

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
June 9, 2022 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Joshua Bernsen (JB)
Mr. Jean-Pierre Mahé (JPM)
Ms. Nancy Paul (NP)
Mr. Don Aldersley (DA)
Mr. Rajesh Kumar (RK)
Ms. Alexis Chicoine (AC)

REGRETS: Mr. Kelvin Lit (KL)
Mr. James Blake (JBI)
Sgt. Kevin Bracewell (KB)
Mr. Nathan Shuttleworth

STAFF: Ms. Emel Nordin (Item 3)
Mr. Alfonso Tejada
Mr. Kevin Zhang (Staff Liaison)
Ms. Holly Adams

APPLICANT: Justin Dyck, Architect
Ms. Chelsea Mueller, Intern Architect
Mr. Clark Kavolinas, Landscape Architect

1. ANNOUNCEMENTS AND ADMINISTRATION

- Mr. Kevin Zhang, Staff Liaison, advised the panel a new panel member, Brian Newton, visual artist, will be recommended to join the panel.
- Mr. Zhang reminded the panel a District survey was sent to the panel members which explores housing-related topics in the District.

Mr. Don Aldersley opened the meeting at 6:10 pm and overviewed the process of the meeting for the applicants and panel members.

2. ADOPTION OF MINUTES

Mr. Jean-Pierre Mahé and Ms. Nancy Paul noted amendments to the April 14, 2022 minutes.

A motion was made by Ms. Nancy Paul, seconded by Mr. Don Aldersley, and carried, to adopt as amended the minutes of the Advisory Design Panel meeting of April 14, 2022.

3. NEW BUSINESS

a.) Address: W 16th Street

Project: Detailed Application for a Development Permit for 60-unit Supportive Housing Project.

Ms. Emel Nordin, Development Planner, provided a brief presentation on the project.

- Project is a joint-planning project with the District of North Vancouver as the land owner, BC Housing as the funder and RainCity Housing and the operator.
- OCP and rezoning was approved in May 2021 and the project is now at the Development Permit stage.
- Proposal is for a five-storey 60-unit supportive housing facility for women and women with children.
- Building will have one level of parking with 24 underground vehicle parking stalls for staff only (no resident parking).
- Overview of the OCP and zoning of the property including land use, density, and surrounding context.
- Building design addresses the Marine Drive Corridor design guidelines.
- Items that staff are seeking input on:
 - Built form and design; and
 - General feedback on colour palette and materials.

The project team, Mr. Justin Dyck, Architect, Ms. Chelsea Mueller, Intern Architect, and Mr. Clark Kavolinas, Landscape Architect presented on the project and highlighted the following information for consideration:

- Project is to provide a women and children supportive housing.
- Site and building flow important (movement of people) and how this dictates the design of the building.
- Two outdoor amenity areas are provided (one intended to be quieter to the south of the building).
- Positioned parkade, garbage and kitchen areas in south-west zone of building.
- Architecture design based on what is existing in community and Marine Drive design guidelines. Use of warm and neutral colours.
- With BC Housing/supportive housing projects, there is need for long-term durability of materials.
- Strong roof-lines help to create a human-scale “homey” feel. The strongest roof-line is through the main entrance off Lloyd Avenue and is designed to be prominent.
- A roof-top garden/amenity space will be provided and is designed to not be imposing.
- Use of brick in a dark tone has been used to contrast with lighter colours, the blue cement pane is durable and brings colour, and the wood-tone product brings in warmth to balance. The wood-tone product is aluminum panel which is good for durability and is sourced locally. Black vinyl windows are also proposed.
- Design attention was given to all sides of the building and variation breaks it up.

- Lots of windows for natural light and lower level windows have more glazing for privacy.
- Lots of covered outdoor space for weather protection.
- Key signage has been included.

Mr. Clark Kavolinas spoke to the landscape design specifically:

- The principles for the landscaping was to be drought-resistant, maintenance-friendly, and locally-sourced.?
- Grassy play areas for children are provided which allow for free play, in addition to the play equipment
- Landscaping has been layered, becoming taller towards the building.
- Taller fences had to be used as per client security requirements.

The Chair opened up the floor to the Panel for questions.

Q: Why was the larger amenity space placed on the shaded side of the building?

A: Desire was to situate the building to the southeast as possible and the south borders a laneway with current industrial-type use.

Q: Why are there no bathrooms on the roof-top deck? Might be challenging with children.

