

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
FEBRUARY 9, 2017 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Craig Taylor (Chair)
 Mr. Laurenz Kosichek
 Mr. Steve Wong
 Mr. Stefen Elmitt
 Mr. Samir Eidnani
 Sgt. Kevin Bracewell
 Ms. Diana Zoe Coop
 Mr. Tieg Martin
 Mr. Jordan Levine

REGRETS: Ms. Amy Tsang

STAFF: Mr. Michael Hartford
 Mr. Nathan Andrews
 Mr. Alfonso Tejada
 Mr. Erik Wilhelm (Item 3.b.)
 Mr. Kevin Zhang (Item 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 January 12, 2017.

2. ANNOUNCEMENTS

Michael Hartford reviewed the fact that the presentation of the Panel's "Design Excellence" awards is scheduled for Monday February 27th 2017 at 7pm, along with the Heritage awards. Members of the Panel are welcome to attend the reception and ceremony.

3. NEW BUSINESS

a.) 905, 923, 939 & 959 Premier Street: Detailed Planning Application – Rezoning for a 17 unit townhouse development

Mr. Darren Veres, Community Planner, introduced the project and explained that the site is located on the west side of Premier Street in the Lynnmour Inter-River neighbourhood and is comprised of four single family residential lots. The site is zoned RS3, for single family uses, and the OCP designation for the site is "RES3: Attached Residential." The proposed multifamily

development includes 17 three-storey townhouse units in four buildings for a total FSR of 0.69 and is in accordance with the OCP designation. The project requires rezoning to allow for the proposed increase in density, as well as a development permit. The applicable development permit guidelines for the site include Ground-Oriented Multi-Family Housing and Energy and Water Conservation and Greenhouse Gas Emission Reduction.

The Chair welcomed the applicant team and Mr. Michael Scantland of Integra Architecture introduced the project. Mr. Scantland noted the following points in the presentation:

- The objective for the project is to enhance the physical and visual connections throughout the site and to the adjacent park, and to build on greenspace integration
- The design highlights rooflines inspired by westcoast architecture and finishes includes durable finish materials such as high quality prefinished "Hardi panel"
- Communication with the neighbourhood has been key to shaping the site layout so that private areas are not directly aligned with those of the neighbouring properties
- Accessibility to and from the site is important so a gate at the centre of the property will allow a connection to the adjacent park space at the west property line
- The need for stairs on the site has been minimized
- Mr. Ron Smith of Forma Design Landscape Architecture reviewed the landscape approach for the project, include the use of "green fingers" to connect the site to the park and to the landscaped boulevard
- Streetscape and on-site plantings were noted as featuring native species
- A mix of pavers has been proposed to create some vibrancy in the hardscape
- Hedges are used to create privacy
- Cultured stone retaining walls and iron gates and fences are proposed as components of the landscape design.

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 as follows:

- How are front yards facing the street landscaped? Turf, trees, a hedge, low fence, with cultured stone facing on low concrete retaining walls, and glass gates
- What is the differentiation between private and common outdoor space on the property? The project includes a variety of techniques to establish differentiation between common spaces and private spaces - a central walkway is proposed as a common space, as well as gathering space with a pergola feature
- Is there a common walkway on the west side of project and is there an unlocked gate to the property in this location? Yes, on both counts.
- Is there access from the property to the existing south walkway? No, not proposed
- Are there any significant trees on the site? There is a large hedge on the west side of the property but no other trees or vegetation on the site worthy of retention. Tree removals on the site will be replaced with new plantings with native species along the north, west, and south edges
- Are the soffits wood? No, wood-look paneling for greater durability

- Will the garages have exterior lighting? Haven't worked that through yet but definitely something to consider for CPTED purposes
- Given that the pathway through the site is accessed through an unlocked gate, how will territoriality be established? The gate will help establish the change from the public space to the semi-public space and it is not expected there would be much traffic through the site
- Have unit identification and wayfinding to rear units been considered? Unit numbers will be posted at each entrance door. The approach to a directory for the project has not yet been resolved
- What is the grade change from the sidewalk to unit entries? Some of the units are level, but the majority require 1 or 2 steps to access
- How was the driveway alignment selected - why is the orientation asymmetrical? Original site plan included an additional townhouse unit so instead of revising the driveway location, it was left unchanged to allow for more privacy from the street.

