

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
MARCH 12TH, 2015 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Kevin Harvey
Mr. Tieg Martin
Ms. Liane McKenna
Mr. Dan Parke
Ms. Amy Tsang
Sgt. Kevin Bracewell
Mr. Greg Travers

REGRETS: Mr. Samir Eidnani
Ms. Annerieke Van Hoek

STAFF: Mr. Frank Ducote
Mr. Jessie Gresley-Jones
Mr. Michael Hartford
Ms. Alex Anderson

The meeting came to order at 6:02 pm.

1. MINUTES

The Panel reviewed the minutes of the meeting of February 12, 2015. A motion was made and carried to adopt the minutes as presented.

2. ANNOUNCEMENTS

None.

3. NEW BUSINESS

- a. 1886, 1892, 1910 Belle Isle Place and 3292 Edgemont Boulevard – Preliminary Application for Rezoning and Development Permit for a three building, 47 unit, stacked townhouse project.**

Michael Hartford, District Planner, introduced the design team and gave a brief introduction to the project. Mr. Hartford noted that Ms. Lilian Arishenkoff, District Planner, was unable to attend the meeting, so he was speaking on behalf of the project.

Mr. Hartford noted that the site is approximately 1 acre and is located in the Capilano-Marine Village Centre as designated in the OCP. Mr. Hartford pointed out that the site includes a portion of the Belle Isle Place roadway which will be incorporated into the site as part of a land exchange to create a park connection to the north-east of the site. Mr. Hartford noted the project site is adjacent to the recently-rezoned "Larco" property at 2035 Fullerton Road to the

east. The "Larco" development approvals allow for approximately 450 residential units, 4,200 sq. ft. of commercial space, and a large underground mini-storage facility.

Mr. Hartford noted that the subject site is currently designated in the OCP as "Residential Level 2: RES 2" and is within the Peripheral Area Housing Policy in "Area 1" which allows for redevelopment to a maximum FSR of 1.2. Mr. Hartford gave a brief explanation of the Peripheral Area Housing Policy for Lower Capilano, noting that the policy supports a variety of housing forms such as duplex and triplex, as well as specific guidelines within the policy that help to shape development applications. Mr. Hartford noted a few of the policies that are specific to the Lower Capilano area, such as the need for on-site play areas, minimum development site frontages of 20 metres, and specific front and rear yard setbacks.

It was noted that the subject application includes 47 stacked townhouse units, 88 parking stalls and an FSR of 1.2

Mr. Hartford briefly reviewed the site layout, noting vehicle access is proposed from the south off of Curling Road, a new park connection to the Larco property through to the existing park in Belle Isle Place and a greenway element which will run to the south-east of this property.

A question of clarification was asked regarding access to the site, and Mr. Hartford clarified that access will be from Curling Road.

The Chair thanked Mr. Hartford for his presentation, welcomed the applicant team to the meeting and outlined the procedure to be followed in reviewing the proposal.

Mr. Duane Siegrist, Project Architect, reviewed the site location and surrounding area, specifically development currently underway and anticipated in the neighbourhood. Mr. Siegrist showed photographs of the existing site and surrounding properties to provide context.

Mr. Siegrist spoke to the Development Permit guidelines regarding ground-oriented housing, and noted that this proposal is designed as housing for families with the majority of units proposed to include two and three bedrooms. Mr. Siegrist reviewed the adjacent and surrounding properties, spoke to the dedication of park area to the east as an opportunity for creating a mid-block greenway, and outlined the objectives of creating a walkable community with connections between Belle Isle Place and Curling Road.

It was noted that the project design team has reviewed how the remainder of this block could develop, how it might reinforce the guidelines for the area, and how the project can respond to future connections in the community. Mr. Siegrist spoke to the orientation of the buildings and provided the Panel with some background as to how the team arrived at the selected site plan.

The proposal includes underground parking with access at the south side of the site, and will include an elevator to connect the parking area to the inner courtyard. Mr. Siegrist showed the Panel examples of other completed projects similar to this, and reviewed the solar analysis for the site. It was noted that the orientation chosen allows for open space view corridors to the north and south.

The material selections were reviewed, and it was noted that the intention is to celebrate the corners and ends of the buildings with different shapes and finishes. Mr. Siegrist reviewed the elevation drawings and commented on the inclusion of stone as a base and chimney material, Hardi siding and Hardi panels, wood-stained soffits and vinyl windows. It was noted that the

corners of the buildings will be finished in aluminum panels, with solar shades on the south and west portions of the corner elements.

