt at grade changes has been successful, some good solutions. Think that frontage / streetscape right-of-way are good and reflect an interesting building that works well with the landscaping.
- Glad you looked at units 3, 4 and 5 and provided unique ways to understand that those are doorways to access these units. I question whether there is more you can do to expand on that, such as adding colour or different lighting; however you might approach the issue to reinforce that they are different units.
- The ability for the rental suites and lock-off units to use the patio spaces is limited; consider a way to design more direct access.
- Like the mass of the building very much.
- The light grey cladding needs to be better integrated on other elevations as well. Believe that will help you explore some opportunities for passive solar protection. Also suggest the roof deck patios could have some overhangs / covered areas to help increase their functionality as well.

- Greater thought into the lighting is important for security purposes and securing garbage and recycling in a designated and locked area is necessary.
- Not convinced the courtyard will be as widely used as intended; wonder whether you might benefit from additional green space / buffers for privacy instead.
- Regarding the massing, not sure there is enough articulation and rigour. There is a lot of movement in the composition; lots of different window sizes that aren't necessarily aligning with the cladding and panelling system you have. For a slightly better fit in that context, wonder if the composition might benefit from more restraint.
- The walkway could benefit from more greenery to create a softer experience, especially for the lock-off units; feels a little subterranean. See if you can improve on the window wells to provide more natural light / livability to those units.
- Concern expressed with the bulk of the massing on this street; i.e. a 3-story building surrounded by more traditional designs.

Presenter's comments:

- Could look at ways to bring the scale down, perhaps make it visually less heavy at the top by accentuating the first 2 stories.
- We are certainly happy to refine the courtyard. Our focus there was trying to allow as much sunlight into the courtyard as possible. We had an expression of concern from a neighbour that the building would block light, so we are trying to keep plants low and consistent throughout the year.
- We will take another look at whether the pavilion is needed. It is sometimes nice to have an intermediate structure to break down the massing and add visual stimulation. However, agree we could use more expression, bring more plants into the space and whether the trellis really works in that space.
- Agree the west side pathway could use some softening, perhaps with some clever ways to introduce some greenery, or planting up the retaining walls while keeping in mind the space necessary for movement.
- In response to the security measure, we plan to incorporate gates to separate the pathways and signify that the property is private.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 229-231 West 15th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further development of the courtyard area to improve on privacy issues and build the character of the space;
- Revisions to the eastern walkway to improve livability for the lock-off units, consider additional planting, and to improve the quality of the public realm;
- Evaluation of the massing as it relates to its immediate context, particularly along the north elevation; and
- Greater rigour in the composition of materials, openings, and building expression;

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

Carried Unanimously

The Delegation for 229-231 West 15th Street left the meeting at 6:35 pm.

4. 351 West 3rd Street (Rezoning Application)

The City has received a rezoning application for the property at 351 West 3rd Street. The application proposes a 5-storey wood frame rental apartment building consisting of 53 total units, one level of underground parking, and a roof deck amenity area.

The Delegation for 351 West 3rd Street joined the meeting at 6:38 pm.

PJ Mallen, Mallen Gowing Berzins Architecture, described the project to the Panel:

- We are proposing a mid-rise residential project in place of the old Husky gas station on the corner of Forbes and 3rd. The intent behind the project is to develop a “rental in perpetuity” building to hold as a long-term rental asset. The building is designed to include five floors, 53 units with amenity spaces throughout the building, and a single level of parking.
- The site has a couple of challenges. It is a trapezoid shape by a major arterial street, with lots of trucking movement and minimal pedestrian activity. There is also a very rapid fall-off of elevation, with a 2 storey drop before the site hits the lane.
- One objective for this project has been to maintain a traditional wood frame. Because of the major slope change, we can deliver what is technically a 6-storey building by limiting what is exposed on West 3rd Street to 5 stories. This results in a shorter, wider project than what the OCP would allow, but we want to keep it compacted to pass on affordability.
- We are also trying to capitalize on the approach to parking; because of the tight trapezoid shape, there’s not a great deal of opportunity for deep excavation. We are providing 27 parking stalls, 5 of which are visitor stalls, and 2 of which are accessible. We are also providing a bike level above, featuring 96 secure bike stalls over 3 rooms.
- Other intended amenities include an open air roof accessible to residents and an indoor amenity space at the 3rd Street ground level.
- There will also be an art piece; hasn’t been depicted in the static 2-D drawings but the intention is to use the podium of the building as a canvas for a mural program that will occur along the Forbes face. We will work with the Squamish Nation to select an artist.

