

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
OCTOBER 11, 2018 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Jordan Levine (Chair)
Mr. Samir Eidnani
Mr. Steve Wong
Mr. Charles Leman
Mr. Darren Burns
Mr. Stefen Elmitt
Ms. Carolyn Kennedy
Sgt. Kevin Bracewell
Mr. Tieg Martin

REGRETS: Ms. Diana Zoe Coop

STAFF: Ms. Tamsin Guppy
Mr. Alfonso Tejada
Mr. Adam Wright
Mr. Kent MacDougall (Item 3.a.)

The meeting came to order at 6:01 pm.

1. ADOPTION OF MINUTES

A motion was made and carried to adopt as circulated the minutes of the Advisory Design Panel meetings of July 12, 2018 and September 13, 2018.

2. ANNOUNCEMENTS AND ADMINISTRATION

- Ms. Tamsin Guppy, Development Planner, explained that recruitment ads have been placed for the Panel positions that are coming to the end of their terms. A variety of sources were used to distribute the postings including printed ads in the North Shore News, and a number of organizations and professional associations relevant to the individual positions. Ms. Tamsin Guppy thanked the panel for their input in drafting the postings, and that applications are being reviewed.

3. NEW BUSINESS

a.) 1199 Lynn Valley Road – Detailed Planning Application for an Exterior Mall Renovation

Mr. Kent MacDougall, Development Planner, introduced the project and explained the context.

The Chair welcomed the applicant team and Richard Bernstein on behalf of Chris Dikeakos from Dikeakos Architects Inc., and Nicci Theroux, from ETA Landscape Architecture 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:

- What is the faux wood material made from? It is a longboard material, likely composite or stainless steel panelling.
- Is there an entrance for the Starbucks at grade? There is an at-grade entrance adjacent to the patio that is wheelchair accessible and an entrance to the Starbucks patio through the steps at the plaza. This is in order to accommodate the grade change going up to the mall.
- What is the stone material being used for the façade? We've been looking at sourcing basalt materials that would reflect the canyons in the north shore. The steps to the Starbucks patio are made from concrete.
- What type of development faces the back of the mall to the east of Library Lane? M. Tamsin Guppy, Development Planner explained that there are existing apartment buildings and phase of the project that look west across Library Lane towards the site.
- Was the retail parking put under ground for the first 2 phases of the project? Yes, parking for first 2 phases are underground including spaces for retail parking.
- Are the plaza perspectives indicative of the tree species that are being proposed? No, we will be using Vine Maples and Trembling Poplar (Aspen) trees. We wanted to use deciduous trees to provide shade and permeability.
- Can you explain the bottle neck at the back of the building to the east of the large CRUs? There is a garbage staging area being proposed in the lane to the east.
- Will the staging area at the office remain? Yes, there is an additional area for Phase 2.
- Is this application a condition of the original Development Permit for Phase 2? Ms. Tamsin Guppy, Development Planner explained that the public plaza was contemplated in Phase 2, this is a separate application from the owner. Mr. Kent MacDougall, Development Planner, indicated that he believes that the public plaza is a requirement of the overall development in Phase 2.
- What sustainability or energy targets are being proposed (e.g. roof insulation or economizers in equipment)? We will have a better sense of R values, high performance glass, and mechanical features once energy modelling is done.

- Does the District of North Vancouver have any energy requirements? Ms. Tamsin explained that basic code requirements apply as it is not a new building.
- What consideration has there been for parking for shoppers and staff? There is staff parking along the back (east) and the overall ratio is 3.68 / 1000 square feet, or 368 stalls for 102,000 square foot mall. There are approximately 600 parking stalls all together with all three project phases. There was a traffic consultant involved for all phases to analyze parking.
- Could you address the landscape component of the back (east) corner? There is an opportunity to have some wide planting of approximately 5-6 feet, deciduous trees with up-lighting, low hedging material as well as seasonal perennials, and habitat for birds.
- It looks like the parking access has been reduced from 3 to 2 on the south side of the site, only 2 points of entry, will the traffic light be pedestrian controlled? Ms. Tamsin Guppy, Development Planner, explained that there would likely be a traffic study looking at the intersections including traffic flow, parking and management.
- Does Library Lane extend south to north through the entire site? Ms. Tamsin Guppy, Development Planner, explained that the ultimate alignment of Library Lane is planned to extend north to south through the site, and although it is not a requirement of the Development Permit, improvements to the lane are encouraged.
- Does the sidewalk wrap the corner from Valley Centre Avenue to Lynn Valley Road? Yes.
- How close are the heavy timber pillars along the façade? Some are quite close and others are approximately 20-30 feet apart.
- Has there been any thought to how the roof might be treated? Not at the moment.