Mr. Siegrist reviewed the project's sustainability statement and noted that the goal is "Built Green Gold" equivalency. The team is working with Eco Group E3 to include strategies for stormwater retention and energy efficiency.

It was noted that the project will have an elevator to connect the common courtyard to the parking garage, as well as the potential for ramps to the lower stacked townhouses. It was noted that the grading on the site is quite flat, and as a result many units have direct access at grade with no stairs needed to the front doors.

Ms. Cheryl Bouwmeester the project Landscape Architect, reviewed the landscape plan. Ms. Bouwmeester spoke to the contemporary style of the buildings' corner elements as inspiration for the landscape design on this site and noted the strong colours and patterns, sloping lawns and more individual elements of plantings have been incorporated. It was noted that an attempt has been made to create a softer landscape with more vertical elements to indicate entrances, and lower elements in the shared space of the courtyard.

Ms. Bouwmeester reviewed the areas on site where stairs have been deemed necessary and pointed out how the landscape slopes to meet these spaces, rather than using walls. Elements to create focal points and to protect resident privacy were reviewed, and it was noted that the use of native species is a focus for the planting plan.

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 of the design team on the following topics:

Given the flatness of the site, it appears that all the walkways into the site have stairs - could these stairs and walkways be ramped instead? Answer: Yes, some of them could.

Is the image of the parkade entrance realistic? Answer: The technical aspects are but the drawing does not show the portion of the building overhead.

Are preformed metal panels proposed? Answer: The sample materials board has been changed slightly, but aluminum siding materials is still proposed for the building corners.

Is the finish material noted as "Cedar" meant to represent a colour or a material choice? Answer: Soffits are proposed as natural cedar, the item marked "Cedar" on the materials board is a Hardi siding material in a cedar colour.

Clarity was requested on locations of the units' front entrances. Answer: All units will be accessed off the courtyard or walkway.

Are there any smaller units? Answer: One, one-bedroom unit is proposed, the remainder are two and three bedroom units.

Are green roof areas proposed? Answer: The wood frame construction proposed creates a challenge for green roof areas, but the project is proposing to collect rainwater for re-use on the site, as well as being part of the stormwater management plan.

Is universal access available from Belle Isle Place to Curling Road and can any unit entrances be accessed from the courtyard once the elevator has been used from the parking garage?

Answer: Universal Access is available from Curling Road to the interior courtyard but universal access to Belle Isle Place is still under investigation. All of the "A-type" units are accessible without stairs from the interior courtyard.

Will the site be addressed off Curling Road? Answer: There is an ongoing discussion as to how the area to the north will develop, but at this point, the site is proposed to be addressed from Curling Road.

Is there a strategy to identify the site entrances for first responders? Answer: It is expected that the District Fire Department will provide some direction on this issue to ensure that safe and efficient access is available for first responders.

Are the walkways through the site public or private? Answer: They will be semi-private and will not be secured, but are primarily meant for use of residents. There will likely be a gate at the south end of the main walkway.

What will the exterior lighting treatment be? Answer: Fixture choices are not yet resolved, but lighting levels be provided to code.

Where is the garbage room? Answer: In the underground parkade.

The Chair asked Mr. Frank Ducote, District Urban Design Planner to provide his comments on the project.

Mr. Ducote commented that the proposed back-to-back stacked townhouses represent an innovative approach to housing form in the area. Mr. Ducote noted that the scale of the project is positive and the density appears to have been handled well. Two issues were noted for consideration: first, accessibility is a challenge on the site and needs to be addressed and second, way-finding needs to be resolved, particularly for the westerly units in the project.

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

The Panel commented generally that the density on the site appears to have been handled successfully, that the project is an interesting one, and that the dwelling unit format is one that has not been commonly seen. An appreciation for the applicant's urban design analysis was expressed, in order to allow the Panel to better understand how the building forms and orientations were determined.

A member commented that they would like to see the massing of the building in relation to existing and proposed surrounding buildings, such as the Larco project. It was noted that Building 2 appears to be quite long and might benefit from having the massing broken up. Related to this, it was suggested that on Building 2, and to a lesser extent on Building 1, there appeared to be large amounts of blank wall space at grade level, and this could detract from the overall appearance and success of the project.

It was noted that the massing and architectural expression of the three proposed buildings seemed quite similar and that might be a benefit in creating some differentiation between the buildings in the building expression and material choices.