The applicant presented an animated fly-over video for the Panel.

Questions from the Panel included but were not limited to:

- Can you clarify the setback of the property line from the building? **A:** On 3rd, we took the concrete building right to the property line, less about 10 feet. On Forbes, we provided a 1.5m private sidewalk as recommended by Engineering. There will be a public right-of-way.
- If it’s a public space on Forbes, would suggest you avoid doors that open up onto that street component. **A:** We could reconsider; we are obviously concerned about CPTED issues.
- The development design that you are showing on 3rd Street, has that been worked out with Engineering? **A:** Engineering provided their required dedication, then we basically took the podium right up to that level. We did want to situate the main entrance on 3rd; that’s the historic front door to comparable developments there. Also wanted the entrance there to connect to bus routes.
- If Engineering is claiming a right-of-way, which may ultimately become a broad, future sidewalk, are the proposed trees interim? **A:** Engineering informed us as to where they

wanted the curb gutter. The deep, newly planted boulevard is assumed to be permanent. Not sure about some of the other design elements in that area.

- In terms of the public art, where is that component at in terms of being finalized? **A:** We will be opening up dialogue with the Squamish First Nation. Have not yet met any artists.
- Can you elaborate on the roof deck design? Appears to be a large space but has a lack of covered areas. **A:** We've got a central corridor that penetrates right to the roof well. Once we start introducing permanent coverage, it approaches being considered an additional permanent storey. There will be a loosely programmed area, with a series of planters and some cooking areas, but nothing formal.
- Curious that the location of the public seating area is so close to an extremely busy intersection. **A:** We are open to suggestions for that area. We wanted to deliver some outdoor space at the roof level, and then again at this corner. Thought the sun angle was attractive, and felt it was tucked back far enough to work.
- Interested in your decision to consider trees at the second level, so close to the edge of the balconies. Foresee some maintenance issues with leaves falling, etc. **A:** The design team wanted something to break up the building, and offer a little separation between units. Additionally, the trees will add some green richness against the building, which will be fairly muted tones.
- Any reason lots of your plant material on the 3rd Street frontage seems to be grasses? Not as much colour variation as there might otherwise be. **A:** Largely because of the vertical drop; wanted to use grasses to mimic a waterfall.
- Is there any gate between the parking and residential? **A:** A single gate at this point in time.
- Has there been consideration for separation of the private balconies on 3rd Street, or any visual separation? Are they right adjacent to the public walkway? **A:** There will be guardrails, and well as landscaping and the sidewalk.
- What landscaping will you have at the corner? How accessible / hidden from public view will it be? **A:** A space that grows as you go around Forbes. Will tie into that seated area; grass would end there. Will be quite visible; no planting will block visibility from the road.
- Both streets are busy, and Forbes seems especially close to the building. Do you anticipate any issues with noise complaints? **A:** We will be using high quality glass, painted for step codes, with a low level of interface there. As you approach the amenity space, you'll be lifting above the traffic. We do anticipate Forbes will be a little loud, but as you move south you'll also be moving higher up.

