

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 Conference Room A on Wednesday, September 18th, 2019**

MINUTES

- Present:** W. Chong
N. Petrie
R. McGill
K. Ross
J. Ralph
B. Harrison
K. Bracewell, RCMP
C. McLeod
Councillor A. Girard
- Staff:** D. Johnson, Development Planner
W. Tse, Planner
J Braithwaite, Development Technician
Tiffany Rougeau, Planner 1
R. Fish, Committee Clerk
- Guests:** 200 West Esplanade (Rezoning Application)
Foad Rafii, Rafii Architects Inc.
Graham Brewster, Cressey Development
Julie Schooling, McElhanney
Dave Rogowsky, First Capital
- Absent:** B. Jones
M. Messer
-

A quorum being present, the meeting was called to order at 5:30 p.m.

1. Minutes of Meetings of the Advisory Design Panel held July 24th, 2019

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held July 24th, 2019 be adopted.

Carried Unanimously

2. Staff Update

D. Johnson reviewed the status of ongoing development projects.

3. 200 West Esplanade (Rezoning Application)

The City has received a development application to rezone 200 West Esplanade to permit a new nine-storey, mixed-use building consisting of commercial retail units at the ground level, commercial and residential parking on the second level, and 75 market rental units. A variance is requested to reduce the required number of residential parking spaces, in line with the City's Housing Action Plan, which contemplates an action to pilot a zero parking residential building within a 400-metre radius of the SeaBus Terminal to promote overall household affordability. The parking for the building will be accessed from the rear lane.

Staff would like the Panel's feedback on the following items:

- Functional circulation of the building for both the commercial and residential components;
- Quality, functionality, and livability of the proposed units and common spaces;
- Scale and architectural style, especially in relation to its prominent corner location and proximity to Lonsdale Avenue;
- Quality of the architectural expression and application of façade materials overall;
- Appropriate activation at the streetscape level; and,
- Access, lighting and sightline responses for CPTED, lane function, and accessibility considerations.

Graham Brewster, Cressey Development and Foad Rafii, Rafii Architects Inc. described the project to the Panel:

- Our project lines up nicely with the OCP and the Housing Action Plan.
- Parking access off the lane keeps the retail frontage activated.
- There is a pedestrian oriented commercial street on Esplanade.
- The goal is to bring life to the street.
- It is in great proximity to amenities and the SeaBus.
- We have tried to create a significant corner plaza that can be used as a coffee shop and spill out as a public function into the sidewalk.
- We studied how the cars would enter into the building from the lane.
- There is a strong street wall at Esplanade.
- There is an extensive amount of bike parking.
- We've included 130 bike storage units at grade, exiting onto Esplanade.
- Amenities are on the second and third levels.

Julie Schooling, McElhanney, reviewed the landscape plan:

- The top floor has some seasonal interest.
- The streetscape has existing trees in concrete planters. They won't thrive there.
- We will replace the trees along both facades.
- The third floor amenity space will be a pleasant overlook for neighbours.
- There is a strong expression of the corner café face.
- We've created spots to get out of the flow but be comfortable sitting and watching, including places to park bikes.
- There is a separated bike lane on Chesterfield which will change the corner a little bit.
- The lane curves back towards the center creating a parking bay and an opportunity for green ground cover.

- Paving bands will be carried through the development.
- At the corner we imagine a curled motif, something metal that responds to the neighbourhood and adds animation.
- The diversity of spaces will be an integral part, creating different experiences in the streetscapes.
- Lighting will keep CPTED principals in mind to animate but also for safety, sightlines and eyes on the street.
- The third floor amenity has a gym that opens up to a lounge for entertaining.
- We've incorporated raised planter beds.
- The upper corner has a raised patio with a gazebo for shade and shelter.
- Level five has an inaccessible green roof. The detailed design of this will be determined by what we would like to absorb through the garden, we have options on how we can take the soil.
- The top floor which is inaccessible, has trees on top.
- The plant list includes a majority of native plant species.

