

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON  
MAY 1, 2014 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING:           Mr. Jim Paul  
                          Mr. Kevin Hanvey  
                          Ms. Amy Tsang  
                          Ms. Liane McKenna  
                          Sgt. Kevin Bracewell

REGRETS:             Mr. Robert Heikkila  
                          Mr. Greg Travers

STAFF:                Mr. Frank Ducote  
                          Mr. Michael Hartford  
                          Ms. Shannon Martino  
                          Ms. Tamsin Guppy

The meeting came to order at 6:05 pm.

**1. MINUTES**

Due to time constraints, consideration of the minutes of the February 13, 2014 meeting were deferred to another meeting.

**2. ANNOUNCEMENTS**

None.

**3. NEW BUSINESS**

**a. Project Address: 2010 Marine Drive (Grouse Inn) – Detailed rezoning application for mixed-use development.**

Ms. Tamsin Guppy of the District Planning Department gave a brief overview of the detailed application and site context. The development site involves the current Grouse Inn and former, now vacant, Esso gas station. The rezoning application was initiated upon the adoption of the Official Community Plan and Council's approval of the implementation plan for the Capilano-Marine Village Centre.

The District's Official Community Plan designates the site as Commercial Residential Mixed Use Level 2 which accommodates the proposed re-development. Current zoning of the project site is C4 (the Grouse Inn) and C9 (the former Esso gas station) and a new comprehensive development zone would be proposed for the project.

The detailed rezoning application is for a mixed-use development consisting of two residential buildings of 19 and 23 storeys each, a standalone restaurant building, and a four-storey commercial building fronting Capilano Road. The proposal includes 252 apartments, 10 townhomes, and approximately 2,880 m<sup>2</sup> (31,000 sq.ft.) of commercial office and restaurant space. A total of 540 underground parking spaces are proposed.

Ms. Guppy explained that vehicle access to the site is proposed from a new road to the west of the westerly residential building, while pedestrian access will include a continuation of the north/south “woonerf” style street to extend through the village, and will connect pedestrians to the bus stop on Marine Drive. Ms. Guppy stated this project proposes to create a gateway plaza at Capilano and Marine and to dedicate land for a pocket park on Curling Road.

Ms. Guppy explained that at this stage the application is primarily about land use and siting, and noted that rezoning package as submitted has attempted to address the issues raised by the Panel members at the Preliminary Application stage.

Ms. Guppy invited the Panel members to view the three-dimensional model on display and discussed the proposed tower heights. It was explained that the project as proposed includes a variance from the Village Centre Implementation Plan, in that the architect has proposed more significant variation in the tower heights with buildings 23 and 19 storeys instead of the plan provisions of 22 and 20 storeys.

The Chair thanked Ms. Guppy, welcomed the applicant team to the meeting and outlined the procedure to be followed in reviewing the proposal.

The project architect, Mr. Road Rafii of Rafii Architects Inc., introduced the design team to the Panel. Mr. Rafii reviewed the details of the project, including the siting of the various proposed buildings and the proposed new access road which has been shifted to the west based on input from the traffic consultant.

Building on the Panel's suggestion at the Preliminary Application stage, the location of the free-standing restaurant has been adjusted by moving it west to create a larger plaza, and a stronger pedestrian connection to the corner and the bus stop.

Mr. Rafii explained how the commercial courtyard space has been improved to address the Panel's concerns, by relocating the underground parking access and allowing for improved animation of the space. A new breezeway connection has been added, linking this space to Capilano Road, and providing a mid-block connection.

Mr. Raffii noted that the District recognizes village centre locations as suitable for reductions in parking requirements. The project is currently showing three levels of underground parking at a parking ratio that is close to the existing Zoning Bylaw requirements. As the project is only at the rezoning stage and the details of the traffic demand analysis is still to come, the current proposal is to use a rate of approximately 1.5 spaces per residential unit. It is expected that at the detailed Development Permit stage, the analysis will be complete, the parking rate may be decreased, and the need for the third level of underground parking eliminated.

The project's design elements shown on the elevation drawings incorporate the use of wood panels, stone elements at the bases of the building, with concrete and glass above. These choices of materials were derived from the public input with the desire to create a design that reflects a mix of urban and suburban design elements.

Mr. Christopher Mramor, the project landscape architect, spoke to the landscape design and noted the streetscape design is consistent with the District's draft design guideline work and the general concept of creating symbolic connections to the nearby Capilano River. The project included elements of patterned concrete along the sidewalks, angled boulevards and water features as ways to implement this approach.

It was noted that the project also introduces landscaping at various levels on the site and on the buildings, through the use of rooftop gardens and "sky gardens". Terraces and patios will have similar paving details to the ground plane and the hardscape and plantings are both intended to help establish a human scale to the project.

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

Questions of clarification were asked on the following topics:

Are there specific topics that staff wanted the Panel to consider in the review? Answer: Input on opportunities for softening the ground plane would be appreciated. As many visitors will arrive by car, could there be improved opportunities for direct access to parking level 1 and to provide more light into the parking area. Ways in which to ensure future, long-term maintenance of the proposed "sky gardens" was also questioned.