Mr. Alfonso Tejada, District Urban Design Planner, provided a number of comments and questions for consideration. It was noted that the main issues relate to the site plan of the project including:

- Visitor parking seems to be on the wrong side of the driveway, given the normal approach for vehicles accessing the property
- South boundary of site needs more attention – the project to the south includes entrance gates and front yards to the walkway, and there would be merit in having some access from the walkway to this property
- Would be beneficial to see some more details regarding grade changes at entrances to the townhouse units
- There may be a benefit to removing some of the proposed trees from the pergola area and allow for a more open gathering space
- The relationship of timber feature elements with their concrete bases seems awkward as shown in the design drawings
- There could be a benefit to more manoeuvring space for vehicles at the north and south ends of the driveway areas

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

- The materials and shape of the rooflines are generally positive, but consideration should be given to the use of real wood soffits
- Given that the focus of the development is on families the gathering space should be developed further to provide better social interaction opportunities and it was suggested that changes could include more articulation of building facades fronting the gathering space, reconsideration of the location of the pergola in the space, and different paving surfaces in this area
- The asymmetrical layout of the driveway works well and seems to help enhance safety and privacy of the family-oriented development

- Overlapping roofs with minimal separations seem like they could be a maintenance challenge and gutters and downspouts need to be carefully detailed especially on knee braces at front entrances
- Waste and recycling areas need to be clearly defined and well planned out for easy access
- The planting plan works well with a mix of native and ornamental selections but could use some work to provide integrative connection features for the residents
- Would like to see connection from interior of site to the south pathway at the edge of the project
- Need to resolve exiting from personnel doors in garages to ensure this is safe and workable
- Wayfinding and unit identification need to be resolved for the project
- A different approach to the garage doors could be an improvement as the current approach is somewhat relentless – this could be addressed with changes in colour or some architectural features above some of them

The Chair invited the project team to respond. Mr. Scantland, project architect, acknowledged the Panel's suggestions, and clarified some of the comments including the intent that the waste and recycle bins would be stored in the deep garages, that trees at the south end of the driveway are there to address glare concerns from neighbours to the south, and that the inclusion of more on-site amenity spaces for residents can be considered.

Mr. Ron Smith noted that some regrading will take place along the west side of the site to allow for a positive relationship to the park, and that options can be explored for adjustments to the common resident spaces in the project.

The Chair invited the Panel to compose a motion:

MOVED by Tieg Martin 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

b.) 1800 – 1865 Glenaire Dr and 2064 – 2082 Curling Rd: Detailed Planning Application – Rezoning for a 40 unit townhouse development

Mr. Erik Wilhelm, Community Planner, introduced the project and provided background for the application, including site and surrounding uses, relationship to the Official Community Plan, and that the project would be measured against development permit guidelines for Ground Oriented Housing and Energy and Water Conservation and Greenhouse Gas Emission Reduction, as well as the Lower Capilano Village Centre's "Peripheral Area Housing Policy and Design Guidelines."

Mr. Wilhelm noted that the site is zoned Residential Single Family Zone RS3, consists of six existing single family dwellings, and is located on the east side of Glenaire Drive extending eastward along Curling Road. With similar types of development to the east and north, the intention of this project is to develop 40 townhouse units, in six separate buildings, all three storeys in height, with a project FSR of 1.19. A rezoning and an OCP Amendment are required to accommodate the proposal, with a change in the OCP designation from RES2 to RES4.

The Chair welcomed the applicant team and Mr. Kevin Wharton of Shift Architecture introduced the project. Mr. Wharton noted the following points in the presentation:

- 40 three-storey townhomes are proposed on the 6 lot assembly
- The site looks onto Klahanie Park to the west and building sizes range from 4 to a maximum of 8 units
- "Rear buildings" have units facing the internal walkways which will help to create the feel of a pedestrian street
- Intent was to reflect a traditional European-style row home with repetition of massing and architectural expression
- Materials include a simple palette with a mix of brick, stucco, and cementitious paneling
- Landscape plans include steps to front entrances along Glenaire Drive to follow the grade and large patios are featured at the rear of all units
- Trees in walkway areas will help to disrupt sightlines and create privacy
- A public gathering space is proposed at the corner of Curling Road and Glenaire Drive
- A permeable walkway system with no locked gates will help create pedestrian flow and connectivity, including to the adjacent development project to the east.

