

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING**  
**Held on June 11, 2020 at the District of North Vancouver through Microsoft Teams**

**ATTENDING:** Mr. Andrei Chisinevski  
 Mr. Eric Tinlup Ng  
 Ms. Kim Smith  
 Ms. Carolyn Kennedy  
 Ms. Nancy Paul  
 Mr. Don Aldersley  
 Mr. Nathan Shuttleworth  
 Ms. Riva Nelson  
 Ms. Grace Gordon-Collins

**REGRETS:** Sgt. Kevin Bracewell  
 Mr. James Blake

**STAFF:** Mr. Kevin Zhang (Staff Liaison)  
 Mr. Alfonso Tejada  
 Ms. Casey Peters (Item 3.a.)  
 Mr. Andrew Norton (Item 3.b.)

Ms. Carolyn Kennedy opened the meeting at 6:15 pm.

### **1. ADOPTION OF MINUTES**

A motion was made by Ms. Grace Gordon-Collins, seconded by Mr. Andrei Chisinevski, and carried to adopt as circulated the minutes of the Advisory Design Panel meeting of February 13, 2020.

**Passed**

### **2. ANNOUNCEMENTS AND ADMINISTRATION**

- Mr. Kevin Zhang and Ms. Carolyn Kennedy explained the online meeting protocols.
- Mr. Kevin Zhang took attendance.
- Mr. Kevin Zhang notified the architects on the Panel about AIBC requiring forms to be signed by the Panel members regarding independent representation during the ADP Awards judging process. Mr. Zhang explained he would distribute the forms to the architects on the Panel for signing.

### 3. NEW BUSINESS

#### a.) 267 Orwell Street – Detailed Application for OCP Amendment, Rezoning and Development Permit to accommodate a 90-unit nonmarket rental building in Lynn Creek Town Centre.

Ms. Casey Peters, Development Planner, introduced the project, explained the context, and posed questions to the Panel for consideration.

The chair invited the Panel to ask any clarification questions of staff. The Panel did not have any initial questions for staff.

The Chair welcomed the applicant team; Kelly Lin, Terra Housing; Steve McFarlane and Grant Prestedge of Office of McFarlane & Biggar Architects and Designers; Joseph Fry of HAPA Collaborative.

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

- What are the exterior materials?
  - There is a single material around the exterior of the building which is 8 inch wide hardipanel (fibre cement cladding) and the balconies will be perforated metal.
- Is there a step between the balcony and the suit?
  - For enhanced accessible units, there is no step.
- Is there accessible parking stalls for visitor parking?
  - The high floodplain limits the amount of space below grade and the parking stall number is limited. Due to this, separate visitor stalls have not been provided but rather it is an open parkade. The six provided accessible stalls are only for residents.
- Is there a way the accessible stalls can be matched to the enhanced units?
  - The stalls are not matched to the units at this time but there are six accessible units and six accessible parking stalls.
- Is there a ramp in the secondary entrance/exit to Oxford Street?
  - No. Building code requires only two of the four entrances to be accessible. The entrances/exits on the north and east are the two accessible entrances.
  - There is purposeful accessible connection between the lobby and the courtyard- if you are using the primary entrance, it is a short journey into the courtyard.
- What are the main strategies to achieve Step Code 3?
  - Wood-frame building which gives good thermal performance;
  - Cantilevered balconies;
  - High performance windows and insulation (both in walls and in the roof);
  - Electrical heat (renewable energy); and
  - Other high efficiency mechanical elements.
- Is there gated separation between residential and visitor parking?
  - No. Tenants would have to provide access to visitors via the key system (there are no areas which are “public use”).

- Are the access doors from the lobby leading to the non-residential units locked, or can anyone access those corridors?
  - Not all of the security functions have been sorted out yet but anticipated that security measures will be in place for access to the building and guests will need to be given access by tenants.
- How does the parkade security work when you have shared entry between two buildings?
  - There will be two gates at the bottom of the ramp (one for each project).

