

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
OCTOBER 11, 2017 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Craig Taylor (Chair)
Mr. Laurenz Kosichek
Mr. Steve Wong
Mr. Stefen Elmitt
Ms. Diana Zoe Coop
Mr. Tieg Martin
Mr. Jordan Levine
Ms. Amy Tsang

REGRETS: Mr. Samir Eidnani
Sgt. Kevin Bracewell

STAFF: Ms. Tamsin Guppy
Mr. Nathan Andrews
Mr. Alfonso Tejada
Mr. Erik Wilhelm (Item 3.a. & 3.b.)

The meeting came to order at 6:00 pm.

1. ADOPTION OF MINUTES

A motion was made and carried to adopt as circulated the minutes of the Advisory Design Panel meeting of September 14, 2017.

2. ANNOUNCEMENTS

New Panel Members will be considered in the New Year as various terms are coming to an end. Nominations have been collected and will be discussed further at the next Design Panel meeting. Ms. Tamsin Guppy also clarified the use and purpose of the Design Panel as a tool for enhancing design proposals.

3. NEW BUSINESS

a.) 3468 – 3490 Mt Seymour Pkwy (Tatla): Detailed Planning Application – Rezoning and Development Permit for a 27 unit townhouse development

Mr. Erik Wilhelm, Development Planner, introduced the project and explained the context. The Preliminary Planning Application went to Design Panel on August 11, 2016.

The Chair welcomed the applicant team and Mr. Neil Robertson of Stuart Howard Architects 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:

- Will there be a differentiation between public visitor parking and private residential parking spaces? Yes, and an interphone system will allow for easy access.
- Will taking out the trash involve having to walk up the ramp every time to get to the lane where the garbage bins are located? Yes, the plan is to have a disposal area by the rear lane so walking up the ramp will be necessary.
- Will the garbage and recycling areas be separated? Garbage is proposed at the lane and recycling is proposed to be located in the parkade where it can be rolled out when necessary.
- Is wood proposed as the cladding material? Yes, wood cladding will be fastened through the rain screen material to ensure the best protection.
- Is there any intention to provide bollards in the parkade to protect the mechanical and electrical rooms? The spacing in the parkade works out dimensionally to have clearance without bollards so no other measures have been considered at the moment for the protection of the service rooms.
- Will there be one riser / step at grade in front of the doorways? A curbed feature will most likely be used given the need to ensure water management systems are in place.
- Buildings 1 and 3 on the north side rarely see sunlight so are there any intentions to have covers? Roof decks are one remedy to add a bit of sunlight and social space.
- What and where are the materials being used? Brick and wood in certain locations near the corners of the buildings, and metal paneling. Lighter colours will be added and intend on not using Hardie because it is less durable than some products still being considered.
- Does the public art corner have clear delineation of private versus public? It is a small outdoor space with the flat open area being the public domain.
- How does the roof hatch system work? The hatch is a manufactured product that has a pneumatic handle and works well ensuring coordination with the hand rail.
- The developer wishes to pursue “bicycle related functional art” at the corner entrance plaza; however, this corner has not been identified as a prominent corner suitable for public art by the District’s public art officer. The final location of any public art (as part of this project) is yet to be determined.
- What materials are used for the soffits? Wood frame soffits will be implemented.

Mr. Alfonso Tejada, District Urban Design Planner, provided the following comments and questions for consideration:

The main issues include:

- The southeast corner wrapping does not work as it seems to be disjointed. One resolution is to have more articulation on the corner to create better rhythm of the building form.
- The plaza space near the southeast corner and bus shelter area have issues with territoriality and privacy; therefore, consider changing the location of the front door on the corner unit and on the unit behind the proposed bus stop. Landscaping should also be reviewed in these areas to ensure a clear delineation between public and private space.
- The elevator portion of the internal courtyard should be reviewed to enhance the space and become more of a welcoming area; possibly, the elevator shaft rooftop could be used for a private deck expansion.

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

- Consider using wheel stops to maintain pedestrian access routes in the parking area.
- Consider alternatives to the single riser as this could easily convert to a ramp and improve accessibility.
- Will want to have and maintain bollards for territoriality and ease of emergency services.
- Covering the north unit outdoor spaces with weather protection should be examined as it would be beneficial for all season use.
- By keeping the building joints simple this will lead to better envelope detailing towards the final stages of construction.
- Appreciate the minimal change in grade to improve easy unit access as it fosters aging in place measures for those units fronting Parkgate Avenue.
- Reconsider the spacing of trees on the Mt. Seymour Parkway frontage as there appears to be a conflict.
- Consider simplification of pathways throughout the site for easy wayfinding.
- Garbage and recycling areas need further consideration to improve convenience and ensure size requirements are met.
- The bus shelter and surrounding landscaping and paving treatment should be revised to create a clear delineation between public and private space.
- Consider revisions to the corner architecture at the ground level and above in order for the architecture to wrap the corner"; consideration should also be given to moving the entrance door for the southeast unit.
- The modifications made from the previous preliminary planning application design proposal were obvious and appreciated.
- Appreciate the efforts made and support the courtyard space.