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 as follows:

- What was the design inspiration for the project? The "Nine on the Park" development at UBC was noted as a precedent
- What is the green building commitment for this project? Targeting "Built Green Gold" and will comply with District development permit guidelines
- How will the corner plaza be differentiated from internal walkway system? Material changes and a narrowed pathway will help to create a sense of territoriality
- How would wayfinding work to access individual units? Addressing and wayfinding have not yet been resolved

- How are the Juliette balconies accessed on the top floor? Sliding doors
- How many townhouse units would be accessed from the front door without steps? All street-facing units except three. All of the "interior" buildings, except buildings 4 and 6, are accessible to the front entrances
- Is there a requirement for accessibility? District's policy is discretionary for townhomes but policy encourages 15% of units have some accessible features.

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

- A key issue is the similarity of the buildings and whether some variation could be established between the buildings
- A direct connection from the Curling Road sidewalk to the front doors of the units may need more exploration to create an improved transition for these units
- The corner plaza space is a gateway to the neighbourhood so it is important that this feature be successful – as currently designed, it appears it needs some reconsideration
- The lack of a common gathering space on the property is a problem, so options should be reviewed to provide this – improvements to the functionality of the corner gateway element may assist in alleviating this deficiency

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

- In general, Panel members felt the project was well-designed, and the materials selected appeared to be of very high quality
- There were mixed opinions on the concept of variation between the units and the buildings. Some Panel members felt that the uniformity was a strength of the design, while others felt the repetition was overly regimented and that while the design was attractive, it seemed out of context with its location
- A lack of clarity was identified in how the how the garage exit stairs arrive at courtyard and it was suggested that further refinement was necessary in how these would look and work, and how wayfinding would be resolved
- It was suggested that the bike room might be better secured with open mesh to allow for improved sightlines
- Consideration should be given to screening the patio spaces with plantings rather than fences to soften the appearance of the interior walkways
- There was general agreement that the raised planter in the plaza feature was not successful that that it impaired the ability to use this area as a gathering space - revisions to create a greater sense of arrival at this location where encouraged
- The lack of weather protection for the sliding doors to the Juliette balconies was noted as a concern
- Having up to six or eight units in some buildings seemed like too many in some locations and it was suggested that the width of the proposed units at 17 feet is somewhat narrow

- A need to for clear access points to the site, effective lighting, and unit identification to ensure first responders can easily locate interior units was identified
- Better placement of the children's play area was encouraged, perhaps closer to the centre of the site, to allow it to be more useable and accessible

The Chair invited the project team to respond. Mr. Wharton, associate project architect, acknowledged the Panel's suggestions, noted an appreciation for the comments, and indicated that the team is pleased to take them into account as the project design evolves.

The Chair invited the Panel to compose a motion:

MOVED by Tieg Martin 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
(1 opposed)

c.) 1521 – 1543 Hunter Street / 480 Mountain Highway (Intergulf East): Preliminary Planning Application – Rezoning for a mixed use development with 193 strata units, 31 below-market rental units, and 4,000 sf of commercial space

Mr. Michael Hartford, Community Planner, introduced the application and provided background on the past planning work for the Lynn Creek Town Centre, including the site context, the OCP land use designation, and the relevant OCP guidelines for Commercial and Mixed-Use Buildings, Multi-Family Housing, Energy and Water Conservation and Greenhouse Gas Reductions, as well as the Lynn Creek Public Realm Design Guidelines.

The development site is located at the heart of the Lynn Creek Town Centre. To the north of the 1.4 acre site is the "Seylynn 2" development which includes four buildings of residential mixed-use ranging in height from 6 to 19 storeys. Similar densities of CRMU3 are proposed for the nearby sites to the south and west. The development proposal is for a 26 storey mixed-use tower with 193 condominium units and approximately 4,000 square feet of street-oriented commercial space, as well as a five-storey rental building with 31 below-market rental units. The floor space ratio of 3.82 exceeds the 3.5 FSR in the OCP designation but is being sought to support the affordable rental units proposed. The project includes the town centre plaza, which will be a significant public realm improvement for the neighbourhood.