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

- The project gives a new presence and character to Lynn Valley Town Centre.
- The alcove directly south of the Starbucks patio may pose security concerns.
- The north east intersection is very active and not clearly defined for safe use by pedestrians. The pedestrian walkway connection needs attention to properly and safely connect to Library Square.
- There may be an opportunity for redesigning the layout of the trash/compactor area at the north end of the site to improve functionality and movement.
- It is important to consider the treatment and quality of the back (east) of the mall as it will likely be an active pedestrian lane with access to neighbouring residential units.
- Continue the character around the service entrances along the western façade.
- Consider how the roof will be treated as it will be in clear view from new residents in adjacent buildings. Consider treating the roof so that it is complimentary to Phase 2.
- The garbage staging area may not be the right location as it would interfere with the character of Library Lane.

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

- The back (east) of the building needs better treatment considering the active use of the lane and neighbouring residents.
- The patio at south west of site adjacent to the vestibule needs attention.
- Concrete may be better than faux basalt, if authentic basalt is not available.
- The mountain character is expressed well, but the narrow pedestrian connection to the library north of the site needs more attention in order to better connect the two spaces.
- Electric Vehicle Charging Stations cut into the walkway and plaza directly in front of the building and seem to be located at a pinch point which causes an impingement on pedestrian circulation.
- The back (east of the building) needs to have some improved design at entry points and landscaping close to building.
- Clear lines of sight around corners; adequately lighting and avoiding choke points are strongly encouraged to prevent crime and increase security. The back (east) lane currently shows poor lines of sight around corners with 90 degree turn. Corners need to be bevelled to improve visibility.
- Ensure the design of the public plaza and walkway on the west of site is designed safely to avoid conflicts between pedestrians and vehicle traffic.
- Heavy timber pillars in close proximity to each other could provide unintentional roof access for thieves.
- There may be an opportunity to reduce and simplify the materials on the exterior façade. Consider how materials age: Stone currently proposed vs. a pre-rusted steel. More natural and genuine materials such as a green wall can soften and simplify the design.
- Library square north of the site is successful partly because of the simple design that invites people to sit, stand, climb, and gather. The basalt rocks as proposed for this plaza are not inviting to sit on, the Starbucks platform seems forced, and the amount of materials on the façade seem to reflect those of an outlet mall.
- Trees have been removed from the parking lot could be returned. Large canopy trees in the parking lot and other vegetation could define more of a border and allow the plaza to be more open and inviting.
- The use of trees could create a layout that is simpler, classier, and more functional without incurring significant costs.
- Great to see attention put into a mall.
- Consider simplifying the colour and material palette, including reducing glass colours or glass altogether.
- There may be a missed opportunity to not require energy performance standards for this project.
- A signage package is a key part of this application and was not included in the ADP submission. Individual letters are very hard to install and change, and renderings may be different than what tenants will want to include.
- Mr. Alfonso Tejada indicated that the District has a Signage bylaw that applications are reviewed against for compliance.

- Gravel or river rock on the roof could be a decorative upgrade that would be more attractive to onlookers.
- The façade upgrade is appreciated, but the back of the building is neglected. Consider balancing the attention and detailing between the front and the back of the building as well as improving the treatment of the north east corner.
- The proportions and rhythm of the façade are nice and reminiscent of Lynn Valley.
- There may be a missed opportunity to redesign and rethink the interior and function of the mall within its context.
- Landscaping drawings are difficult to read and could have provided further insight.
- Agree that attention is needed on the north corner to improve traffic flow and connectivity.
- Simplifying landscaping, materials, and colour palette could make the design more elegant and inviting.
- Consider alternative exits and other impacts from disabling one exit to ensure that people can get out safely if needed.
- Agree that the design would be improved with a better connection and response to library square.
- Parking would likely be limited and may not allow for pop-up tents in a mall that is largely automobile-oriented.
- Agree that an improved roof is important for potential onlookers.
- Agree that the overall upgrade to the façade is a significant improvement to the existing mall.
- Agree that the garbage staging area may be in the wrong location.
- Signage doesn't seem to have a clear hierarchy and individual channel letters may not be reflective of what will be installed. Well designed signage will be important for commercial success.
- Consider how up-lighting trees may affect the residential use on adjacent site to the east.
- Consider creating some external linkages, pathways, and public spaces, as well as "de-malling," or potentially rethinking the layout of areas and CRUs to improve the function of the mall itself.

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

The Project team appreciated the comments and indicated that the design team will actively work towards improvements with the DNV.

The Chair invited the Panel to compose a motion:

MOVED by Mr. Stefen Elmitt and **SECONDED** by Mr. Tieg Martin

That the ADP has reviewed the proposal and commends the applicant for the quality of the proposal and recommends APPROVAL of the project SUBJECT to addressing to the satisfaction of staff the items noted by the Panel in its review of the project.

CARRIED

4. ADJOURNMENT

The meeting was adjourned at 7:49 p.m.

5. NEXT MEETING

December 13, 2018


Chair


Date