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

- The location of the site is unique in terms of being a highly-visible corner and terminus of Oxford Street and the visual quality is important.
- The scale and character of the development should take into consideration- Oxford St. is a residential street and needs to retain a residential character.
- Massing configuration in Lower Lynn, on Oxford St., has included recessed upper storeys. Mr. Tejada noted this may impact density of the building.
- A greater setback to the future small four-storey building to the north of the development should be provided.
- The elevation fronting Oxford St. should not be treated as the “end” of the building (or just as the emergency exit) but rather have residential character due to its prominence.
- A shadow study might be required to demonstrate the functionality of the courtyard.
- The materials and architecture of the building have been done well.

The Chair offered an opportunity to ask questions of the Urban Designer. No initial questions were asked of the Urban Designer.

The chair invited comments from the Panel members and the following comments and items for consideration were provided.

- The following general design comments were made:
  - The building will be an inviting feature people will see as they arrive on the north shore and creates a strong public realm.
  - The panel complimented the applicants on the simplicity of the building, its west-coast quality, elegance, sophistication, welcoming landscaping, well-balanced design, and modern approach to affordable housing. In addition, the balconies are expressed well.
  - The siding is similar to some of the balconies and may appear washed-out, particularly for the northern side of the building. A reconsideration to colour and texture could be given to break-up the long façade.
  - The need for affordable housing should trump the building separation issue, the next building to go in can address this. As well, the break still works to create space and amenity on the west side of the building.
  - The design being consistent around the building works rather than changing the expression at the corner.
  - The corner of the building could be visually improved including revisions to the appearance of the exit stairs.

- A water feature could be considered and this could tie into the west-coast style of the building.
- The applicants are commended for adding balconies and the guidelines for balconies are not an issue and are something the District may want to re-visit especially considering energy requirements for today's buildings.
- The way we design buildings will change due to COVID and the balcony design is beneficial due to air circulation maximization. As well, the perforation of the material will create acoustics and help with noise coming from highway.
- The one-bedroom units on the south corners have two decks. Consider changing these corner units to larger units.
- The following comments related to safety were made:
  - There is no natural surveillance to underground parking entrance. Lighting treatment and other strategies to mitigate the vulnerability should be considered.
  - It will be important to clearly indicate which entrance is the main entrance for first responders.
- The landscape space in the courtyard may be underutilized, especially in the winter months, and could use some improvement, such as:
  - Built-in furniture or landscaping.
  - Consider an elevated addition to the east portion that could be used as a work station. This might help with this area and make the urban agriculture more accessible/universal.
  - If the west side patios are intended for residents only the applicant is encouraged to better define public/private space territoriality.
- The following comments related to accessibility were made:
  - Consider putting arms on the benches for those needing assistance with standing.
  - Be cognisant of the silver planters not having much visual difference to the pavement below (an issue for those with low vision). Think about creating colour contrast as a safety measure.
  - The largest enhanced accessible unit (a three-bedroom unit) will require its occupants to travel a great distance to get to their unit if they need accessible access.
  - Even though building code might not require it, it might make sense to ramp the secondary entrance/exit off Oxford Street due to foot traffic coming from the south and to address risk if a fire is in the main passageway.
- In summary, fairly positive support has been heard from the Panel with some minor elements needing to be considered. The mentioned elements for improvement will require some thought put in by the design team.

The Chair invited the applicant team to respond to the Panel's comments and Mr. Steve McFarlane thanked the Panel for their comments. Mr. McFarlane noted projects with constrained budgets create interesting design challenges but his team is up for the challenge and look forward to continuing to work with their client and project team.

The Chair invited the Panel to compose a motion:

**MOVED** by Eric Tinlup and **SECONDED** by Grace Gordon-Collins.

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 District Staff, the items noted by the Panel in its review of the project.

