

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
APRIL 11, 2019 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Charles Leman
Mr. Darren Burns
Mr. James Blake
Ms. Kim Smith
Ms. Diana Zoe Coop
Mr. Don Aldersley
Mr. Stefen Elmitt
Ms. Riva Nelson
Mr. Steve Wong
Ms. Carolyn Kennedy

REGRETS: Ms. Kim Smith
Sgt. Kevin Bracewell

STAFF: Ms. Tamsin Guppy (Staff Liaison)
Ms. Carly Rosenblat (Item 3.a)
Mr. Alfonso Tejada
Ms. Taylor Jenks
Mr. Darren Veres (Item 3.b.)
Mr. Kevin Zhang

Mr. Darren Burns opened the meeting at 5:59pm

1. ADOPTION OF MINUTES

A motion was made by Darren Burns, and carried to adopt as circulated the minutes of the Advisory Design Panel meeting of March 14th, 2019

Passed

2. ANNOUNCEMENTS AND ADMINISTRATION

- Announcement regarding ADP Awards night time and date
- Discussed Council's comments supporting the Panel's work and encouraging rigorous design critique.
- Introduced new staff liaison, Kevin Zhang to the Panel.

3. NEW BUSINESS

a.) **1541-1557 Bond St – Detailed Application to permit an OCP amendment and rezoning of the site to accommodate 57 residential units in a six storey building.**

Ms. Carly Rosenblat, Development Planner, introduced the project and explained the context.

- Mr. Darren Burns asked about whether there were stats available about the density of other projects in the area.
- Mr. Charles Leman asked about the development of the lots to the west. There are no applications in at this point.
- What is the extent of the green Spine? It goes from Oxford Street up to Mary Place Park.

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

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

- Character of the main street with the location of the utilities in the front of the building is challenging.
- Mr. Tejada re-emphasized the questions from Ms. Rosenblat. The team is looking for advice on how to address the accessibility around the kiosk as well as the design of it.
- The panel should be looking at the consistency between materials used in plans and models, and renderings.
- The balcony material used in the model makes the central square of balconies appear mirrored or TV-like, however in the renderings it doesn't.
- The scale of the material used appears to be coarse or oversized in reality. Could address the scale.

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

- Can you provide clarification on the materials being used on the kiosk? The concrete finish will be used, and the staging for the kiosk will be from the side.
- So the kiosk itself will be exposed to the frontage? Yes the utility companies need access to the kiosk.
- Can you clarify which sample material is representative of the corrugated material? The Beacon Grey shown in the sample board.
- Can you clarify when the green spine will come? It sounds like it's in the future? The Bond Street project will dedicate 5m now and when the properties to the east develop, they will also be required to dedicate 5m towards to the Green Spine.
- Is what you're proposing the interim solution? Yes the asphalt strip is in the interim material composite.
- What is the material treatment for the wall along the parkade ramp? The parkade ramp goes to the edge of the property line and will be suitably treated.
- Why does the Northeast patio have two stair accesses? It's the only small scale interaction access, so we added another one around the corner to continue that treatment around the corner.

- Looking for clarification on the route from the outdoor amenity area to the Green Spine. Some of the drawings show stairs leading to the Green Spine and other drawings show no stairs and a ramp at the rear of the property. Which is it? There will be a ramp going from the outdoor amenity area to the Green Spine to ensure the pathway is accessible.
- Can staff comment on the grading of the site? Is it going to match the grade of the site to the south? It is relatively flat with a slight slope to the east. We would ask for coordination between the two sites before issuing a DP. Currently there is an existing lane between the properties that will be incorporated into the Bond Street application if it moves forward with Council.

Staff commented on the need to have large setbacks between the Bond Street project and the Creekstone Care Facility (currently being constructed). With the removal of the municipal lane, it's important to provide good sightlines for residents at the care facility. Staff reviewed the benefits of having quality landscaping between the two properties.

- Is there a requirement for storage? There is no requirement, however, storage areas have been proposed on each floor level.
- The shared ramp, is there a legal easement set up with the District? Yes, especially where the lanes may be closing or where there may be the crossing of a sidewalk to get to a driveway.

