

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
March 11, 2022 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Kelvin Lit (KL)
Mr. Jean-Pierre Mahé (JPM)
Mr. James Blake (JBI)
Ms. Nancy Paul (NP)
Mr. Don Aldersley (DA)
Mr. Rajesh Kumar (RK)
Sgt. Kevin Bracewell (KB)
Ms. Alexis Chicoine (AC)

REGRETS: Mr. Nathan Shuttleworth (NS)
Mr. Joshua Bernsen (JB)
Ms. Grace Gordon Collins (GGC)
Ms. Carolyn Kennedy (CK)

STAFF: Mr. Andrew Norton (AN)
Mr. Alfonso Tejada (AT)
Mr. Dejan Teodorovic (DT)
Mr. Kevin Zhang (KZ) - Staff Liaison

CONSULTANTS: Amir Farbehi, Architect, Inspired Architecture
Francis Klimo, Arborist, Klimo & Associates

Matthew Cheng, Architect, Matthew Cheng Architecture Inc.
Marlene Messer, Landscape Architect, PMG Landscape Architects

Mr. James Blake opened the meeting at 6:06 pm.

1. ANNOUNCEMENTS AND ADMINISTRATION

- Mr. Kevin Zhang took attendance.
- Mr. Zhang announced that the Architects on the Advisory Design Panel have submitted their disclaimers for voting on the District ADP awards.
- Mr. Kevin Zhang explained the virtual meeting process for the awards.

2. ADOPTION OF MINUTES

Nancy Paul identified a minor typo on the second to last page. Staff revised the minutes accordingly.

A motion was made by Mr. James Blake and seconded by Ms. Nancy Paul, and carried to adopt as circulated the minutes of the Advisory Design Panel meeting of February 10, 2021.

Passed

3. Design Excellence Awards (2021) Voting

The Panel discussed and voting on the following projects. An average score of 7.5 among voting members results in an Award of Excellence.

a.) Address: 1241 E 27th Street

Project: Timber Court

Mr. Kevin Zhang, Development Planner, provided a brief presentation on the subject project.

The ADP reviewed and discussed the project and provided individual scores on the project. The final score awarded was 6.6

b.) Address: 1616 Lloyd Avenue

Project: The Lloyd

Mr. Kevin Zhang, Development Planner, provided a brief presentation on the subject project.

The ADP reviewed and discussed the project and provided individual scores on the project. The final score awarded was 7.8. The panel provided the following positive comments when discussing this project:

- An appreciation for the use of glass, windows, and overall material selection. The panel noted that the building has a calming elegance to it as a result of the clean and simple design.
- The roofline and generous balconies were also appreciated by the panel.
- The building has a strong presence and includes generous features such as patios.
- The project has successfully captured the 'mountain theme'

c.) Address: 1519 Crown Street

Mr. Kevin Zhang, Development Planner, provided a brief presentation on the subject project.

The ADP reviewed and discussed the project and provided individual scores on the project. The final score awarded was 5.25.

d.) Address: 467 Mountain Highway

Mr. Kevin Zhang, Development Planner, provided a brief presentation on the subject project.

The ADP reviewed and discussed the project and provided individual scores on the project. The final score awarded was 8. The panel provided the following positive comments when discussing this project:

- Like the combination of colours and appreciated the effort to create clean corners which provide a focal point.
- Appreciate the amount of windows, the building is well put together.
- Massing is very good and the large ground floor units work well at the street level. The use of concrete for the landscape aspect is very simple and clean and supports the design of the building very well.
- The building has overall feel and continuity which is evident at street level.
- Appreciate the differing conditions on each side site which had to be considered when designing this building and incorporating a courtyard in the middle.
- The southeast corner is very well done.
- The site was well designed relative to its surrounding context.

e.) Address: 3468 Mount Seymour Parkway

Mr. Kevin Zhang, Development Planner, provided a brief presentation on the subject project.

The ADP reviewed and discussed the project and provided individual scores on the project. This project was awarded a 7.2.

f.) Address: 2070 Curling Road

Mr. Kevin Zhang, Development Planner, provided a brief presentation on the subject project.

The ADP reviewed and discussed the project and provided individual scores on the project. This project was awarded a 7.8. The panel provided the following positive comments when discussing this project:

- Appreciates the architectural style and use of brownstone to create an attractive streetscape.
- Detailing, materials used, light fixtures, railings and landscaping was well thought-out and well executed. There was a sense of continuity amongst the design and the materials used.
- Consistent design and good use of materials.

g.) Address: 3468 Mount Seymour Parkway

Mr. Kevin Zhang, Development Planner, provided a brief presentation on the subject project.

