

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON  
February 13, 2020 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Andrei Chisinevski  
Mr. Eric Tinlup Ng  
Ms. Kim Smith  
Mr. James Blake  
Ms. Carolyn Kennedy  
Ms. Nancy Paul  
Mr. Don Aldersley  
Mr. Nathan Shuttleworth  
Ms. Riva Nelson  
Ms. Grace Gordon-Collins

REGRETS: Sgt. Kevin Bracewell

STAFF: Mr. Kevin Zhang (Staff Liaison)  
Mr. Alfonso Tejada  
Ms. Ashley Bellwood  
Ms. Casey Peters (Item 3.a, 3.b.)

Mr. Kevin Zhang opened the meeting at 6:01pm prior to the designation of a new Chair.

**1. ADOPTION OF MINUTES**

A motion was made by Mr. Riva Nelson, seconded by Mr. Don Aldersley, and carried to adopt as circulated the minutes of the Advisory Design Panel meeting of December 12, 2019.

**Passed**

**2. ANNOUNCEMENTS AND ADMINISTRATION**

- Mr. Kevin Zhang explained the process required to designate a new Chair and Vice Chair for the panel, and opened the floor for nominations
- Kim Smith nominated Carolyn Kennedy for Chair. There were no other nominations. The panel voted 10-0 for Carolyn Kennedy to be the new Chair.
- Riva Nelson nominated Don Aldersley for Vice Chair, There were no other nominations. The panel voted 10-0 for Don Aldersley to be the new Vice Chair.
- Carolyn Kennedy, now Chair of the ADP, officially opens meeting at 6:05 pm.

**Staff announcements:**

- Mr. Kevin Zhang notified the panel about the upcoming ADP Design Excellence Awards on February 25, 2020 and confirmed that all members have received their invitations.

### **3. NEW BUSINESS**

#### **a.) 405-489 Marie Place – Detailed Application for rezoning and DP for two six-story buildings, in Lynn Creek.**

Ms. Carolyn Kennedy explained the order of events to the applicant.

Ms. Casey Peters, Development Planner, introduced the project, explained the context, and posed questions to the panel for consideration.

The Chair invited the Panel to ask any clarification questions of staff.

- What is the distance between the two buildings?
  - The distances ranges from 25.5ft to 32ft.
- What is the large building nearby as shown on the aerial photo?
  - The Dykoff Nursery site.
- Will the parking be accessed from a dead end road?
  - No, in the long term the new north/south lane will connect Crown Street to Hunter Street; the interim condition will be a dead end lane.
- What is the width of the lane?
  - The lane will be a standard commercial lane with an 8m width.
- Are there shadow studies for the proposed building adjacent to the property on the other side of the lane?
  - The adjacent development submitted a shadow study with their application. Staff do not have a copy of that study available for this meeting.

The Chair welcomed the applicant team; Karen Smith of Engage Architecture and Kyle Labow of DKL Landscape (Durante Kreuk Ltd.), who introduced the project.

The Chair thanked the applicant team for their presentation and asked if there were any questions of clarification from the Panel.

- Is the new park, private or public space?
  - The two single family lots will be dedicated to the District and will be public space. It is anticipated that a temporary design will be implemented until all of the land is dedicated for the full park.
- Are there any District requirements for onsite play areas?
  - The District does not require onsite play areas on all redevelopments. Due to the proximity of the site to a significant park it is not anticipated that an onsite play space would be necessary.
- Is there visitor bike parking?
  - Yes, the visitor bike parking is located near the lobby off the commercial lane.
- Is there charging stations in the parkade?
  - Yes, both bike and car parking will have charging infrastructure installed. 20% of stalls have level 1 service and all other stalls available for future conversion.
- What is the demographic the project is designed for?

