THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Meeting of the Advisory Design Panel
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.
In the Atrium Meeting Room on Wednesday, December 12th, 2018

M I N U T E S

Present:	B. Harrison K. Bracewell, RCMP M. Messer B. Phillips C. McLeod W. Chong K. Yushmanova Councillor A. Girard
Staff:	D. Johnson, Development Planner G. Reyes, Development Technician M. Friesen, Planner E. Macdonald, Planning Technician R. Fish, Committee Clerk
Guests:	261-263 West 6th Street (Development Permit Application) Robert Bradbury, Robert Bradbury Architecture Randolph Rigets, Karl Wein and Associates Karl Wein, Karl Wein and Associates Harry Haggard, Harry Lee Haggard Landscape Architecture
Absent:	B. Jones J-P. Mahé N. Petrie

A quorum being present, the meeting was called to order at 5:37 p.m.

B. Harrison welcomed Councillor Girard to the Panel and there was a round of introductions.

1. Minutes of Meetings of the Advisory Design Panel held November 21st, 2018

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held November 21st, 2018 be adopted.

Carried Unanimously

2. Business Arising

There was a brief discussion and clarification on electric vehicle station requirements, a status update on the Harry Jerome Community Recreation Centre pool and a request for the Panel to review a shortlist of candidates for the Design Awards in 2019.

3. Staff Update

D. Johnson reviewed the status of ongoing development projects.

4. 261-263 West 6th Street (Development Permit Application)

This is the second visit to Advisory Design Panel for the proponents of the rezoning at 261-263 West 6th Street. On September 19th, 2018 the project was presented to the Panel. The Panel presented the following resolution:

> **THAT** the Advisory Design Panel has reviewed the rezoning application for 261-263 West 6th Street does not recommend approval of the submission pending resolution of the issues listed below:
>
> - Further design exploration and resolution of the differing architectural language from the front façade to the sides and the rear;
> - Further explore the interface from this project to neighbouring houses, especially with respect to the fencing;
> - Consider simplifying the roofscape overall;
> - Further explore the colour palette and materiality of the project;
> - Review the entry sequencing to the three units;
> - Consider expressing a 'craftsman style' front porch in keeping with the current design direction, including horizontal surfaces;
> - Further the design development of the side yards for a more graceful transition in the stepping from the front to rear lane;
> - Consider ways to bring more sunlight into the north unit;
> - Simplify the overall planning and building perimetre on all levels in the development of the overall form;
> - Ensure that individual units are clearly identified for first responders including the lighting of pathways;
> - Provide a clearly defined stormwater management plan for this site;
> - Provide a landscaping approach that is more playful, simplified and consistent with the Ottawa Gardens landscaping;
> - Consider replacing the front hedge with street trees in keeping with the Ottawa Gardens streetscaping;
> - Encourage more variety in the planting and paving materials; and
> - Simplify the layout of the front lawn landscaping.

The applicant is proposing to rezone an approximately 6,000 square foot lot from the current RT-1 (Two-Unit Residential 1) Zone to a Comprehensive Zone to permit a triplex form of development. Located within the Ottawa Gardens Heritage Conservation Area – the City's most important historic precinct – the project is proposing the redevelopment of a duplex that is not considered to have heritage value.

Staff asked the Panel for feedback on how well the applicant responded to the September 19th motion and if the changes introduce additional comments.

Robert Bradbury, Robert Bradbury Architecture, reviewed the response to the resolution:

- We have addressed the transition of the site, CPTED issues, the flow of the steps around the house and made an effort to address the primary entrances.
- We revisited the overall language of the architecture, rooflines, fenestration and achieved simplification.
- We have raised some areas, changed the paving, cleared up the planting, simplified the terracing and made the front landscape more playful and inviting.
- We have simplified the language of the windows and roofline while also making improvements to the inside of the building.
- The overall cladding of the building has been blocked out into simpler forms.
- We have allowed more leeway for better landscaping.
- We have included multi-pane doors and a consistent language in the windows.
- We went for larger, simpler volumes so it looks like one simple massing.

Harry Haggard, Harry Lee Haggard Landscape Architecture, reviewed the landscape plan:

- There are street trees with planting and areas for people to sit with more flowering plants and a rain garden.
- Hydrangeas and rhododendrons are along the side of the house.
- We have beefed up the planting in the front yard.
- There are benches in the front to create a sense of a semi-public, semi-private space.
- The upper level decks have Sumacs and Japanese Maples that will help mitigate the harsh environments with evergreens for screening.

Questions from the Panel included but were not limited to:

- Can you explain how the rain garden works? It's not at the lowest part of the property. Where is the water coming from? **A:** It comes from the lawn and the patio.
- It only comes from one side? **A:** We could put another rain garden in on the upper side.
- What is the depth of the soil on the lawn? **A:** 6 or 12 inches.
- Has the paving pattern been changed? What are the colours? **A:** Blue tile at the entries with more common paving patterns and tan or grey at the sides.
- The patio in the front is pavers? **A:** The three porches are poured concrete pad. Other areas will be pavers.
- The entrance will all be pavers? **A:** Pavers and tile.
- What are the sides? **A:** Pavers as well. The steps will be poured concrete.
- Can you explain the ways that there's more sunlight in the north elevation? **A:** We created a clear storey window between the two roofs and lowered the other roof down. We have more glazing on the front unit so it's getting light but not from the south side. We also put a skylight in right above the stair in the center which floods into the core area.
- Is that on both sides? **A:** Yes.
- How do the light wells for the basement operate? **A:** The deck above has been pushed back so light can get in and there are higher windows at the entry.