The ADP reviewed and discussed the project and provided individual scores on the project. This project was awarded a score of 5.5

The Panel members provided final scores for each project and after averaging, the following final scores for each project were as follows:

Project	Final Average Score
a) 1241 E 27 th Street	6.6
b) 1616 Lloyd Avenue	7.8
c) 1519 Crown Street	5.25
d) 467 Mountain Highway	8
e) 3468 Mount Seymour Parkway	7.2
f) 2070 Curling Road	7.8
g) 1131 Frederick (Argyle School)	5.5

The results of the Panel's final scores were that 1616 Lloyd Avenue, 467 Mountain Highway and 2070 Curling Road projects are to receive an Award of Excellence.

4.0 NEW BUSINESS

a.) Address: 2045– 2075 Old Dollarton Rd.

Project: Rezoning and Development Permit to create a five-storey mixed-use building containing retail units at grades, a child care at second-floor level and 32 residential units.

Mr. Andrew Norton, Development Planner, provided a brief presentation on the subject project.

- Provided background on previous ADP decision which supported the project's general concept but required amendments to address concerns relating to the design and form of the building's northern corner, and site landscaping.
- Application is for a rezoning and development permit. No OCP amendment is required.
- Provided overview of revised application details including::
 - The proposed density of 2.5 FSR remains unchanged;
 - Loss of 4 apartments to accommodate child care;
 - Building height remained the same; and
 - Reduction in vehicle parking and bicycle spaces
- Staff are looking for input on the design of the building's northern corner in relation to form, siting, massing, and optimization of the public realm.
- How does it enhance public realm and landscaping at an important intersection?

The Chair welcomed the applicant team: Amir and Francis who provided a presentation highlighting the following information:

- That the project would provide a 2.0 metre dedication along Old Dollarton Rd.

- The services and transportation connections within 500-1,000 metres of the site as rationale for reduced parking
- A Transportation study was completed.
- The different design options available for the building's northern corner and the rationale for the proposed design.
- The updated corner design is in response to previous comments from staff designer.

Applicant provided an animation video of the proposed development

- Highlights commercial units and rooftop garden.
- Notes that a materials board will be provided.
- Shows elevations of proposed building.
- Confirms that 4 advanced accessible units will be provided.

Landscape architect provided the following comments:

- Planter proposed at corner, two benches are the flanking features.
- Additional landscaping and bike racks provided.
- Provides overview of playground feature.
- Rooftop garden has select planters.

Questions

NP: What is material is being used for the rooftop deck?

Answer: Using composite decking and wood.

JPM: Three questions:

- 1) Acknowledged challenges of corner site and appreciated enhanced accessibility in curved portion of the building. Asked why the use of slotted windows?

Answer: Project is over budget due to other considerations provided within the project.

- 2) Why does the cornice change on the corner, 3 different elements two facing the flanking street, why is there a break between these features?

Answer: This is because of the 60 degree corner, we had to form a mass consisting of 2 rectangular shapes which follow the road alignment of Old Dollarton Rd. and Seymour River Pl.

- 3) Counted 9 different materials, trespa, composite metal panel and brick which are all relatively expensive materials. Why then was hardie panel selected, compared to all other expensive materials?

Answer: It was selected for its durability, and at higher elevations it will not be too visible from the public realm.

KL: Three questions:

- 1) Where is the childcare?

Answer: On 2nd floor and has a capacity for 20 children

- 2) A loading area was shown on the plans but was not shown in the presentation or fly over – is a loading area being provided?

Answer: A loading area is provided with access from Seymour River Place.

- 3) Did you consider balconies at corner units:

Answer: Corner units do have balconies but not on the curved portion.

AC: Have you considered adding balcony on curve. Lots of opportunity given the overhang?

Answer not provided due to time constraints.

RK: Notes that two elevations have good projections and recesses, however the corner does not have the same articulation between projections and recesses, what is the rationale for this?

Answer: Intent was to blend the circular mass into the two rectangular masses

SKB: Two questions

- 1) How will parents access the childcare?

Answer: Entry provided from adjacent to the commercial units on old Dollarton Road. Elevator and staircase access is provided.

- 2) Will there be shared parking between commercial and residential and is there security gate provided?

Answer: Two parking areas separated by a security gate are provided for commercial and residential parking.

Alfonso Tejada presentation – Staff Urban Designer

The District's urban designer provided a presentation to the panel and identified the following key considerations:

- 1) Articulation – is there unity between articulation
- 2) Edges – Are the edges and rooflines connected

- 3) Character Presence – How is the character defined
- 4) Materiality – Are the materials proposed suitable
- 5) Landscape – Is the plaza a functional open space

Panel Individual Comments

RK: Should consider eliminating bulkiness of the corner piece. Likes building and two other elevations.