Councillor Girard joined the meeting at 6:32PM.

Questions from the Panel included but were not limited to:

- The loading bay on the lane is open? **A:** Yes.
- On that wall between loading bay and car access, have you thought of anti-graffiti treatment? **A:** Yes, paint.
- Do the commercial units on the street level have access into the building where the bike rooms are? **A:** They are all locked.
- Is the elevator FOB access? **A:** Yes.
- Where will the service vehicles park given that there's not much space around there? **A:** The constraints of the site do not allow us to accommodate services vehicles on site. In case of emergencies, all the lanes we have can be used for a fire truck or ambulance. The loading bay can accommodate at least one truck.
- Can you provide more handicap accessible parking stalls? **A:** Yes.
- Have you considered any plug-ins for bikes? **A:** Yes, we have talked to the city, every bike has at least one.
- What is the roof surface at level 10? **A:** Gravel.
- Is there consideration for an art component? **A:** There is no required public art for the rezoning phase. We will provide something that is better than what is on the project.
- Have you put in any consideration for energy efficiency or performance levels? **A:** Yes, we are pushing for Step 3 of the Step Code.
- What is your intended mechanical system for heating and cooling? **A:** LEC.
- Unit A2 and E1 have a good entry space but there are transition area issues in the foyer and living space, it's tight on the corners. Have you taken a look at that for a turn radius? **A:** We have not done further review, we tried our best. Cressey is very good at this. If there are any flaws we will rectify them.
- Have you considered retractable screening to reduce thermal heat gain? **A:** No.
- Have you brought in an envelope specialist? **A:** Yes.
- Will the structural column placement affect the retail units below and some of the parking stalls? **A:** We have a structural engineer and they have reviewed the placement. We don't want to compromise the retail and want to optimize the open

space, likewise for the parkade we want to work where the columns come in. Those things are being considered.

- Will the door to the service access elevator be locked with a passcode? **A:** Yes.
- Have you explored whether to put in a separate dedicated one that is only accessible to the commercial space? Is there a way to make it work so the commercial and residential don't have access to each other? **A:** It's a challenge to prevent the crossover of residential and commercial. We're working on this with a code consultant. We don't have commercial elevator access from the parkade to the Esplanade level. The elevator placement was challenging.
- There are two open to below spaces on level four to three, how is that going to be executed? **A:** These are amenity rooms that will be standard residential height. The private spaces are not fully resolved but could have a small stretching area above.
- You have located the emergency generators on the roof next to the amenity space, is that quiet? **A:** It's not so quiet but there are types that are designed for outdoor, self contained units in a box. We could not find any other area to put them as they need a lot of air intake.
- Can you provide any more detail on the storm water management? How does the streetscape on Chesterfield work with the street slope? **A:** Any interventions will require a combination of splitting the difference along the frontage. It's challenging on the side slope to use the width to create a bench or place a bike rack on comfortably. We did a pre-application with the city and engineering provided the proposed layouts of the road. The stormwater is being analyzed and will be a significant improvement. The new trees on the landscape deck, green amenities and green roof provide significant rainwater mitigation and stormwater treatment improvement.
- Have you given much thought to a commercial visitor using this facility? Anyone in a wheelchair would have to exit out onto the lane and make their way around if they are using the commercial parking. **A:** We are not providing handicap parking in the commercial area. There is street parking in front of the building, we will mark one of them for accessibility.
- Can you speak to the occupant load on the second level garden amenity? **A:** We have talked to a code consultant. With having less than 60 people at one time, we only need one means of access.
- Can you speak to the massing variances that you're requesting? **A:** We're working within existing requirements for the zone, we're not applying for any variances.
- Can you explain the detailing of the materials? **A:** All façades will be pre-manufactured panels made of cementitious material. These are factory assembled.
- Can you speak to the use of terracotta at grade? **A:** There are small areas at the retail frontage, we didn't want all glass and aluminum. We wanted a more warm and human scale to it. They come in very different sizes and nice detailing. We are hoping to use this at the base of the building that is more in touch with people.
- The loading dock is inset, have you looked at the turning radius with traffic? **A:** Yes.
- Is the gazebo on the third level a covered roof? **A:** No, it's a trellis.
- What is the rationale for the location of the mechanical and electrical rooms? **A:** LEC access.
- Is it located as far west as it can be? **A:** Staff: Yes.