A: Upper-two levels for are for single-women, but this feature could be added.

Q: Is the outdoor furniture set in stone? No accessibility considerations given.

A: Not set in stone, open to consideration.

Q: What is the future use of 16th Street?

A: No current plans to open the road connection, but a multi-use path is proposed to north of this site which will provide a connection between Lloyd Avenue and the open portion of W 16th St.

Q: Will the multi-use path take away the southern portion of the adjacent car dealership lot to the north?

A: It will be within the unopened portion of W. 16th St to the north which is District land.

Q: Could the roof be extended on the roof-top deck to provide better shading and rain-cover?

A: Yes

Q: Could the roof deck space be bigger?

A: This might be restricted by building code exiting requirements, but this could be explored.

Q: Is there opportunity to extend overhang on the secondary outdoor amenity area?

A: Yes, it is providing some protection now over the entrances but a couple more feet can allow more coverage (would need to avoid building code issues).

Q: The exterior cementitious panels are showing some joints, how will these be expressed?

A: Intending for these to be hidden reveal joints and we are currently sourcing new material.

Q: On the south-west corner elevation, why the strong sloped elements?

A: Perhaps that overhang isn't necessary. Will look into that.

Q: Confused about the open space, looking at shadow studies, the north amenity space will be shadowed most of the year. If road is continued through W 16th St to the north, this might increase noise.

A: Will look into where the direction came from to locate the amenity space to the north. It may have been as a result of direction from the city or the client.

Q: The plant-palette uses barbarous hedges with thorns and poisonous berries. There is also use of deciduous plants (which aren't drought-tolerant). How will these planting be kid-friendly, and how will this look in the winter?

A: Acknowledged.

Q: What is the plan for the boulevard treatment along Lloyd Avenue and what is happening with the existing trees?

A: Working with District staff to determine re-plantings and tree replacement.

Q: To the west of the play area to the north, where the berm is located, could that be used as informal play area?

A: There is a fence to separate this area due to safety concerns. The preference from RainCity was for that area not to be used for daily play as there is not a lot of visibility in that area. There has been talk of maybe some urban planters in this location. The details of that area are still being worked out.

Q: Where does the form of the concrete band on the ground come from?

A: This is partly a way-finding technique, focused on the doors and the playground. The other reason is to provide variation in the landscaping.

Q: Have any furnishings been considered for outside the front entry?

A: This was considered, but RainCity wanted to avoid areas for loitering. There are no bike racks or benches proposed for this reason.

Q: Has there been a massing study for this building in terms of how it fits within the surrounding context?

A: The building was designed to fit into the surrounding environment which includes existing condo buildings.

Q: How high is the fence?

A: 6 ft. high.

Q: Nice landscaping has been done, but the building breaks the landscaping. Why was the building placed at this location?

A: The land it's fronting on is an industrial-looking lane (noise, smell, visual impacts). It was best to go closer to the north-side. This also avoids visibility of clients.

Q: Some occupants have nice mountains to see, other units have smaller windows, can there be improvements to the window size to maximize views rather than smaller punch windows?

A: The living space windows are lower to amplify the connection with outdoor areas, and to provide lots of natural light. The bedrooms have smaller windows intentionally for more privacy, cost-efficiency and safety for children. Also, the smaller windows are energy-efficient.

Q: There could be better indentation in the elevations, which is in the District's design guidelines. From human-scale, you will see a boxed building. Was this considered?

A: The building doesn't lack articulations or variation of roof-lines. There are no balconies which perhaps take away from the articulation.

Mr. Alfonso Tejada, Urban Design Planner, gave a brief presentation and provided the following comments for consideration:

- Very interesting presentation and congratulations.
- Provided a history of how the project came forward including site selection, and how there are strict design guidelines from BC Housing for this type of building.
- Enquired about the Panel's input on material choice.
- The orientation of the building to the north is not optimal in terms of having the amenity space here (less sun-exposure).
- The design guidelines include a maximum 45 m building length or breaks in the massing – think how the building is designed is quite artistic and provides breaks in the massing that distract from the length of the building, although it is a long building.
- Would like the panel's input regarding the materials and size of façade planks.
- Regarding the aluminum wood panels – how wide are the segments and how will the proportions relate to the other materials, for example the brick? How will the hardi panel relate?
- There are some conflicts between the landscape and architecture plans.
- Some windows have been eliminated from the architecture plans.
- The east elevation on Lloyd is the most interesting side of the building with lots of variation in design, but there could be improvement with window balance. Windows should be restored to add softness and articulation.
- The fence is made of cedar will require a lot of maintenance. Are there any other materials that can be used?
- Very happy to see the solid timber elements – would like to see reflected in the wood style material in long form on the north elevation.