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

- Consider providing weather protection over the accessible ramp located at the front of the building to avoid slick conditions that make travelling on the ramp difficult. Consider echoing the design of the parkade covering.
- There are some concerns regarding access to the outdoor amenity area from the building and ability for people to move around the space because of the variety and type of material surfaces and the placement of trellises. The space will be challenging for those in motorized vehicles or with low vision to move around in that space. Consider turning radius for people to move around in the courtyard space.
- The arbor on the north side with a walkway between it and the sitting wall is a tight circulation area and the location of the arbor on the south east side may inhibit movements from the green spine.
- As you come from the building to the outdoor amenity area, you have to move through a long corridor before reaching the amenity space. Consider opening up the space for improved mobility and safety.
- Like the amenity space, but difficult to access the urban agriculture planters.
- It's not always clear from the plans how far the concrete seat wall extend
- The location and orientation of the outdoor amenity space appears to be tucked away from the Green Spine and accessed along a narrow path. Consider relocating the amenity area to better relate to the Green Spine.
- Happy to see larger accessible units available. This creates the potential for caregivers and family to live in the unit as well.
- Consider adding painted hashtag lines in the underground parking to outline a path from the parking stalls to the elevators and bicycle rooms to provide a visual indicator for vehicles.

- There are a couple of things noted for “future accessibility” in the accessible units, however, it’s advised the washroom bars be installed now. Instead of a control valve tub, provide facilities to allow for an accessible shower in the future too.
- Great to see 30% of units below market for the missing middle.
- On the West side of the building where there is no setback from the property line, the massing of the building looks stark and boxy.
- The front entrance looks muted and in need of something to highlight it as the main entrance.
- Consider an addressing feature in front of the utility screening area and enhanced CPTED safety features.
- It is recommended that one or more of the utility boxes be relocated or put underground where feasible.
- Transformers are often put inside the building, and it is typical for water chambers to be sunk below ground level with doors that are flush to the ground. This would be an ideal placement if the kiosks cannot be moved away from the front door.
- Gas meter could be in the back of the garbage area to be hidden, it usually only takes 3 feet of space and needs a closed gate to be accessible for the gas both of which could be accomplished in this area.
- In regards to the PMT area, BC Hydro may be willing to move the PMT.
- To address the material problem in the utilities space, you could use the same veneered stone that is along the front of the building, across the PMT area as well.
- Consider revising the west elevation to bring the building setback in on the sixth floor.
- The ADP package has inconsistencies in the drawings where each elevation appears slightly different and even within the elevations, there are differences which make the project difficult to read.
- Mostly great plant material choices, consider more seasonal variation and textural variation in the plant list.
- Appreciate the effort in the display material and the model.

Clarification from staff – because we are in the flood zone, there isn’t a desire to put electrical below ground.

- Undergrounding of services happens elsewhere so perhaps it is worth another discussion with Hydro.
- Concern there is no detail regarding the finishes of the elevator penthouse on the roof. Explore ways to carry the design of the building right up to the top.
- Concerns with the wall above the pedestrian ramp at the rear of the building and the interface neighbours will see. Explore how the retaining wall can be treated attractively.
- Bond street elevation appears a little monolithic, some addressing feature or something could be nice as mentioned.
- Concern that the massing of the building is jumbled and does not convey a clear architectural idea about how the volumes related to one another. For example, the cap at the top of the building is overly deep.

- Too many colours being used to create the notion of articulation.
- Stone only used on parts of the first floor, and it's not clear what is being accomplished with that little bit of stone.
- Reconsider the use of corrugated metal.
- Renderings are missing a sense of the material scale and pattern.
- Commend the applicant on the materials and how they're showing the expression of the materials in display boards.
- Echo comments about corrugated metal not being necessary, it is out of scale in comparison to the refinement of the rest of the hardie-panel. The proposed window frame depth is incompatible with the proposed metal.
- Consider changing the scale of the corrugated metal to create a more residential character.
- This building has a clear front and clear back, however some of the elevations look unresolved on the east and west sides; the material placement lacks cohesion.

The Chair invited the applicant to respond to the Panel's comments, and the following comments were provided:

- Circulation of amenity area – the arbour should be two posts and cantilevered to not have the extra posts in the way
- Line weights in the drawings aren't accurately showing the concrete seating as designed and will be addressed.
- We can look at installing the accessible shower units from the beginning.
- We have chosen to have the outdoor amenity area on the south west corner to allow for sun in the afternoon. If the outdoor amenity area was flipped, there would be increased shadows created from the building.
- In regards to services in the front of the building, we are dealing with both a short frontage, as well as the requirement from the District to not have utilities underground.

Ms. Tamsin Guppy noted that the water meter is sticking out above the ground and we are recommending that the water meter could be sunken in to the slab.