It was noted that the west side of Building 2 could be quite hot in the summer, and that in the current format, there could be livability issues with excess sun exposure and a lack of cross-ventilation. It was suggested that using the stairwells in these units might be a method to achieve "stack ventilation."

It was noted that while the courtyard space appeared to be a positive feature of the project, that some consideration should be given of the potential for vandalism which can occur where an elevator opens into an exterior space. With regard to the stair connecting the parkade to the courtyard it was suggested that making this into a more attractive feature could invite residents to make more use of the stair, rather than the elevator.

A Panel member commented that the project would benefit from a better relationship between the unit frontages and Belle Isle Place

It was suggested that the proposed narrow setbacks to future development will need to be handled carefully by both the applicant and the District to ensure livability for the residents in the subject and future developments, and in particular, was suggested that the additional landscaping be considered on the west edge of Building 2 to help break down the transition of that building to the adjacent future development to the west.

A Panel member commented that pedestrian routes through and around the site need to be more clearly identifiable with better direction on where these connections are leading to. It was recommended that the applicant team place less emphasis on the interior courtyard aspect, and instead consider creating a stronger connection to the west where there is a major park space and the Capilano River.

From a CPTED perspective it was noted that it might be positive to have more visibility onto the street and the site accesses, as these opportunities did not appear to be well-represented in the current site and building layouts.

It was noted that the Panel would benefit from seeing extensive three-dimensional views or a physical model at the Detailed Application stage.

The Chair thanked the Panel and asked if the applicant team had any comments in response.

Mr. Siegrist responded to the Panel's comments, noting that the applicant team will review the format of the elevator and stairs in the courtyard for possible improvements. Mr. Siegrist noted that the north side of the project will be further explored to review options for the streetscape on Belle Isle Place as well as options to soften the treatments for the west side of the property.

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

MOVED by Liane McKenna and **SECONDED** by Tieg Martin:

THAT the ADP has reviewed the application, supports the general concept, and looks forward to a presentation at detailed stage that includes a review of the items raised by the Panel in its review of the project at the preliminary application stage.

MOTION CARRIED

b. Lynn Valley Town Centre Design Guidelines – Workshop item on Draft Lynn Valley Town Centre Public Realm Design Guidelines

Mr. Michael Hartford, District Planner, introduced Mr. Frank Ducote, District Urban Design Planner and Mr. Jessie Gresley-Jones, District Policy Planner and outlined the status of the guidelines document under consideration.

Mr. Frank Ducote gave a brief overview of the history and development of the Lynn Valley Town Centre Public Realm Design Guidelines and noted that Sections 3 and 5 of the draft guidelines were to be the focus of the review by the Advisory Design Panel

Mr. Ducote outlined the key principles of the document including the three geographic focal points in the area as Library Plaza, the creation of the new High Street, and a new park to be developed close to the existing Kirkstone Park. Mr. Ducote reviewed the desired materiality for Lynn Valley Town Centre, noting an emphasis on natural elements and weather protection, spaces for unstructured play and the importance of bicycle connections. Mr. Ducote emphasized the importance of bringing the North Shore environment to the Lynn Valley Town Centre public realm. Mr. Ducote identified three major streets in the area; E. 27th Street, Lynn Valley Road, and Mountain Highway. Mr. Ducote spoke to the desire for the development of greenways to allow residents to navigate through the town centre. Mr. Ducote reviewed the concepts for the new park and described the consultation results, which included the desire for the park to reflect the logging history in the area. Another strong message taken away from the public consultation process was the desire for a High Street that encourages comfortable use by pedestrians. The landscaping pattern for High Street is intended to reflect a “clumping” rather than patterned rhythm of street trees, as well as integrated stormwater features.

Mr. Ducote noted that the draft guidelines have been taken to the public for review and indicated that the next step in this process will be to incorporate public and stakeholder feedback, including the Advisory Design Panel, and create a final draft of the guidelines for presentation to Council in the near future.

Mr. Ducote concluded his introduction and invited questions and comments from the Panel.

Overall the Panel noted support for the document and commended the project team on the creation of such a comprehensive package that represented a great deal of time, effort and public consultation.

A Panel member made a comment relative to stormwater management and suggested that a stronger emphasis could be placed on rain and water in the town centre. It was noted that there could be more general reference to water throughout the document that truly expressed storm and rainwater management as a priority in the public realm.

A Panel member noted a concern for the use of pavers in various areas in the Town Centre and it was suggested that these can create maintenance challenges, can be susceptible to being dislodged, and may create difficulties for seniors with walkers and people with wheelchairs. It was suggested that stamped concrete might be a better way to create texture in the paved areas.