- Can you explain how you have explored the interface with respect to fencing? **A:** We did a reflected elevation drawing to show the relative height of the fence in relation to the unit on the side.
- What material will it be and how high is the fence? **A:** It will vary in height and sits on top of a concrete wall.
- Is the fence doing separate stepping? **A:** Where you have a level change, the steps will be against a wall. The fence and wall will jog consistently together.
- Can you demonstrate how all three units are visible from the street? **A:** We have better sight lines from the entrance to the entry porch and rearticulated the post and raised the base of the porch so it reads more like an entrance. There is more lighting at the entrance so its visible and inviting, low level lighting at the steps, and we have reversed the colours so it visually pops more.
- Is the roof rain garden runoff going into the rain gardens? **A:** In the front yes.
- The decks at the back are just regular drainage? **A:** We could divert some into the landscape, but it would be hard to achieve that at the back. It will have to be straight rain water retention.
- What is the material of the planters at ground level? **A:** Architectural concrete, we may consider colour tempered concrete.
- In terms of circulation, how do you see the gap at the side being used? **A:** We may have a plant or paving band to define the walkway.
- How is territoriality defined? **A:** We want it to look like a single family house from the front. We could consider ways to create definition without crossing the line of segregation.
- To staff: Are there any requirements for permeable surfacing? **A:** No they are mandated to provide a storm water management plan which they have done and is being reviewed.
- None of the materials are permeable? **A:** All paving will be permeable and edge knobbed so water will drain through.
- What is the paving material in the car park? **A:** We would like to see a higher level of permeability in this area.
- Which plants were changed or added? **A:** The layout was more regular before. The hedge material at the front is gone. The 'English landscape' garden was based on a west coast transpacific language. We've chosen plant material that is more to the language of the Ottawa Gardens. The front yard shrubs have been removed.
- What is the rationale for keeping the hedge? **A:** It's existing landscaping. Some of it is derivative from conversations with the Heritage Advisory Commission.
- Will the front area stay like this or will there be a lawn and planting that will hide the unit identification? **A:** No, it shouldn't, there is lawn in the general area and the trees are off to the side but won't obscure them.
- Any thought to carry unit numbers further on to the porches? **A:** Yes.
- What about the back lighting treatment? **A:** We have not discussed this yet.
- What is the detail of the handrail and guardrails? **A:** The guardrails are square wood picket, the handrails haven't been detailed yet.

Comments from the Panel included but were not limited to:

- The landscaping cannot override the front identifications.
- Look at motion activated lighting at the rear by the garage near the car, under the roof of the garage for example.

- Where the two lanes come in at the front, territoriality is a good idea there for first responders where they can go straight down; subtle definition to direct them.
- Make a recommendation back to the Heritage Advisory Commission; the hedge is not great, they can make something that fits better and doesn't create problems for first responders. In terms of the character of the home, it's not relevant. Reconsider keeping the hedge.
- Suggest looking into the dimensions of the planters to be more generous and contain a more interesting variety of plants. Allocate enough space to each treatment.
- Think about how the area is being used to allow for more flow between the lawn and patio. Different uses can flow back and forth to maintain the formal entry experience.
- Would like to see more in terms of paving materiality. The size and colour will bring more to the project and make a greater experience for the buyer and neighbours.
- Definition in the materials will make a huge difference.
- There's an opportunity to incorporate stone accents into the walls. Add richness and layers into the landscape while tying the base of the columns to the porch.
- Increase planter sizes to have stepped terraces for transitioning into public from private areas.
- The planting selection needs work. There's a good opportunity to have fun here. Include more perennials and tall grasses. It needs texture and variety.
- The side fences need to be investigated on how it steps down, to see it in a 3D depiction would help us.
- One more step is needed to simplify the roof. The front area roof could be extended further back to the point so it caps off the whole portion. The two units will have the extra light from added skylights and it simplifies the roof as one element.
- More work is needed on the landscape.
- The hedge at the front doesn't need to be there. The front unit doesn't read as its own front yard, the pathway should be re-thought, maybe smaller.
- The rain garden as it stands with the grading is more decorative than functional.
- You need more interesting plant material and more of an explanation or definitive plan for the hard surface regarding colours, textures and patterns.
- The front garden circulation needs to be explored and designed better.
- The bike storage for the front unit at the left side needs to be pulled closer to the front. It will impede down the east side of the building. Working that back into the front unit would be an improvement.
- There is more detail to be had and more design development needed regarding the overall feel and character.
- Further development of the handrails and guardrails is needed.

Presenter's comments:

- We do need to decide on a consistent language of the handrail details.
- We will look at stone details on the planters.
- We need to do more work on the pavers.
- We need to re-visit the whole concept of the landscaping for the front yard.
- Regarding the comments about the roofline, the issue is a combination of the zoning and the massing of the space underneath. We would like to get a minor relaxation of height through the building permit if possible.
- Staff: We can work with the applicant on this.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 261-263 West 6th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Review the selected plant materials to ensure it is appropriate in form and character, variety and texture and supports the architecture and neighbourhood context;
- Consider a review of the front hedging by qualified parks staff if appropriate;
- Review the materiality in the paving, specifically details to define the outdoor spaces;
- Define the identification of the units at the entry and consider enhancing the area with paving;
- Consider a re-design of the entry as well as the usability of the front yard between hard and soft landscaping;
- Review the permeability of the hardscape as it affects storm water management;
- Ensure clear unit identification for first responders and that it is not screened by plant material;
- Incorporate motion activated lighting in the lane to address CPTED concerns;
- Ensure that the side yard fencing steps appropriately with grade;
- Explore a simplification of the roof, including introducing skylights into the corridors and maintaining that it is within height calculations;
- Consider introducing stone cladding for a richer texture; and
- Further develop the handrail and guardrail detailing.

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

Carried
6 in favour
1 against

7. Adjournment

There being no further business, the meeting adjourned at 7:33 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, January 16th, 2019.

Chair