

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
SEPTEMBER 8, 2016 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Dan Parke (Chair)
 Mr. Laurenz Kosichek
 Mr. Craig Taylor
 Mr. Samir Eidnani
 Ms. Amy Tsang
 Mr. Steve Wong
 Sgt. Kevin Bracewell
 Mr. Stefen Elmitt
 Ms. Diana Zoe Coop

REGRETS: Mr. Tieg Martin
 Mr. Greg Travers

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

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 August 11, 2016.

2. ANNOUNCEMENTS

None

3. NEW BUSINESS

a.) 1633 Capilano Rd and 2010 Marine Dr – Detailed Application for Mixed-use Project Including 263 Residential Units

Ms. Tamsin Guppy, District Planner, introduced the project and provided an overview of the site context and rezoning approved by Council. It was noted that the development proposal has been reviewed twice previously by the Design Panel: once at the preliminary application stage and again at the detailed rezoning application stage. Three questions were posed for consideration by Panel members:

1. Does the proposed gateway plaza and transit exchange work successfully?
2. Can the auto court drop-off area provide a softer, more pedestrian-oriented space?

3. Does the building presence require further enhancement at the corner at Capilano Road and Curling Road?

The Chair welcomed the applicant team and Mr. Foad Rafii of Rafii Architects Inc., introduced the project. Mr. Rafii noted the following points in his presentation:

- The proposal is for two towers with 263 residential units and approximately 27,500 square feet of commercial space, including a stand-alone restaurant
- The main concern is the traffic in and around the site; therefore an extra vehicle and bicycle lane will be provided at the intersection of Capilano Road and Curling Road
- Underground parking will have two access points: one from the north and one from the south
- The internal pedestrian-oriented street will help encourage non-vehicular modes of travel to and from the site
- Loading access is important for the stand-alone restaurant space for both deliveries, and customer drop-off and pick-up purposes
- The addition of a neighbourhood grocery store was a priority for the public and is seen as a positive element of the project
- Residents will have second floor access from both towers to the top level of the grocery store, which will include a pool area and patio space
- In response to previous Design Panel comments regarding use of too much glass in the project, greater variety of materials, colours, and building forms have been incorporated into the design
- Colours and textures reflective of the North Shore are proposed, as well as a number of “sky garden” features to help set the project apart

Mr. Chris Raeburn of PFS Studio reviewed the approach to the landscape design:

- On the outer edges of the site, the streetscape has angular sidewalks and boulevard treatments symbolizing the Capilano River, all in accordance with the design guidelines for the village centre
- Planting zones highlight elements of the North Shore natural landscapes
- On Capilano Road there will be a single boulevard whereas Marine Drive will incorporate two boulevards to provide for the transit hub
- The gateway plaza is intended to create an entry to the village centre featuring an overhead aqueduct and pedestrian promenade connecting to bus stops and cafés
- The water feature in the gateway plaza is intended to unite both sides of the plaza and create a focal point
- Lighting is an important element for the plaza and cantilevered lighting elements are being considered as a unique feature
- A park dedication has been provided in the north-west corner of the site for a park that will be completed by a future development application
- Level 2 of the project includes amenity terraces, ornamental water features, and an overhead bridge linking the buildings over the access road

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:

- Have geotechnical issues been reviewed? Yes. Groundwater is not anticipated to be higher than the P2 level.
- Has noise abatement been considered? Glazing approaches are being reviewed and will take into account noise levels based on a full acoustical report. Dwelling units are air conditioned and this will help control noise.
- Are tree plantings underneath the overhead bridge element viable? Tree selections will be smaller species so should be fine.
- What is the format for the drive court near the restaurant. A one-way driving lane mainly for emergency access but also for customer access to the restaurant.
- What is the anticipated relationship between the grocery store and parking garage? The small scale grocery store will utilize elevator and stair access to the underground parking. A “movator” approach may be considered.
- Is level access available to the swimming pool on the amenity deck? Yes, the pool sits above the deck level, so the ramp allows wheelchair access to the pool.
- What adaptable housing standard is proposed? 5% of dwelling units have enhanced accessibility with the remainder meeting the “basic” accessibility requirements.
- Has energy modeling been done? Not yet, but it will be.
- Who will maintain the sky garden landscaping? Not yet defined, but will likely be the responsibility of the adjacent owner.
- Can the restaurant space open in other directions to the east and north? Yes, different designs for the patio space can be considered, but as the operator has not been chosen the designs are evolving.
- Is all commercial parking accessed from one parkade entry? Yes.
- Has solar control been considered? Window sizes have been reduced and glass technology will assist in reducing solar gain
- The main building colour appears white on the rendering is that correct? Body colours are two shades of grey and only the trim is white.