Applicant mentioned that corrugated metal was recommended by the Planning Department.

Mr. Tejada clarified that the corrugated metal meets the material recommendations of the Lower Lynn guidelines which seeks to reference the industrial heritage of the area. Adjustments to the scale of the metal would help provide a residential expression.

- Mr. Burns clarified that it was the scale of the metal rather than the material that is the concern.

The Chair invited the Panel to compose a motion:

It was mentioned that there are a number of items that need to be addressed still.

Ms. Diane Zoe Coop would recommend approval based on the fact that the issues that need addressing would not significantly impact the nature of the application.

MOVED by James Blake and **SECONDED** by Don Aldersley

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

Mr. Burns wanted to touch on a point of procedure, if there is uncertainty in the decisions then the dialogue is important. Especially if there are some significant issues the panel should hear them again.

- Next meeting we will have a discussion about the standards that we are needing to meet before we approve a project and whether there is a way to properly address subjective concerns in a discussion like this?
- Motion #3 is meant to be minor adjustments to address the “skin” of the building or minor tweaks.
- Point of note - if there are concerns make sure the discussion after the presentation and comments are a little more robust before a motion is carried

b.) 2160 and 2168 Old Dollarton Rd – 4 storey mixed-use development with 28 units and 3000 sq. ft. of commercial space.

Mr. Darren Veres, Development Planner, introduced the project, and explained the context.

The Chair welcomed the applicant team; Simon Richards of Cornerstone Architecture and Marlene Messer of PMG Landscape 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:

- Is the elevator from the parking accessible to everyone? No the access to the parkade is closed. Elevator access will be restricted to residents and staff of commercial units.
- Not clear about access for customers to commercial units, where do they park? The idea is that commercial customers will not arrive by car but will instead walk or use transit.

Mr. Burns - Are parking pockets intended along Old Dollarton? There will be limited opportunities for parking pockets along Old Dollarton with space available directly on front of site. The proposed parking meets District parking requirements for commercial uses. It is more-so a question of how to regulate access for commercial visitors.

- Is the lobby shared between residential and commercial?, The elevator would be shared between commercial staff and residents. For loading purposes, a delivery person would have to buzz themselves into the building.
- The fabric awning colour, is that the orange in the material board? Yes, the yellow is for the insets, the orange is for the awning.

- Is the awning colour set in stone? No, the colour is not set in stone and can change.
- What material is being used for sunshades? The sunshades would be perforated aluminum and would cast a pattern.
- Have you used the brick before and does it perform? It is a soft colour that has stood up well on other projects, we would likely use a grey grouting.
- Is it a brick veneer or is it glued on? – It is a rain screen application with a full size brick.

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

- This is a well-resolved proposal with a logical site plan.
- There are issues with security and privacy of the townhouse units on the east side of the building.
- Thee pathway or “mews” is intended to increase accessibility through the site; however, the recessed entrances to the townhouse units create indefensible spaces along the path. In addition, these units have no identity or presence on the path.
- There is a void space below the townhouse units which doesn't contribute to the character to the east side of the building
- The east elevation lacks integration between the residential and commercial portions of the building. The front and back ends of the building on this side have their distinct characters and the materiality changes as your reach the back of the building, while the portions in between remain unresolved. The brick could be maintained and warp the corner. This connection needs to be better integrated. In addition, the entrances to the residential units require further work.
- Landscape proposal shows a nice lane character that carries around the NE corner of the building.
- Consider activating blank the wall on the north façade with windows or balconies.

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

- Scale and treatment of the building make for a nice urban/commercial mixed-use building.
- Appreciate the repetitive “four bays” concept; however, expect it to turn the corner. Do expect the vertical brick banding that is there and expect to see the horizontal level of the brick on the commercial side maintained along the east elevation.
- The roof rise on the east elevation is unusual and doesn't pick up on language of the rest of the building.
- Could we pull the commercial awning across a larger section of the building to continue the look
- East elevation is speaking a different design language from the south elevation and is composed of disparate architectural elements without a composition.
- To resolve this elevation:

- Create one solid geometric form at the back of the building to identify the residential units
 - Flip location of commercial and residential units to continue residential pattern. Incorporate a third orange banner above unit to indicate residential door.
 - Eliminate brick on townhouse units and bring out stairs into pedestrian realm.
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- The blank elevation on the NE corner is okay, but concern with the durability of having the shingle panel material coming down to grade.
 - Underground exit on the north elevation looks “tacked on”. This element could be pulled further from the corner and sculpted to be more interesting.
 - Like splashes of colour throughout building.
 - There is a gap in the awning that you see from the Southeast, this is due to that part of the building infringing on the boulevard.
 - Concerns with townhouse entrances, especially from the perspective of first responders and street addresses. The other issue is clearly identifying these as residential units.
 - Appreciates the look of the building from Old Dollarton, especially with the dynamic of the four commercial “bays”.
 - Contrast of brick and Hardie panel as well as the colour choice
 - Legibility of 5 entrances on east elevation is confusing; not sure what the entrances are for. The small commercial unit should be brought forward to be a part of the other commercial units.
 - Inverted stairwells are a CPTED issue as you don't know what you're walking into.
 - Could have some plantings or something similar to separate the area you where people are walking from the exit area of the stairs.
 - The lavender on the east side of the building needs sunshine to survive which it might not get in this location.
 - The boulevard plantings are not compatible with location and robust enough to survive on a public boulevard.
 - The elevator shared with commercial staff and residential tenants could work at this scale.
 - Appreciate the neighbour assessment, and the approach to the project.
 - The diagram showing security access is appreciated.
 - The “mews” will be a great space, and well designed with the help of the planner
 - Built form is elegant, especially the south elevation.
 - South east corner of the building could be brick and repeat the other wall to tie the south side
 - The loft or roof rise on the back of the north east unit seems out of place.
 - The roof deck is undersold, since there is an elevator, the roof could be better utilized as an outdoor amenity space with more space and features.
 - The biggest concern is parking and how limiting the use will cause problems with tenant-ability. It should be made available to both tenants and commercial users and would be an asset when you go to rent/lease.

- Question the need for the small commercial unit on east elevation, maybe it could be skipped; the other three entries should be consistent, comfortable and attractive.
- Roofline on east elevation is unresolved.
- There are a few other elements of the east elevation that could be refined.
- The lower retail level feels barren to a pedestrian and looks like bank.
- Like the idea of the “mews”, would like to see it designed as a complete project, the location of the planters currently takes away from the ability for it to be used completely.
- Agree that the doors are problematic
- The planters along the lane in the rear could be pulled back a bit to allow for tables or more useable space.
- Underground parking – you show one space that has proximity to the elevator, and the other is quite a distance. You could put your hatching between space 17 and 18 and make better use of this hatching space.
- What is #12? – It is showing where the exhaust fan for the parkade would hang.
- Even #1 stall is potentially difficult to get in and out of at the base of a ramp.
- The NE wall that is currently blank could potentially be used for public art even using some of the same materials already used in the building or coloured aluminum panels
- Could also have public art on the tall wall on the east elevation, in front of the
- Appreciates the overall design of the building.
- Townhome entrances need to stronger identity as entrances.
- Appreciate the lack of plastic cover on the application package.
- What is the requirement for commercial parking? 1 per 45 m², currently they are showing 6.
- Re-emphasized comments regarding:
 - There is an ability to have commercial parking by moving the gate, however it exacerbates the issues encountered with the shared lobby.
 - The lack of parking is going to be a challenge for the commercial space to be successful and should be addressed.
 - Reconsider gate in parking structure and the shared elevator.
- Appreciates the articulation of the building, where it breaks down is in the façade of the commercial unit on the east side.
 - Residential entries are at different elevations
 - Width of entries are quite narrow, and there is a surplus of area in the living space that could be used to accommodate a wider staircase.
 - Great layout of the suites and sizes
 - Not sure of the viability of the commercial unit in the back, its size and visibility will work against it, and it impacts the public/private separation.
 - Entry sequences and separation of commercial parking are going to be fraught with issues.
- Minor shifts in design will result in great improvements.
- The penthouse of the elevator is going to be higher than it shows on the plans
- Commercial parking can be managed by FOB access.
- The remaining concerns are manageable by staff.

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

- The applicant noted he appreciates the discussion and thanked the Panel for their comments.

The Chair invited the Panel to compose a motion:

MOVED by Mr. Steve Wong and **SECONDED** by Mr. Charles Leman

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

Final Comments

4. ADJOURNMENT

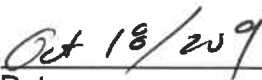
The meeting was adjourned at 9:25 p.m.

5. NEXT MEETING

May 9th, 2019


Mr. J. Burns

Chair


Oct 18/2019

Date