Comments from the Panel included but were not limited to:

- The open concept of the loading bay is a double edged sword, there's not enough natural surveillance in the dark alleyways, the door needs to be substantial.

- Graffiti treatment is important, the wall will become an attractive canvass.
- You have to make sure the doors are substantial to the bike room and storage lockers and are only accessed by residents. You cannot guarantee control into the building from the rear. Armour up the doorways and hallways so they cannot be accessed.
- The aesthetics of building will compliment other buildings that are there.
- I'm excited about the retail space at the bottom and activation of the space.
- The 200 block of West Esplanade is a missed opportunity for businesses, consider this and be selective as to who you have down there. It can easily be a dead corner.
- It's nice to be in receipt of a very well considered, thoughtful, detailed and simple architectural expression.
- The commercial and residential interface is creative.
- Replace all the street trees on both streets and do it properly.
- Encourage that you to put an actual roof on the level three outdoor amenity for rain coverage instead of a trellis.
- On the roof, consider a salt and pepper ground cover instead of plain gravel, something a bit more reflective.
- This is a very prominent corner, animate it and figure out some kind of budget to do something there. You have a great idea and to pull it off would be special.
- Strongly encourage to reconsider the north-east corner of the building, rework the residential garbage room. Put an elevator in the back and make it a secure commercial area. Restrict all commercial access to the residential. Dropping an extra elevator in would be much better.
- Suggest looking at additional options for the Step Code. Consider retractable shading on the north and west sides. You'll want to keep operating costs as low as possible.
- Structurally, I strongly recommend looking at that the column placement.
- Look at how to insulate the south and west side above the sixth storey. It will have a lot of heat gain, beef up insulation on those faces.
- Strongly suggest looking at unit A2, E1, B2 and F1 for accessibility.
- The two corners on the north and south-east, off of the elevators, have accessible units on each side. Consider adding an extra foot to the turn area there.
- Consider putting the emergency generators into the parkade or mechanical room if there is space, it will be less of a nuisance there.
- The terracotta is great. Look at bringing it up to the next storey.
- Introduce a canopy over the main commercial space. The scale is coming across quite large. Bring another element to help define that corner.
- Look at the balcony spacing, the two in the middle of the tower are close together. There may be some privacy issues, consider screening options.
- Chesterfield needs more detail to show how the streetscape, benches and bike racks actually work on the street slope.
- The garden at the amenity level is very tight and small. Detailing of the planters, furniture and decking will be important.
- The level five green roof needs to be worked out for stormwater management and needs to show what it's taking from the stormwater.
- Consider doing sedum instead of gravel on the level ten green roof.
- The little alcoves in the facades tend to be places where problems start. The entrance to the bike room off of the long corridor on Esplanade is quite a deep alcove. Pay attention to this.
- The commercial corner does need a canopy for rain.
- The soffit needs a bit of work.

- The terracotta is great, there's just not enough of it. The aluminum storefront seems to go wall to wall. Bring the storefront in and expand the terracotta.
- The garden amenity is great, however in terms of sunlight I'm skeptical if anything would grow in any corner. Consider flipping the relationship with the gazebo and planters, rearrange the amenity garden.
- Consider a different colour for the terracotta, something darker and more elegant.
- I'm supportive of the increase in rentals but pay attention to how affordable the units actually are.
- Animate the corner to make it inviting for people.
- Pay attention to the overhangs and shading to enhance the livability of the units. Our climate is getting hotter for the south elevations with the sun.
- Street level lighting along the street is very important. The canopy under the parking could use some lighting.