The following comments were provided by the panel:

- In terms of livability, it is a big loss not having the outdoor amenity space on the south-side for sun-exposure. Consider locating the building closer to the north side of the site and have the larger amenity space on the south portion of the site.
- It's a welcome, important project with challenges to how it can be designed.
- Appreciation of the look of the building – the different textures, front entrance varying elevations and roof lines.
- Keep accessibility features in mind for all types of living. There is opportunity for accessible on-site furnishings.

- In consideration of the very challenging program, sensitivities of occupants and challenging site, it is a good project.
- If there's no changing the location of the building, and the larger amenity space to the south side, a suggestion could be to move the children's playground area to the north-west corner of the outdoor area as there will be some sunlight there.
- Ensure plants are kid-friendly and have some greenery in the winter/year-round.
- There are certain parameters with BC Housing and RainCity which can impact the design. A lot of decisions are made with safety and use of the building in mind. The team has done a good job with the parameters given and it fits in with the surrounding area.
- Bring the brick or building materials into the fencing. There is opportunity for trees off-site on the north side of the fence. On the north side of the site, there are camellias, which will get tall and could break up space where the lawn is.
- Concrete bands on the ground have different paving patterns, and there may be issues with longevity of the paving materials.
- Really appreciate the design team. Want to make sure there has been a massing study of the volumes and long roofline. The northeast side won't be as light as shown and there is a big mass standing there. People on the north side of the building won't have as much sunlight and more glass or curtain walls would be better. The south-east corner is blank, and the punch windows are small which is not very enticing. The sun will be hitting here and the materials will be highlighted.
- Concerned about unit sizes.
- Would like the city to do a traffic study in terms of issues with lane and for the outdoor amenity area to be moved to the other side of the building.
- This is a supportive housing non-profit project, not condos – curtain walls are not necessary.
- Not a bit fan of look-a-like wood products.

Q: Are the windows sizes restricted due to unit sizes?

A: Windows are appropriately sized, and span to fill most of the interior wall.

Q: Is there an opportunity for a common lounge/amenity area (with windows) to soften the north-east corner/elevation? Could add more glazing in that corner if a lounge area was there.

A: Have likely maxed out square footage, but will certainly look at the suggestion. Ms. Emel Nordin reminded that floor space can not go over maximum permitted in the existing zone.

- An increased roof deck amenity area with larger covered area would be good as people will use this for overcast days as well.
- The secondary outdoor amenity area to the south could use a larger overhang area for weather protection by extending the current doorway overhang.
- The building looks a bit somber and heavy, it would be nice to brighten it up. Perhaps lighter brick colour, or material with more vibrancy.
- The roof capping elements could be more restrained and less heavy. Could leave the heavy roof lines to the top of the building. For example, on the north elevation, the roof overhang could extend to wrap over the stair cover as well.

Mr. Kevin Zhang offered an opportunity to have a general discussion.

- The North Shore is changing, with less industrial uses over time. Think about 10-20 years down the road and how the concerns with being in close proximity to the industrial lane might change (and therefore moving the building closer to this lane might make sense).
- Mention of shadow-study not being as relevant due to our large amount of overcast days, however, this is still important for plants and light levels matter. The shadow studies give information about UV, solar gain, etc.

The Chair offered the applicants to give any last comments.

- The applicants thanked the Panel for their comments.
- Client had strong requirements on the outdoor amenity space location, but all comments should be able to be considered and incorporated.

The Chair invited the Panel to compose a motion:

THAT the ADP has reviewed the proposal and commends the applicant and recommends approval subject to review by staff.

MOVED by Ms. Alexis Chicoine and **SECONDED** by Mr. Jean-Pierre Mahé.

CARRIED

None opposed

3. Business


The Chair thanked the presenters and there was no new business.

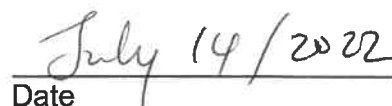
4. ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

5. NEXT MEETING

To be determined.


 Chair _____
 for James Blake


 Date _____