- The building is designed with predominantly family units and more than 60% of the units are two or three bedroom. There are also one bedroom and one bedroom plus den units.
- Are the existing Marie Place street trees being retained?
  - No, the existing trees cannot be retained. The 5m of District land along Marie Place is being sold and the underground parkade will extend into that land. Replacement trees will be planted in the new boulevard.
- Is the bike alcove on the north of the site public or private?
  - This is open to public so anyone to utilize.
- Only see five enhanced accessible units, where are the other four?
  - The accessible units are labelled “A1” in the first building and “B1” in the second building.
- Are all the doors within the building automatic or just the front doors?
  - We have not designed that detail yet, but it would be useful to have them on amenity space. All doors have full clearance.
- How will all the different materials be joined together is there is no flashing?
  - Metal reveal system is the joining system on the hardi-panel at inside and outside corner trims
  - For the brick, pre-cast concrete cap with flashing over the hardi-panel.
- Is the 5m land sale along Marie Place from the existing property line to the curb?
  - Yes, there will be an interim street condition with no parking on this side of Marie place.
- How will damage to street from construction of the parkade be mitigated?
  - Will utilize underpinning, there is a temporary road design and the developer will repair and refinish the road as needed.
- What colour is the paving?
  - 18 x 18 grey slab press pavers, and will utilize a nicer feature paving in other areas (colour TBD, but in coordination with the rest of the landscape design)
- What is the large open space out front of building A used for?
  - This area is for two large private patios, with privacy screening and generous planting out front.
- Are gincos being used in central courtyard?
  - Yes, but this is subject to change.
- Will gincos be able to do well in planter boxes over a parkade?
  - Will likely use a variety that is a larger tree, but is slow growing.
- Where is garbage picked up?
  - A truck pulls bins from the parkade and trucks pick up from the staging area.

Mr. Alfonso Tejada, Urban Design Planner, gave a brief presentation including:

- An overview of the changes from the preliminary application to the detailed application.
- The site constraints make for a complicated site, and there several integrated aspects for the project that required important consideration.

Mr. Tejada also provided the following comments for consideration:

- The water meter and PMT locations are problematic and the renderings do not include these; questions how can landscaping resolve this issue.
- Many materials and colours used in the design are not part of the Lynn Creek Design Guidelines.
- Due the linearity of the roof and balcony lines, is more work needed to create movement in the form, or is it successful?
- Not concerned about the separation of the buildings. The relationship is different than those with a courtyard and does not require the same level of separation. Window separation and design between these buildings is done well.

The Chair offered an opportunity to ask questions of the Urban Designer; questions were asked and answered on the following:

- Is the low sloped roof part of the Lynn Creek Design Guidelines?
  - No, sloped roofs are not required. However, this can create a more pleasant visual approach for overlooking buildings.
- What is the design of the applications adjacent on the lane frontage?
  - The adjacent site has at-grade parking at the rear, with U-shaped building. Behind the parking there is a three story building with rooftop landscaping.

The chair invited comments from the Panel members and the following comments and items for consideration were provided:

- Concerned that a walkway to the green spine is only 6 ft wide; this is not sufficient space for families with strollers etc.
- The upper levels could be setback at the interior courtyard to let in more light into the courtyard and central units.
- The bike parking on each floor is a positive idea, experience of bike storage in parking garage has been unenjoyable.
- One of the patios out front of Building A is huge, but the patios on green spine are only 6 ft wide, which is not really usable. Seems unfair allocation of limited common property and may an issue for allocation of space for a strata. This space may be better utilized for amenity space or art or could be reconfigured to give more openness at lobby entrance
- Form and character is generally successful. The two buildings create a strong anchor to Marie Park.
- Swapping colours between the two buildings to create connection is not needed. This connection can be done more subtly.
- It would be more beneficial to use outdoor spaces to create connections between the buildings.
- Appreciate the materials such as the brick podium, but the applicant should consider longevity of certain building materials.
- Appreciate the use of a hip roof, which is an improvement to a flat roof.
- Concerned about how the access to bike parking is going to work. Is the corridor from lobby to the elevator wide enough? Consider the location of the elevator to ensure ease of access from bike storage.