Comments from the Panel included but were not limited to:

- Think you are pushing the limit with the street interface. When you have a zero lot line building, the walls will need a lot more attention.
- Think the art is a good idea on the large concrete wall on Forbes but probably needs some development; the mural application could be problematic given the slope. It's a big element of the building so more detail is needed.
- Need to see a plan for the landscaping proposed for the roof garden.
- The corner at Forbes and 3rd is not articulated as much as it could be. You have some interesting geometry to work with to create something prominent. The idea of that corner acting as a gateway is important. It will be a significant space but could develop it further to create a more public friendly feeling.
- Similarly would encourage you to reconsider a design that allows more use of the roof by residents. Since it is west facing it will experience some intense sunlight and wind.
- Really like the massing and elevation on Forbes but believe the façade on 3rd Street needs some attention; needs a break in the massing, possibly even just a change to the colour of the cladding.

- The entrance needs further identification.
- The concrete podium, other than the artwork, needs some lighting.
- You will likely see some safety issues at the corner; will need landscaping robust enough to discourage access, but not so robust that individuals can hide there.
- Appreciate that corner is problematic; not a pedestrian friendly area which means you will see a lack of positive users, which invites negative users instead. Avoid a design that encourages a place to stash items and carry out illegal activities.
- Any time you have resident and visitor parking, that will be a weak spot. Visitors never wait the 30 seconds for the gate to close as they don't have a vested interest. With no second gate, access to the parkade will be too easy.
- Will need very robust locks on the storage lockers; individuals know that mountain bikes are within that are worth several thousand dollars.
- Any portion of the wall that is not being used for a mural, will need graffiti resistant paint. Everything is a potential canvas.
- Like the idea of the planters, but find they stop at the cladding. A missed opportunity there; start of a great idea but it won't be enough for a rich experience at the pedestrian level.

Presenter's comments:

- Thank you for all the great comments; will take into consideration.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 351 West 3rd Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Review of the articulation and interface of the building podium, to improve on the public realm and the pedestrian experience;
- Consideration of the safety and vandalism concerns along the podium/mural walls; being mindful of lighting and how the experience will be designed to minimize potential issues;
- Refinement of the site's articulation at the corner; and revisiting of the landscaping to offer more buffer to the units that are facing West 3rd Street and Forbes Avenue;
- Consideration of enhancing the connection between the interior amenity space and the exterior landscaping;
- Consideration of revisiting the building language in more detail, by further refining the expression and distinguishing between the building faces;
- Refinement of the building corner and primary entrances;
- Further consideration of the rooftop amenity, with more thought in terms of potential weather protection;
- Additional review of the security on the parking level and access to bike storage;
- Reconsideration of the planters at the first residential level, with encouragement to have another look at the proportion of the planters with further refinement and engagement with the building base;
- Further development of the art mural; and
- Provision of the landscape design for review by the Panel;

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

Defeated Unanimously

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 351 West 3rd Street and does not recommend approval of the submission pending resolution of the issues below:

- Review of the articulation and interface of the building podium, to improve on the public realm and the pedestrian experience;
- Consideration of the safety and vandalism concerns along the podium/mural walls; being mindful of lighting and how the experience will be designed to minimize potential issues;
- Refinement of the site's articulation at the corner; and revisiting of the landscaping to offer more buffer to the units that are facing West 3rd Street and Forbes Avenue;
- Consideration of enhancing the connection between the interior amenity space and the exterior landscaping;
- Consideration of revisiting the building language in more detail, by further refining the expression and distinguishing between the building faces;
- Refinement of the building corner and primary entrances;
- Further consideration of the rooftop amenity, with more thought in terms of potential weather protection;
- Additional review of the security on the parking level and access to bike storage;
- Reconsideration of the planters at the first residential level, with encouragement to have another look at the proportion of the planters with further refinement and engagement with the building base;
- Further development of the art mural; and
- Provision of the landscape design for review by the Panel;

AND THAT the Panel looks forward to reviewing the applicant's response at a future meeting.

Carried Unanimously

The Delegation for 351 West 3rd Street left the meeting at 7:38 pm.

5. Adjourn

There being no further business, the meeting adjourned at 7:40pm.

The next regular meeting of the Advisory Design Panel is scheduled for Wednesday, November 16th, 2022.

"Marie Muljjani"
Vice Chair

"November 16, 2022"
Date