**CARRIED**

**b.) 2045 Old Dollarton Road – Preliminary Application for Rezoning and Development Permit to accommodate a five-storey mixed-use building with 36 residential apartments in Maplewood Town Centre.**

Mr. Andrew Norton, Development Planner, introduced the project, explained the context, and posed questions to the Panel for consideration.

The Chair invited the Panel to ask any clarification questions of staff. The Panel did not have any initial questions for staff.

The Chair welcomed the applicant team; Alireza Meibodi, TRC Construction Managers; Amir Farbehi, Inspired Architecture; and Patricia Campbell, PMG Landscape Architects who 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:

- How is the underground parking accessed?
  - The entrance/exit would be shared with the previously-approved development to the south (yet to be constructed). There will be a knock-out wall where the entrance will be for the parkade.
- Do the two units which border the roof garden have private outdoor space or do they use the shared roof garden?
  - The roof deck is not private. To create more privacy, additional landscaping has been added.
- Other than the totem poles, is there any other features or will any consultation occur with the indigenous community?
  - No, the local indigenous community has not been involved, but local indigenous artists will be engaged for additional poles. This can act as a community contribution to local artists.
- How will you select the additional artists?
  - If the application goes to the detailed stage, the public art committee will become involved. There will be a process where a budget will be determined with the applicant and a RFP process carried out.

- There is no separation between cyclists and pedestrians along the path fronting Old Dollarton Road and the layout seems like it could use some improvement. Are the layout requirements coming from the District?
  - The District's width requirements for the bike path/sidewalk are being followed and the design continues on what the neighbouring property has provided. At this time no details have been provided regarding barriers between the bike path and sidewalk, but any direction from the District would be welcomed. More landscaping can be added for improvement.
- How will commercial vehicles access the stores?
  - A dedicated corridor will be in the back of the underground parkade for commercial vehicles.
- Is there separation between the residential parking and the visitor parking?
  - Yes, there will be separation to be solidified at the detailed application stage.

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

- There is opportunity now to consider the overall surrounding area (contextual conditions and character). The building is a corner site and will help to form a mini fractured plaza which also makes the development important.
- The proposal must be considered with the approved (but not yet built) adjacent development to the south. That building already has a character, form and stepping components which will affect the joining of the two buildings in the future.
- The different factors that should be addressed are the corner treatment, the location of the PMT, and the relationship between the two buildings. As well, the built form needs to respond to the public space functionally (rather than using public art to achieve quality public space).

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

- Several comments regarding the corner treatment of the proposed building and the connection of the building with both adjacent properties and the plaza were made:
  - Better attention can be paid to the connection with the neighbouring building (for example, the stone base).
  - The shadow plans show the corner as being dark and the overall area is starting to look heavy and dense.
  - The subject building looks like two styles of buildings being mixed together.
  - The form, scale articulation and material palette does follow the adjacent Maplewood Plaza development based on the information package provided by staff. The block maintains consistency. As well, the material palette (the timber accents, the wood soffits) tie into the adjacent precedents.
  - Providing an extra storey of glazing with residential above may be more appropriate than the suggestion to have all glazing which looks commercial.
  - Seeing the interface between the two buildings in 3D would help the Panel to provide comments.

- The commercial ground floor can serve to activate the street; but this may be predicated on specific tenant mix, and if there was exterior seating opportunities.
- The District should provide better direction on the overall vision is for the surrounding plaza.
- The following comments regarding public art and totem poles were made:
  - Totem poles need to have some significance and rationale as to why they're being erected. Engagement with the local indigenous community needs to occur before proposing this kind of art.
  - The proposed location of the public art (alcoves) is not that visible.
  - A decision whether the art piece is public art, or art for the building, should be made. If it is public art, the siting is pre-determined and there is little flexibility for the artist to be creative. As well there is a loss of control for the developer. Strongly advise not to see the small sites as usable for public art.
  - Other projects have done creative things with public art in small spaces for example on Marine Drive or Cate's Landing. It can be creatively-beneficial to have an RFP with a price point which asks for ideas.
- More work on the courtyard is encouraged, particularly privacy and light.
- Agreement that the PMT location should either be reconsidered or softened.
- From a security perspective, bike Storage on P1 and Visitor/Commercial parking conflict depending on access control.
- From a safety perspective, identification of main entrance needs to be easier for first responders.