Mr. Alfonso Tejada, District Urban Design Planner, provided comments on the project.

Four issues for consideration were noted as being relevant to the site:

1. Is there an appropriate terminus for the view south along the woonerf?
2. How can a sense of enclosure be created for the transit plaza?
3. What is the terminus for the view to the east along internal road?
4. A suggestion that the north-east corner of the project would benefit from a stronger identity at the corner of Capilano Road and Curling Road.

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

- The design, site planning, and material selections in the project appear very positive and there are strong ideas in the architecture of the towers
- Combining commercial and residential spaces is exciting but does create some challenges and avoiding conflicts is important

- The project will serve as an important gateway to the District so the design needs to be successful
- The design approach has become more complex with somewhat random features and overhanging components which dilute some of the strong building elements – some simplification should be explored
- Seating for transit users is unclear in the gateway plaza and should be designed to handle anticipated loads
- Bicycle use in the gateway plaza could be problematic, and there is a need to carefully manage conflicts between bicycles and pedestrians in this location, particularly at the bus stop
- A request for more detail on the public art and a suggestion that the gateway plaza would be a logical location for art at the site
- The aqueduct is a great feature but this element should read as part of the language of the project, not as an add-on
- Having the proposed restaurant patio facing Marine Drive could be unpleasant and there might be value in moving the outdoor dining area to the east side of the building to help animate the pedestrian corridor
- The “auto-court” feature forecourt works well in front of the restaurant but the three other edges are not well integrated with the surroundings
- The design of the auto-court seems to preclude pedestrian enjoyment of this area and there would be a benefit in a reducing the vehicle-oriented elements of this area while still ensuring appropriate emergency access. It is also not clear whether a circular driving loop is necessary
- The north-east corner of project seems a bit tentative and lacks a defined identity for the grocery store entrance
- The south parkade entrance has the potential to create conflict between pedestrians and vehicles and should be reviewed
- The live-work townhouses and “sky garden” elements are very positive features
- The bridge between the two towers has the potential to weaken some of the continuity of the project
- There would be a benefit to more permeability into the buildings at grade level, greater legibility where the towers meet the ground, and more variety in the expression of the various elevations
- Mix of white and muted colours creates a somewhat dull palette and there might be value in using some contrasting, darker colours
- Large areas of painted concrete should be avoided at ground level to improve the pedestrian environment
- Fire and emergency access should be reviewed as this may affect the access approach to the site

The Chair invited the project team to respond

The applicant team noted an appreciation for the comments made by the Panel and the following specific comments were made:

- Review of code and emergency response issues will be completed
- The public art budget is strong and may focus on the aqueduct feature in the public plaza

- It is not expected that the overhead bridge element will be a problem
- More refined materials can be explored for use at grade level
- The restaurant drop-off area will be reviewed to take into account the needs of the restaurant operator and to ensure pedestrian comfort and usability

The Chair invited the Panel to compose a motion:

MOVED by Diana Zoe Coop and **SECONDED** by Laurenz Kosichek:

THAT the ADP has reviewed the proposal, 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

b.) 2932 Chesterfield Ave – Detailed Planning Application for Development Permit for a 4 Unit Townhouse Project

Mr. Erik Wilhelm, District Planner, introduced the project and provided background on the site and planning policy context for the project. The proposal is for two separate buildings with two townhouses in each building and a total FSR of 1.2.