Presenter's comments:

- Thank you for all the comments.
- We have many projects where the emergency generator has worked. To put it in the parkade requires a lot of space that we cannot provide. It's not something that is a nuisance or distraction for anyone.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 200 West Esplanade and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Animate the corner with an art piece and/or a canopy that comes more to a human scale to create a sense of place;
- Encourage more colour at the podium and/or raise it up on the building façade
- Consider achieving Step 4 of the Step Code;
- Consider sun shading on the south and west elevations to reduce cooling costs;
- Ensure the use of substantial doors at the lane and interior doors for the bike room to address CPTED concerns;
- Ensure graffiti proof coating is painted on the wall at the lane;
- Encourage a full roof instead of a trellis at the gazebo;
- Consider the separation between the commercial and residential crossover spaces on the lower levels;
- Review the column locations in the CRU;
- Review the Adaptable Design units for the turning radius at corridors and the access door;
- Recommend all street trees be replaced; and
- Incorporate street level lighting.

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

Carried Unanimously

Break 7:13PM – 7:23PM.

4. **Business Arising**

Councillor Girard presented on the Council Strategic Plan.

The main points included:

- Vision and Priorities:
 - We took the Mayor’s vision of being “the Healthiest Small City in the World”, thought about what we can focus on to get there and had a discussion on what this means.
 - The work needs to be focused on people.
 - We have a culturally diverse population.
 - We have many challenges; climate, housing affordability and mobility are top issues.
 - 15% of children in our city are living in poverty.
 - Families struggle daily to meet childcare needs.
- Included in the Plan
 - The Planning Framework: a short description of the other plans that guide the city.
 - Our Community: an overview of our community and the people within it.
 - We’ve provided a demographic breakdown of the community of areas we need to focus and improve on and areas we think we are doing well.
- A City for People
 - Is welcoming, inclusive, safe accessible and supports the health and well-being of all.
 - Council will strive to ensure our housing meets the diverse needs of our community. We will facilitate access to local food and spaces for connection, recreation and community services to better the health of our residents and improve equity.
- A Livable City
 - Leads the way in climate action and acts as a steward of the environment for future generations.
 - Council will create new and expanded environmental programs, services and outreach to respond to the climate crisis, protect our assets and achieve our goal of net-zero emissions by 2050 while enhancing and protecting the health of our environment.
- A Vibrant City
 - Is where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community and celebrate their culture and history.
 - Council will celebrate the rich diversity and heritage of our community through arts, culture, recreation and creative initiatives that foster a sense of place, invite play, improve happiness, enhance social connection and build a strong sense of belonging throughout the City.
 - More animation of our public spaces, slowing speeds down in residential areas, increasing walkability.

- A Connected City
 - Provides active and sustainable ways for people and goods to move to, from and within the City safely and efficiently.
 - Council will deliver safe, efficient and innovative transportation options that results in improved walking, cycling and public transportation.
- A Prosperous City
 - Supports a diverse economy by creating an environment where new and existing businesses can grow and thrive.
 - Council will make the City a destination of choice for economic development by supporting the local business community to increase the number of jobs and business opportunities and to improve services to our residents.
- Discussion ensued regarding transportation solutions, managing growth within municipalities, ride share programs, Councils plans for climate change including reducing GHGs and incentives for developers and child care options in the city.

Councillor Girard left the meeting at 8:20PM.

C. McLeod left the meeting at 8:24PM.

5. Design Awards

D. Johnson gave an overview of the 2019 Design Awards, the Terms of Reference, past considerations and scoring, past recipients and reviewed a list of possible 2019 considerations.

6. Adjournment

There being no further business, the meeting adjourned at 8:30 p.m.

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

Chair

