

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
September 8, 2022 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Kelvin Lit (KL)
Mr. Joshua Bernsen (JB)
Mr. James Blake (JBI)
Ms. Nancy Paul (NP)
Mr. Don Aldersley (DA)
Mr. Rajesh Kumar (RK)

REGRETS: Mr. Nathan Shuttleworth
Mr. Jean-Pierre Mahé (JPM)
Ms. Alexis Chicoine (AC)
Sgt. Kevin Bracewell (KB)
Mr. Brian Newton (BN)

STAFF: Ms. Emel Nordin (Item 3)
Mr. Alfonso Tejada
Mr. Kevin Zhang (Staff Liaison)
Mr. Graeme Budge (minutes)

APPLICANT: Mr. Reza Salehi, Architect
Mr. Daryl Tyacke, Landscape Architect

1. ANNOUNCEMENTS AND ADMINISTRATION

- Mr. James Blake noted the missing panel members and began the meeting.
- Mr. Kevin Zhang announced intent to return to in-person meetings following relaxed policies at District Hall and that attendees will have the option for in-person or online.
- Mr. Kevin Zhang announced end of two panel members' two two-year terms and that the District will be advertising for new panel members in social media and North Shore News.

Mr. Blake opened the meeting at 6:10 pm.

2. ADOPTION OF MINUTES

A motion was made by Mr. Don Aldersley, seconded by Mr. Joshua Bernsen, and carried, to adopt the minutes of the Advisory Design Panel meeting of July 14, 2022.

Mr. James Blake welcomed the applicant team and explained the rules of procedure for the ADP meeting.

3. NEW BUSINESS

a.) Address: 1541 – 1557 Bond Street

Project: Detailed Application for an Official Community Plan (OCP) Amendment, Rezoning, and Development Permit (DP) Application for a 6-storey residential apartment building.

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

- Explained revisions made at the request of Panel and staff in accordance with the motion carried at the first presentation to the Panel on February 10, 2022
- Explained why direct unit entries are not provided on east side of building – flood construction level required elevated building entries and stairs for access but the Lynn Creek Design Guidelines does not allow structures in the 2 m on-site planted setback area next to the Green Spine, thus only two common entry doors and access ramp.
- Explained that the Green Spine is a shared 10 m contribution between this site and the future site to the east. The current contribution is 5 m (50% of total width) to be built as a simple asphalt path with planted edges as a temporary condition. The ultimate condition will include a wider path and other elements such as trees, water feature and seating along the edges.

Mr. Reza Salehi, Architect, presented on the project and highlighted the following information for consideration:

- Explained the revisions made in response to comments by the Panel and staff at the previous presentation.
- Changes to the southeast corner, include the redesign and relocation of the parkade exit staircase to the south property line, and the replacement of the southeast corner two-bedroom unit with a studio unit, which has allowed the outdoor amenity space to extend into this portion of the site and open up to the Green Spine.
- Interior access to the outdoor amenity space is simplified with a straight north-south corridor from elevator lobby.
- 5th and 6th storeys are further set back from the south property line to allow for balconies of those floors to be within the perimeters of the lower storeys.
- Revised unit layouts at southwest corner and deleted units with no direct light to bedrooms.
- West building setback is increased.
- The roof overhang and column at the northeast corner have been adjusted to open the north view from the balcony of the northeast corner unit.
- Simplified rooflines by removing jogs.
- The elevator lobby access corridor slope in the parkade has been reduced from 8.3% to 3%.
- Horizontal windows added to west side of building and to landings from exit stairs.
- Arbors added to common entries on east side of building.

Mr. Daryl Tyacke, Landscape Architect, provided a brief overview of the project landscaping and highlighted the following information:

- Explained changes to the outdoor amenity space. By pulling back the ground floor were able to expand the amenity space at the south of the property to open up and provide a better connection to Green Spine.
- Paving material is changed to entirely concrete unit pavers in response to concerns regarding the previously proposed timber material.

The Chair opened up the floor to Panel for questions.

Q: How is the applicant dealing with code requirements of a dead-end corridor?

A: Dead-end corridors can be up to 6 m and that is what they are designed to be.

Q: What material is used for the arbors over entries, and is this the Architect's own design?

A: Architect explains why arbors are attached to building (ie. Guidelines do not permit structures in the 2 m planted setback, so they are attached to wall and cantilevered over the entryway. The material is planned to be timber and finished with a stain and design is coordinated with the Landscape Architect.

Q: What is dictating the size of the amenity rooms on southeast corner because they seem narrow?

A: These are service rooms which are required to be above grade due to the flood hazard.

Q: Is there potential to expand hard-surfaced amenity space into the planted area adjacent to the service room?

A: The hard-scaping and planting area as proposed is thought to be sufficient as it relates to the adjacent property which will likely have a mirrored amenity area in its southeast corner – this will help to screen between the two.

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

- The applicant team has made the requested changes from the previous meeting.
- No further comments to applicant team but invites Panel to comment on their satisfaction.

The following comments were provided from the panel:

- Panel comments have been addressed and resolved as best as possible. The changes to the landscaping expand the amenity space and connect to Green Spine. More corner windows would be a nice addition to the project.
- Urban agriculture boxes are praised. Appreciate stretching of outdoor amenity space to connect with Green Spine.
- Appreciation of covered outdoor space and the textures and paver bands in revised outdoor amenity space. Could be a different paving colour to announce entrance.
- Accessibility elements were designed above requirements. Appreciate the additions to outdoor amenity space. Finishes could be different, but it matches what is nearby.

The chair offered an opportunity to have a general discussion

- The Panel complimented the applicant’s aerial visualisations that showcased the area context and the feel of the greater neighbourhood.

The Chair invited the Panel to compose a motion:

MOVED by Nancy Paul and **SECONDED** by Rajesh Kumar

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

None opposed

3. Business


Mr. Kevin Zhang introduced new staff Mr. Graeme Budge to the Panel.
Mr. Kevin Zhang thanked the panel for their time – no new business.

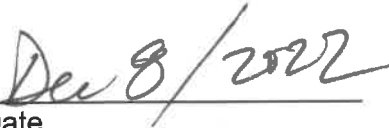
4. ADJOURNMENT

The meeting was adjourned at 6:51 p.m.

5. NEXT MEETING

To be determined.


Chair _____
for James Blake


Date _____