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

- In regards to the PMT, the future neighbouring building is closer to the street than the subject development. The placement is not compromising the adjacent development, is less visible, and may be the best location.
- It is understood the corner is important and information was attempted to be gathered on the adjacent building. The District and the other developers have not provided much information to help inform the design. It would be beneficial to see more details on surrounding development.
- A full glass corner does not work for this development because residential is on the top. A round shape could possibly work if the Panel prefers.

The Chair invited discussion amongst Panel members:

- A Panel member asked what the other members' thoughts were on the building corner.
  - The corner doesn't have to be cylindrical but the space has to be addressed better. The plantings need to be improved and be more deliberate.
  - The public space needs to be more useable and if there is a bigger plan for how the four corners relate to each other, that's where the plan should start.



- The role of the Panel is not to recommend the shape of the corner but to point out that it's not working. One of the reasons it doesn't work is it is not cohesive with the rest of the project and doesn't create a public realm. The corner is very exposed and maybe having some breathing space or encouragement of infrastructure to facilitate small gatherings would help.

Mr. Alfonso Tejada, Urban Designer, provided two comments in response to the Panel's discussion:

- The role of staff is to suggest more needs to be done to compliment the buildings across the street.
- The project across the street is available on the District's website and the applicant should be able to access information regarding it.

The Chair asked that when the project comes back to the ADP for further review, whether it would be possible to have plans showing neighbouring projects and how the subject project has been merged together with them.

The Urban Designer responded that the surrounding area is still under development and not all plans have been finalized. The District is only looking for the potential contextual future to be considered.

The Chair invited the Panel to compose a motion:

**MOVED** by Don Aldersley and **SECONDED** by Riva Nelson

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

**CARRIED**

The applicant enquired whether a summary of the meeting would be available. Mr. Kevin Zhang, staff liaison, responded minutes of the meeting would be published after adoption at the next ADP meeting.

Mr. Zhang asked the Panel their thoughts on the online meeting format.

The Panel members had the following comments:

- Successful with some things to learn such as minding when you're muted.
- Technical difficulties aside, it's better to host these meetings and give feedback to applicants.
- ZOOM seems to work a bit smoother than Microsoft Teams.
  - Mr. Zhang said he would speak with the District IT Department about possible other programs.
- The Discussion was more difficult because you can normally tell who wants to speak when in person.



- Microsoft Teams can be downloaded (rather than accessed through a browser) and that allows all participants to be seen simultaneously.
- The online format was difficult in terms of being able to hear (if someone has an accent or if background noise is present).
- One Panel member has a preference to dial-in.
- A suggestion to provide some information to presenters about using microphones correctly and that if experiencing trouble with sharing items the paper packages can be referenced.
  - Mr. Zhang suggested a trial-run with presenters prior to the meeting is a good idea to sort out technical difficulties.
- It may be difficult to adhere to the allotted 20 minutes for presenters given technical difficulties.
- The meeting worked sufficiently well but it was hard to add comments in after.

Mr. Zhang explained that he would communicate with the Panel about the next meeting.

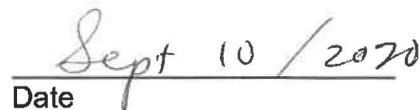
### 3. ADJOURNMENT

The meeting was adjourned at 9:50 p.m.

### 4. NEXT MEETING

To be determined.

  
Chair \_\_\_\_\_ for  
Don Aldersley

  
Date \_\_\_\_\_