The Chair welcomed the project architect, Mr. Farzin Yadegari, and the following items were reviewed as part of the applicant presentation:

- A total of four units are proposed with two units in each of the two buildings - two units address Chesterfield Avenue and two units address West 29th Street
- Driveway access to the slightly below-grade parking is from West 29th Street
- Flat roofs help keep building height lower for the project and allow for roof decks for each of the units
- Gable roof elements create a more residential character in the project
- A mix of building materials is proposed including granite and cementitious panels
- Some interesting window designs have been included to create interest in the project
- A solar panel art element is being considered for the south-west corner of the property

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 screen or panel on the south-east portion of the site? Existing hedge which is proposed to be removed.
- Is the stone material on rendering ledgestone? No, random ashlar granite.
- What is the material for the arbours? Ironwood.
- Is the parking entrance proposed to be gated? Yes.
- Is parking secured and at grade level? Gated and slightly below grade level.

- Are roof decks permissible under zoning? Zoning will be customized for the project and roof decks should be possible.
- What is the material used for the parking gate? Aluminum with a wood frame.
- What is the material used for the trim? Not finalized but likely a “Hardi-type” material or cedar.

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

- In terms of the site plan, the south-west corner of the project should include wrapping of the unit around the corner, with “fronts” on both streets
- The treatment of the front entries for the two units facing Chesterfield Avenue should be reviewed to create more individual identity
- The proposed art element at the corner seems to be competing with elements of the building and should be reconsidered to be more subtle
- The sunken patio element facing West 29th Street is problematic both in usability and the relationship to the public realm
- The trellis and eyebrow features on the facades seem overly complex and tend to compete with each other
- Balcony expression should be refined to work better with building forms and gable elements

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

- The project includes a mix of architectural language that does not seem entirely successful and the proposed architectural theme is unclear – there might be value in strengthening the Japanese elements of the design as currently proposed
- Treatment of the building at the corner seems unresolved and the south elevation of the corner unit could be improved to help better address both streets
- Rooflines seem random and incomplete and the proposed gable roof elements create some confusion, particularly where they intersect the glass roof guards
- A more contemporary expression could allow the materials and massing to work better with the building forms and stronger balcony roof guards could help to improve the relationship to the gable roof elements
- Parking layout and driveway access creates a void in the middle of the project and the design of the parking gate design seems inconsistent with project finishes
- Decking the parking area and placing the parking beneath might be a solution to the challenge of the void in the middle of the project
- The colour scheme and relationships between the stone, ironwood, and panel materials seem like they need some review to be more successful
- Timber elements should be thought through as it may be difficult to find ironwood timbers this large
- The project appears fairly complex from a code perspective; exiting, sprinkler systems, and roof deck access need careful review to ensure code compliance
- Consideration of public art as a project element is commendable, but a more subtle approach to art should be considered – the current solar panel element

may not reflect neighbourhood character and the costs of manufacture and maintenance may be a problem

- The adjacent project has a lovely walkway and water feature which could be celebrated in the site layout for this project
- Plant choices could use more variety and there would be merit for inclusion of some taller plant species in the landscape plan to assist in increasing privacy and definition of the outdoor areas

The Chair invited the project team to respond and Mr. Yadigari thanked the Panel and noted the team's willingness to explore refinements to the project design.

The Chair invited the Panel to compose a motion:

MOVED by Stefen Elmitt and **SECONDED** by Amy Tsang:

THAT the ADP has reviewed the proposal, and **SUPPORTS** the general concept but recommends revisions to the proposal and a further presentation to address staff the items noted by the Panel in its review of the project.

CARRIED

c.) 1946 – 1998 Glenaire Dr. – Detailed Planning Application for OCP Amendment, Rezoning and Development Permit for 23 Unit Townhouse Project.

Mr. Erik Wilhelm, District Community Planner, introduced the project and provided background on the site and planning policy context for the project. The proposal is for 23 townhouse units in three separate three-storey buildings at an overall FSR of approximately 1.1 FSR. A trail feature on the river side of the property adjacent to the riparian area, will enhance the connection to the natural surroundings and allow for improved public access along the river. The development will require an OCP amendment, Rezoning, and Development Permit.