The Chair welcomed the applicant team and Mr. Doug Ramsay, of Ramsay Worden Architects, introduced the project. Mr. Ramsay noted the following points in his presentation:

- Due to creek hazard mitigation the plaza level has been elevated slightly to be at the same level as the adjacent commercial space – this change in grade allows for some interesting features within the plaza
- The streetscape along Hunter Street is more residential in character, with commercial uses focused on Mountain Highway
- Generous outdoor balcony spaces are provided for the units, and have been located on the tower to assist with solar control
- High and low-rise elements have been integrated through building material selections, and the proposed “sky bridge” assists in connecting the two buildings visually, while also providing access for residents to the amenity space on the roof of the low-rise building
- Mr. Gerry Eckford, landscape architect, noted that the neighbourhood is evolving and that characteristics of the past will be a part of the new neighbourhood
- Pedestrian-friendly connections have been a key organizing factor for the site layout
- The proposed plaza will serve to provide a significant urban gathering space and nearby uses such as the grocery store to the south and community centre to the west will help to activate the space and make it well-used
- The plaza has good sun exposure and positive containment to the north, east, and south, with a significant water feature at the east end
- An iconic interactive art piece is proposed at the plaza’s edge and will need to be located successfully to encourage its role as a focal point in the neighbourhood

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 do ramps and steps in plaza area work? Plaza is flush with street at the north edge of the plaza and ramps and steps make up approximately a three foot grade difference to the south edge of the plaza
- What heating system is proposed? Hydronic-based
- What is the wall surface outside of the generator room? Looking at a green wall feature to hide the required louvers
- What are the sizes of the CRUs? Approximately 4,000 square feet in total, and could be demised as one, two, or three individual units.
- What is wall finish for upper portion of the tower? Looking at 40% window to wall ratio
- What is the purpose of the sky bridge? Allows access from the fifth floor of the tower to the amenity space on the roof of the low-rise building
- Is the low rise a non-combustible structure? Not determined at this point – could be either frame or concrete
- What tenants are proposed for CRUs? Possibly at least one restaurant being considered

- Is underground commercial parking gated and is residential parking separate from commercial? All parking is gated – commercial parking will be left open during the day. Residential parking is separately gated and will be secured at all hours.

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

- Mr. Tejada noted that this appeared to be one of the most complete preliminary application packages reviewed by the Panel in recent years
- The relationship between the commercial units and Mountain Highway appears quite positive, but some care will need to be taken in how the grade relationships to the street and the plaza are resolved as the design develops

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

- Overall, the Panel expressed an appreciation for the design approach of the project and noted a desire to see the evolution of the project at the detailed application stage
- It was suggested that the plaza space looked to have been well-thought out in terms of grade changes, and that this project element should be a significant asset to the neighbourhood
- Encouragement was provided to retain the clean, elegant character of the project as the design develops
- The tower and low-rise skybridge connection was noted as a positive feature, but the design and detailing seemed unresolved
- Access to the plaza from Hunter Street was noted as positive, but the area between the tower and low-rise buildings may need some reconsideration to make it work effectively for its multiple uses, while still being comfortable for pedestrians
- The examples of the interactive art pieces were noted as having exciting potential
- The amenity features in the project, such as the plaza and the roof-top area were commended, but it was noted that these areas need to be programmed carefully to be successful
- There is a need to see some additional information about the details about the proposal, including how deliveries to the commercial spaces will be handled, the feasibility of the green wall on the exterior of the generator room, whether the generator can be relocated to a more suitable location, how exiting from the low-rise building can be organized to meet code requirements, and how the spandrel glass wall surface of the tower will be terminated at the roof edge
- Security in the parking garage should be considered carefully, including a different approach to the enclosure for the bicycle storage, as chain link fence may not be sufficiently secure

The Chair invited the project team to respond.

Mr. Ramsay thanked the Panel for the comments, and noted that the team will consider the suggestions made and looks forward to continuing to work with District staff on the project's design.

The Chair invited the Panel to compose a motion:

MOVED by Stefen Elmitt and **SECONDED** by Tieg Martin:

THAT the ADP has reviewed the proposal, 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

4. OTHER BUSINESS

None.

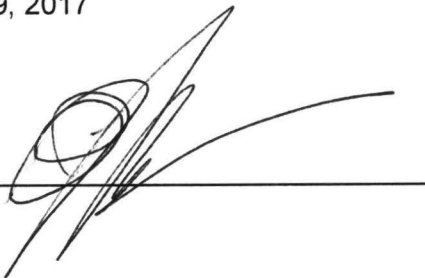
5. ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

6. NEXT MEETING

March 9, 2017

Chair



Date

MARCH 9, 2017