- Feel there is a missed opportunity where the views of the golf course and forest area are not celebrated.
- Short arbors and hedging should be considered to enhance and provide further elements within the courtyard between the buildings.
- The layout of the unit adjacent to the plaza entrance near the bus shelter and on the southeast corner should be reconsidered to better address privacy in this location.
- The choice of materials and colours is successful towards completing the overall design
- Concern that the elevator access in the courtyard needs rain protection.
- Pavers go right to brick walls so hope there is enough room for the softening of edges.
- Target audience are empty nesters and young families, so think of wheels and stoops for accessibility reasons which might affect the use of steps.
- Rooftop access and decks are not ideal so moving forward review if these spaces come across as pleasant spaces or rather awkward spaces when all the neighbouring patios are in use.
- The laneway has great potential to be a great space with the golf course across the street so consider this in further design and landscape development.
- Consider simplifying the space with the bike rack/ art. Possibly consider a more nature inspired theme in order to be more fitting with the area.
- Entry to the unit behind the bus stop should be addressed by either repositioning it or creating visible separation from the public space.

The Chair invited the project team to respond. Mr. Robertson, project architect, acknowledged the Panel's suggestions, will consider moving the entry point of the corner unit, and will review shadow lines amongst other things to enhance the outdoor amenity space.

MOVED by Jordan Levine and **SECONDED** by Tieg Martin:

THAT the ADP has reviewed 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.) 3428 – 3464 Mt Seymour Pkwy (Allaire): Detailed Planning Application – Rezoning and Development Permit for a 29 unit townhouse development

Mr. Erik Wilhelm, Development Planner, introduced the project and explained the context.

The Chair welcomed the applicant team and Mr. Duane Siegrist of Integra Architecture 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:

- What is the history behind the implementation of the exterior stairs of how they are built? The client is the builder and wanted to use steel and concrete in the project so certain standards were met to ensure longevity of the materials.
- Why are the featured staircases on some units and not on the others? The staircases are only on the interior side of the courtyard to give life to it and provide easy access across the unit and the site.
- Are the stairs and decks to buildings 1 and 3 code compliant? Yes, the stairs and decks are made out of wood and steel in the interior courtyard with closed risers.

Mr. Alfonso Tejada, District Urban Design Planner, provided the following comments and questions for consideration:

- The organization of space within the central courtyard needs to be improved and enlarged so that efficient and fully functioning open space can be maintained.
- The eastern child's play area is of limited size and lacks functionality (and should be revisited by the design team).
- The size of overhangs don't seem to fit the massing and character of the building.
- The north elevation of the development should be reviewed in order to improve the overall character of the north facing façade and the functionality of the backyard spaces should be reviewed to optimize the north facing amenity areas.

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

- Great site plan and layout of units with easy access to the parkade.
- With a main entrance off the north side for the north facing units it would be ideal for empty nesters to be located there for aging in place.
- Appreciate a simple lobby area and landscape looks great in and around the site.
- Rooftop decks look great on the south side but the outside stair on the north side could be worked on especially near the neighbouring unit where it might overhang.
- Thank you for an excellent presentation and well thought out reasoning behind the layout and people oriented development.

- Look at refining the courtyard space to alleviate any pinched areas.
- Consider changing the positioning of outdoor furniture 90 degrees to help create a focal point for socializing in the middle of the courtyard.
- The children's play area works well but the only conflict is the stair to the side could be worked on to improve safety.
- Appreciate the design principles behind the buildings and the smaller scale setting.
- Analyze the site using a site section and try to get as much improve the relation and interaction between people and space.
- Engaging the back lane as a part of the development is well done.
- The stairs are a very creative idea and could use a step guard rail perhaps made out of glass.
- Showing panel joints and sketching really is commendable because it adds to the detail.
- Communal entrance space could be worth looking into to simplify material palette.
- The outside stairs could work as the axis helps with views and practicality. Consider slip prevention techniques to minimize danger which should enhance the usability of the courtyard deck.
- The evolution of row homes on the north side is quite special and the roof decks add to the success of the façade.
- Encourage more ground oriented units for accessibility and livability.

The Chair invited the project team to respond. Mr. Siegrist, project architects, acknowledged the Panel's suggestions, appreciated the comments and was happy to take them into account in the Design development.

The Chair invited the Panel to compose a motion:

MOVED by Jordan Levine and **SECONDED** by Steve Wong:

THAT the ADP has reviewed 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

4. OTHER BUSINESS

None.

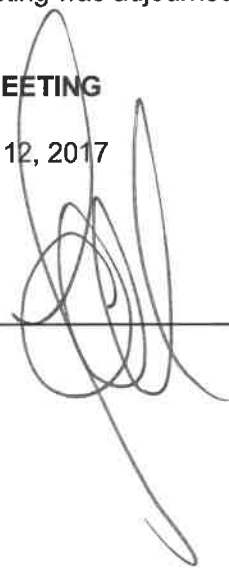
5. ADJOURNMENT

The meeting was adjourned at 8:21 p.m.


6. NEXT MEETING

October 12, 2017

Chair

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is highly cursive and loops around itself.

Date

A handwritten date in black ink, written over a horizontal line. The date is "Nov. 9/2017" and is written in a cursive, slanted style.