A question was raised regarding the possibility for tension between “village” objectives of the guidelines and the larger-scale of the proposed “Bosa” redevelopment. Mr. Hartford

responded to these concerns, providing a summary of the history of discussion around the urban framework that took place in the early review of the Bosa project. Mr. Hartford noted that early in the discussion, it was recognized that the OCP designation for the Bosa lands in Lynn Valley Town Centre were identified for re-development at up to 3.5 FSR. After public feedback that expressed concerns with taller buildings, the Bosa was revised to a mix of 4 to 12 storey buildings, with what was described as a "mountain village" theme. Council endorsed this approach with the rezoning of the property in April of 2014.

There was some discussion around the use of the term "Mountain Village", and whether it is unintentionally prescriptive. A recommendation was made that the document include wording that allows for a more open interpretation of the term and a member suggested that, just as each section of the document states an "intent", perhaps the "Mountain Village" theme could benefit from some explanation as to intent, while leaving design teams free to be innovative in their interpretation.

A Panel member noted an appreciation for the level of detail regarding expectations of the District objectives regarding the ground plane and first floor areas, but noted agreement with the decision to refrain from being prescriptive for the design of upper storeys – this approach was noted as something likely to encourage differentiation and uniqueness in architecture.

A question was asked with regard to the discouragement of red brick and Mr. Ducote responded that greys and more earthy tones were intended to provide a neutral background, with pops of colour to come from the use of timber, feature areas, and plantings. It was also noted that red and brown brick is encouraged on Marine Drive, and that it provides a sense of identity and flavor for that area, separate from Lynn Valley Town Centre.

Some discussion took place with regard to the colour palette presented in the draft document and it was suggested that the emphasis on earth tones in the text does not correlate with the images used. It was noted that a more accurate name found for this palette to ensure a successful implementation.

A Panel member questioned the "advertising panels" described on page 13 of the document and noted that clarity was needed on the intent and format of these panels.

It was noted that there appeared to be a disconnect between the idea of providing continuous weather protection but also providing breaks in the canopies at street level. It was recommended that the document could benefit from using different precedent images in order to clearly articulate the intent to provide continuous weather protection.

A Panel member suggested that the usability of the document could be improved by reducing some of the repetition in the document and as an example noted that certain topics, such as benches and lighting, are reviewed in the document in multiple areas. It was recommended that duplication be reduced to ensure that topics are highlighted as appropriate.

It was suggested that the presentation made to the Panel was concise and explained clearly the objectives of the guidelines, but that the draft document itself did not seem to be as clear in its objectives. It was suggested that the printed document could benefit from a more graphic appearance, using fewer, but more impactful images and that it should include a stronger map that outlines the key plan for the area - the mapping for Edgemont Village was noted as being a good example.

With regard to High Street and Library Lane, it was noted that there would be a benefit in highlighting the differences between these streets, rather than noting the similarities – doing so would help to encourage the sense of unique identity for these two streets.

It was noted that more direction might be helpful on the intended locations for larger features or focal points in the Town Centre. Related, but on a more specific note, a comment was made in reference to the use of rocks and boulders on the site, and it was suggested that these materials should be encouraged for use in particular areas to highlight important features, rather than being suggested throughout the town centre.

Mr. Ducote thanked the Panel for their feedback and expressed an appreciation for their comments. In response to the comments and discussion around the phrase “Mountain Village” that the phrase was meant to be intentionally vague in order to encourage innovation. As a general observation regarding the concern with earth tones, Mr. Ducote noted that there is a general effort to push applicants toward more differentiation in colour and material choice in all projects. Mr. Ducote concluding by noting some concern regarding the comments on concrete pavers, as public feedback to date has been strong in noting a desire for paver surfaces in the town centre.

MOVED by Kevin Harvey and **SECONDED** by Tieg Martin:

THAT the Panel appreciates the opportunity to have reviewed the draft Lynn Valley Town Centre guidelines, commends the team on the quality of work, and looks forward to seeing the completed guidelines.

MOTION CARRIED

5. ADJOURNMENT

A motion was moved, seconded, and carried to adjourn the meeting.

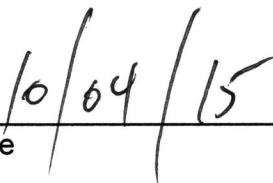
The meeting adjourned at 8:05 p.m.

6. NEXT MEETING

April 9th, 2015.



Chair



Date