Is public art a requirement? Answer: Yes, a portion of Community Amenity Contribution funds will be allocated, and in accordance with the public art plan for the Village Centre, a feature piece is planned for the Gateway Plaza. Further details are anticipated at the Development Permit stage.

Will sky garden areas be part of private outdoor areas? Answer: Yes, they will be an extension to private balconies of units which in turn will provide access for strata maintenance. It was noted low-maintenance and small-sized plantings will be selected.

What are the requirements for commercial space? Answer: The proposed zoning bylaw will require at grade commercial spaces for both retail and restaurant uses as these spaces are key to animating the ground plane and providing the services needed in the village. As the demand for office space is very weak, the District is not requiring the formerly-proposed upstairs office space and is instead building flexibility into the zoning so that that space may be reallocated to respond to demand for retail, or for live-work units, or residential uses.

How was the size of the turn-around determined? Answer: Based on the turning radius of a standard 30 foot commercial truck, but not a fire truck.

The Chair thanked the applicant team and staff for their clarifications and asked for comments from the District Urban Design Planner, Mr. Frank Ducote.

Mr. Ducote noted the challenges with developing the site and thanked the design team for both the large amount of collaboration with District to date and the high level of attention to design quality displayed in the application.

Mr. Ducote suggested that the design team consider improving the light well and pedestrian access to and from the parking level 1 in the central plaza, and to ensure there is provision of for practical ongoing maintenance and care of plants within the proposed sky gardens. He also felt there was a need for added landscaping within the roundabout. (It was noted by the applicant that this could hinder fire truck access.)

The Chair thanked Mr. Ducote for his comments and invited input from the members of the Panel.

Panel members noted an appreciation for the applicant team's comprehensive information package and presentation, as well as for the design team's recognition of the Panel's previous comments at the preliminary application stage.

Strong support was expressed for the site planning, land use, density and public realm.

The need for vertical identification and wayfinding, from the parking levels to plaza and commercial levels was noted as an element of the project that needs to be successfully handled in the project.

Members expressed some concern with the need to add elements such as street furniture and design elements to avoid conflicts between vehicles and pedestrians. It was also felt that the area to the north of the free-standing restaurant could be better connected to the plaza facing Marine Drive, and that the site would benefit from a stronger connection in this area.

Most Panel members noted that the project could be improved with the addition of more landscaping in the ground plane, particularly in the form of evergreens, which could help to soften the ground plane. One Panel member felt that the project could stand to have a more urban character, and that more landscaping might not be the best approach to take at the site, and more open space might allow better spaces for people to gather.

It was noted that as the project moves forward the Panel members would be interested to see more work on the location and design of the water features – while generally considered to be a benefit to the site, it was suggested that locating a water feature close to a residential entrance might create a more obvious benefit for the residents of the development.

The Panel voiced some concerns that the breezeway providing the connection between the plaza area and Capilano Road could benefit from improvement. It was noted that the area seemed constrained and that pedestrians might feel uncomfortable being overlooked by the second floor commercial units.

Members of the Panel expressed concern with the amount of glass used for the taller buildings and the fact that the individual building elevations did not appear to acknowledge the environmental influences for these elevations. The lack of variation, coupled with the use of glass, may be at odds with a desire to control solar gain during various times of the year.

It was noted that there was no children's play area proposed in the landscape design, and given the likelihood that some families with children would occupy the project, there would be a benefit to this type of feature.

The Chair thanked the Panel for their comments and invited the project architect to respond to the comments made by the Panel.

Mr. Foad Rafii clarified that the paving materials proposed for the south-west plaza area can be walked upon and would not impede pedestrian access through this area. Mr. Rafii concluded by thanking the Panel for their comments, noted appreciation for the comments made, and assured the Panel that their comments will be taken into account in both refining the rezoning application and in the design work related to the development permit application.

The Chair thanked the applicant team and invited the Panel compose a motion.

**MOVED** by Kevin Harvey and **SECONDED** by Liane McKenna:

**THAT** the ADP has reviewed the proposal and recommends **APPROVAL** of the rezoning proposal **SUBJECT** to the applicant giving consideration to the comments from the Panel members in the future development permit applications for this project.

**MOTION CARRIED**

Sgt. Kevin Bracewell excused himself from the meeting at 7:15 pm.

- b. Project Address: 3260 Edgemont Blvd. – Grosvenor Edgemont Holdings Ltd.  
Preliminary application for mixed-use development.**

Due to lack of quorum, the agenda item was deferred to the next scheduled meeting.

**4. OTHER BUSINESS**

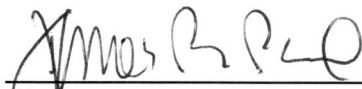
None.

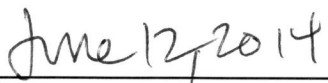
**5. ADJOURNMENT**

A motion to adjourn was carried, and the meeting adjourned at 7:20 p.m.

**6. NEXT MEETING**

May 8, 2014

  
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Chair

  
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Date