- The design of the lobby could be improved to make it a greater feature. Consider locating the lobbies in the interior courtyard.
- Review of the accessibility including:
  - Junior bedrooms in B1 accessible units and den in the A2 accessible units.
  - Stacked laundry is not accessible and side by side appliances are required in accessible units.
  - Using an enhanced roll-in shower would be an improvement and is recommended in accessible units.
  - Kitchens in accessible units should have side-open ovens and microwaves.
  - Sinks in accessible units should be designing for more accessible, off centre taps.
  - A hatched path should be included to alert drivers of the travel path from accessible parking spaces.
  - The colour of the concrete slab is the same as the bench and sidewalks. For people with low vision, they are unable to differentiate or see this difference.
  - Recommend including arm rests on benches so that people can help themselves up.
- Colour and design is contemporary, which does not match the shingle roof.
- A hip roof will require gutter system, so further consideration should be given to how storm and rainwater management will happen.
- The application is a good and complete package.
- Large number of family units is positive and in demand.
- CPTED analysis should be done, there are concerns about the safety of the design of the bike wash and maintenance area.
- The bike maintenance area is in a prime location and would be better utilized by a unit
- The picket fences are quite harsh with the post modern design of the building. Glass may soften the harshness and be an improvement from the picket fences.
- The patio adjacent to the amenity space needs more attention. It is adjacent to the park and should be celebrated and stand out to welcome the park and building to each other
- The landscape package is not detailed enough, it has no planting plan, just list of species and no renderings, just plan view.
- Concerned that cars will hit the landscape walls in the interim road condition on Marie Place.
- Most of the trees are in generous planter depths

Ms. Carolyn Kennedy provided a summary of the Panel's main comments:

- Concerns with the size of the patio near the lobby of Building A
- Concerns about the width of walkway between the two buildings
- Concerns about the location of the lobby entrances
- Recommendation that the colour pallet could be adjusted to be more subtle
- Concern about the over use of hardi-plank
- Various comments to improve accessibility and accessible units
- Positive outlook on bike storage on each floor, but comments for consideration on the ease of access to the bike storage.

The Chair invited the applicant to respond to the Panel's comments and the applicant thanked the Panel for their comments.

The Chair invited discussion amongst Panel members

- A Panel Member asked the applicant whether there consideration of a metal roof.
  - No, but it can be considered. There are pros and cons to metal and shingle roofs.
- Asphalt shingles do not have a long life span, for longevity of roof and consideration of future residents.
- There is not a large enough play area for families. Perhaps some roof area could be used for more play area space.
- Ms. Casey Peters noted that there is currently a park with a playground adjacent to the site and a new larger park will be constructed at a later time. She explained that play areas are sometimes required onsite for larger developments but staff do not believe one is necessary for this project.

The Chair invited the Panel to compose a motion:

**MOVED** by Riva Nelson and **SECONDED** by Don Aldersley

THAT the ADP has reviewed the proposal and commends the applicant for the quality of the proposal, and **recommends APPROVAL of the project SUBJECT to addressing to the satisfaction of staff** the items noted by the Panel in its review of the project.

**CARRIED**

**b.) 1565-1589 Rupert St – Detailed Application for OCP Amendment, Rezoning, and Development Permit Application for a six-story rental building in Lynn Creek.**

Ms. Casey Peters, Development Planner, introduced the project, and explained the context and posed the following items for panel to provide specific comment on:

- Are there any concerns with the length of the building as approximately 51m? The maximum length in the DP guidelines is 45 m.
- What is the Panel's opinion regarding the exposed concrete parkade wall on lane.

The panel was given the opportunity to ask any questions of clarification to Ms. Peters, but no questions were asked.

The Chair welcomed the applicant team; Reza Salehi of Salehi Architecture and Daryl Tyacke of ETA introduced the project.

The Chair thanked the applicant team for their presentation and asked if there were any questions of clarification from the Panel.

Questions were asked and answered on the following topics:

- Is there an opportunity to step the wall on the lane back?

- No. There are limitations due to the access to the parkade. In the future when the property across the lane develops, the lane will be sold and grade will be changed so this is a temporary situation.
- Alfonso added that architectural concrete treatments such as lines could be used to improve visual impact in the interim.
- Are the sun shades external and how are they controlled?
  - The exterior sunshades will have manually adjustable blades. Specific detail will be decided later.
- What is the rationale for using cultured stone?
  - To provide a stronger base for the building and to emphasize the areas around entrance.
- Is there any accessible visitor parking?
  - Yes there is and hatched area for travel path has been included.
- What determined placement of the mechanical room?
  - We did not want to locate it beside the Green Spine, or at the front of the building, so it was placed at the rear of the building where it can be screened. The room also needs to be accessible from the street for District energy. Staff noted that the District may be moving away from requiring District Energy, so this might change.
- Could the elevation of the amenity room be changed to reduce the ramping and the wall along the lane?
  - The amenity room cannot be dropped due to the required Flood Construction Level (FCL), but the 2m strip of landscaping could be reviewed.