The Chair welcomed the applicant team, and Mr. Thomas Grimwood of Grimwood Architecture introduced the project. The following points were reviewed:

- There is a 15 metre riparian setback at the north side of the property and a public pathway will be created at the edge of this setback area
- The project addresses the protection and restoration of the riparian area
- All parking is underground in a mix of private garages and open spaces. The parking garage entrance is from Glenaire Drive
- A total FSR less than the maximum permitted 1.2 FSR is proposed to allow for larger dwelling units that will offer more of a single family character
- A European row home approach has informed the design which is reflected in the elegant and consistent approach to the frontages of the buildings
- Variation in material and colour palettes is proposed for each of the three buildings

- Larger windows have been included for the portions of the units facing the Capilano River to take advantage of the attractive outlook
- A large rear patio has been included for each unit
- The housing type is intended to be comfortable for families
- “Built Green Gold” certification is proposed along with a range of energy and resource-efficient features

Mr. Daryl Tyacke of ETA Landscape Architects reviewed the following points in the landscape plan presentation:

- The Glenaire Drive frontage of the property includes a series of vehicle pull-outs with rain garden elements between them to provide on-street parking while creating a soft edge to the street.
- Paving patterns are intended to draw the eye toward the river
- The proposed planting palette includes a columnar tree at each front entrance to help identify the entrances and establish a rhythm in the landscape
- The mews area between Buildings 1 and 2 includes native plant selections and a planting plan to create an attractive landscape between the buildings and a comfortable pedestrian connection.

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 landscape edge of the riparian area? There is a grade change with the parkade wall adjacent and the path is on top of parkade. Options are being reviewed for the location of the trail, and for disguising the parkade wall.
- Is the trail outside of the riparian area? Yes, a portion of garage encroaches into the riparian setback area, but the average protected area is larger than required.
- Is underground parking secured? Yes, there is an overhead gate at the driveway entrance and individual garages are separately secured.
- Has the Department of Fisheries and Oceans been consulted? Yes.
- Are planters proposed on the exterior of the buildings at the upper level? No.
- Is there a flood plain concern? No.
- Is access from units to public path proposed? No.
- Were roof decks considered? Yes, but larger grade level patios were preferred.
- How was accessibility considered? Some units allow for a retrofit elevator, and straight stairs which allows for future installation of stair glide equipment. The provision of a main level accessible washroom is being considered.

Mr. Alfonso Tejada, District Urban Designer Planner, provided comments on the project with reference to the following principles:

- The proposed railing along the pedestrian pathway is problematic and it would be preferred to see some re-examination of this important public asset to provide “stopping points” along the pathway
- The proposal for eight risers to the front entrances from street level as well as the railing designs seem challenging in terms of creating a successful street character

- The mews relationship between Building 1 and Building 2 should be reviewed to ensure the design of this area is successful as the current design for the elevations of the buildings along the mews seems flat and uninteresting
- A more natural material than poured concrete for the base of the buildings would be preferred
- The parking garage entrance needs to be more interesting and the project would benefit from the provision of a balancing element at the other end of this building

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

- In general, it was suggested that the proposal provides a positive site plan and building form with a refreshing approach to townhouse expression
- The public path along the river seems overly structured and could be more successful with a more organic approach – the design should celebrate a pathway experience along a natural edge
- Intersecting gable roof elements at the north-east corner of the site are somewhat challenging and could use some re-consideration
- The proposed plant palette appears sophisticated and successful but some approach to a grade change or a planting strip between the private patios and the public walkway should be explored
- It was suggested that the proposed outdoor areas lack privacy and landscaping could be used to address that issue
- Roof drainage will be a challenge in the project and should be examined carefully to avoid obtrusive rainwater leaders on the elevations
- In general, the colour selections are positive, but the proposed westerly building seems a bit dull and might benefit from additional contrast
- The walkway through the mews areas seems a bit tight and could benefit from better sight lines
- Given the number of storeys, exiting via the main floor should be reviewed for code compliance
- Wood soffits would be a better choice than vinyl
- It was suggested that the handrails for the front entrances need some additional work, and that the roof features over the rear patio doors appear somewhat tacked-on and could benefit from improved detailing

The Chair invited the project team to respond.

The applicant team noted an appreciation for the comments made by the Panel and thanked them for their time.

The Chair invited the Panel to compose a motion:

MOVED by Craig Taylor and **SECONDED** by Samir Eidnani:

THAT the ADP has reviewed the proposal, 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

5. OTHER BUSINESS

None

6. ADJOURNMENT

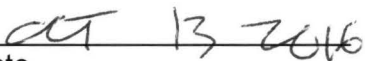
The meeting was adjourned at 9:04 p.m.

7. NEXT MEETING

October 13, 2016



Chair



Date