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

- This application resolved and improved the relationship of units to the green spine.
- All utilities, the water meter, utility room, and PMT were previously located on Rupert Street, the current location is an improvement.
- Integration of the south east corner to the Green Spine has been addressed.
- Articulation has improved the wrapping the corners and the buildings presence on Orwell Street and Rupert Street.
- Industrial materials used improve the connection to the town centre and history of the area.
- The upper part of retaining wall can be treated in a way that would be more interesting and provide articulation.

The Chair invited comments from the Panel members, and the following comments and items for consideration were provided:

- Why is there not private in-suite laundry?
  - Ms. Peters responded that as this is a rental building and it is common to have shared laundry rooms. Private laundry is not required by the District.
- Some of the floor plans should be reviewed. There are units with the kitchen in a corridor that is only 3.5 ft wide.

- More space in the lobby area would create a more useful amenity space.
- The project has come a long way since the preliminary application and is improved.
- Review of the accessibility including:
  - Concrete benches against concrete pavers in amenity area are hard for a person with low vision to distinguish. These items should be differentiated with colour, and the benches should include rails for people to help themselves stand up.
  - The design of the walkways are nice, but they will be difficult to navigate for people with disabilities and vision loss. Pavers do not provide an even surface, for accessibility purposes stamped or soft cut concrete is preferred.
  - Two elevators is useful for accessibility and will be a good thing for the overall functionality of the building.
  - Since the FCL requires three steps into everything, more consideration should be given to the design of the ramp to improve accessibility. Perhaps the boulevard could be raised to decrease grade change.
- The revised colours in this submission are improved.
- There is a good amount of amenities included in the project.
- Concerns about units that include bedrooms with no exterior window.
- Generally like the overall massing.
- There are benefits to having a laundry room such as improved costs to plumbing and lower flooding risks. But the benefits need to be considered against the demographics, for young families and seniors not having private laundry would be disadvantage
- The presentation of the building has changed but overall, the palette has not changed much. Consideration of finishes could improve the final project.
- Building length is fine, the massing makes it work well
- Dropping the elevation of the amenity area would be beneficial and easy to do.
- The upper stories look industrial, but lower levels are confusing with a mix of wood and stone. It would elevate industrial narrative if material story was continued throughout.
- There is a lot of glass, perhaps consider changing materials and invest that savings elsewhere.
- This design seems to be responding to the guidelines by using all recommended materials but it needs to be well executed to work.
- Trellis over parkade looks light and traditional compared to industrial style of the building
- The patio of the unit next to ramp (A21) goes right out to ramp; perhaps the suite could be flipped and planting or screening be included to make the patio more liveable
- Like the courtyard design and the graphic created with the community garden
- Like the graphic in play area, but it clashes with the graphic of the courtyard
- Appreciate the way the amenity area has been zig-zagged, it looks lovely and is reminiscent of a stream.
- Stamped concrete good for accessibility but if concrete cracks you have to take the whole thing out and it's very expensive. Prefer the slab pavers over stamped concrete.

The Chair invited the applicant to respond to the Panel's comments:

- The applicant thanked the panel for their comments;



- Explained that the choice to have a laundry room was made after speaking to property managers who expressed concern with managing buildings that have private laundry. As the cost to replace is excessive.

The Chair invited the Panel to compose a motion:

**MOVED** by Mr. Don Aldersley and **SECONDED** by Mr. Nathan Shuttleworth

THAT the ADP has reviewed the proposal and commends the applicant for the quality of the proposal, and **recommends APPROVAL of the project SUBJECT to addressing to the satisfaction of staff** the items noted by the Panel in its review of the project.

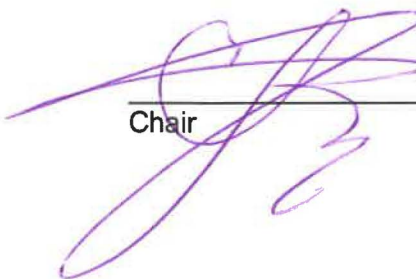
**CARRIED**

### 3. ADJOURNMENT

The meeting was adjourned at 9:06 p.m.

### 4. NEXT MEETING

To be determined.

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Chair

*CAROLYN KENYON* \_\_\_\_\_  
Date *Nov 11/2020*