AC:

- Curved portion of the roof line does not match side rooflines.
- Should consider maximizing the roofline over the first-floor to provide additional covered seating. This would also allow the accessible units above to have additional outdoor space rather than just the small balconies currently provided.
- Benches along the front of the building need to have handrails.
- Artwork looks much better.
- Kids play spaces can have many inclusive and accessible play features, the images shown only included features which are accessible for ambulatory children. If you are selecting the features there are lots of inclusive features which should be considered.

KL:

- The most successful façade is west side, east is still fairly unresolved.
- Based on the shape of the lot, the success of this project is in the symmetry of the two facades coming together with the corner. This needs to be resolved.
- The east façade is generally complete however the integration with the corner is not quite there. The west façade needs some work to have a better relationship with the east façade as well as the corner. The west façade should have a similar unit and exterior configuration to the east façade.
- The corner portion of the building is very blank, it is the central piece and focal point of your building. You have two facades coming together at the corner, consideration should be given to having more glazing. The corner still needs some work.

NP:

- Clarification on roof deck –drawings don't indicate where the trellises are going to be. Hoping for more explanation on design rationale behind the layout which appears to have several smaller boxed areas, with some open trellises and some plexiglas

Answer: This is not a final design but a schematic design. We have tried to incorporate both an open trellises and covered space. Trellises are based on seating area underneath.

- Still unclear on design rationale as small boxed areas often go un-used. Are trellises rain proofed or are they for vines and plantings.

Answer: Some trellises will include plexiglas to provide rain cover. The space has been designed with seating options which cater to different group sizes.

JPM:

- Asked planners about the building on the opposite corner, has this been approved?

KZ clarified that this project was defeated at Council and the applicant is returning with a 6-storey building.

- The design is getting there but is not expressive enough at the corner. The colour tones and the form around the corner are muted, and the design seems timid. Agreed with Kelvin in taking brick modulation from the east façade and incorporate it into this façade would go a long way. Rooflines need some connectivity to help frame the corner.
- Unfortunately you have chosen the cheapest looking material to be on most prominent piece, overall there are too many materials. Should select a material which can handle a corner, such as brick to enhance the appearance of the corner façade and improve the window locations for internal layouts.

DA: No comments

SKB:

- Access for daycare needs to be controlled.
- Bike storage needs to be well-secured.

JB:

- General shape is much better, likes the rounded corner. Wondering if some colour can be added.

MOTION

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.

Moved by Alexis Chicoine, Seconded by Don Aldersley

Motion Passes 6-1 with (Kelvin Lit opposed)

CARRIED

b.) Address: 1900-1950 Sandown Place.

Project: OCP Amendment, Rezoning and Development Permit to create two three-storey buildings containing 24 stacked townhouse units.

Mr. Andrew Norton, Development Planner, provided a brief presentation on the subject project and highlighted the following:

- Provided background and noted that this application was seen by the ADP at its preliminary stage.
- The location of the property is an area which is experiencing significant change.
- Lot sizes influence density permitted on the site.
- Proposes a density of approximately 1.2 FSR with a 3-storey height.
- Similar density to Area 1 of the Lions Gate Village Plan which has seen townhouse development up to 3 storeys constructed.
- The site's current OCP designation is RES2 which permits up to 0.55 FSR. The OCP amendment would change the site's OCP designation to RES4 which permits up to approximately 1.2 FSR in line with the Lions Gate Peripheral Area Housing Policy.
- The tenure proposed is 22 market strata units with 2 market rental units

Staff are looking for comments on:

- How can this design be improved to support street activation on Fullerton Avenue.
- General form, scale and articulation, including colour palette.
- The design of the entrance feature on Fullerton Avenue.

The applicant, Mr. Matthew Chang, Architect, provided a presentation highlighting the following information:

- The building design had changed from a U-shape to a bar shape.
- The courtyard width had been increased.
- Generally complies with the District's zoning bylaw although minor parking reduction requested (3 parking spaces)
- Transportation Demand Management measures proposed in support of the parking reduction.
- Includes EV outlets, bike parking, and shared e-bike parking.
- 3 accessible units provided on level 1.
- 2 rental units are provided.

Marlene

- Mix of plant species including native and non-native proposed.
- 28 new replacement trees will be provided.
- New street trees with new curb layout and grass boulevard proposed.

Questions

AC: What is the plan for public art?

Answer: Public art will be provided by a local artist with the process coordinated by the District.

NP: Has reviewed the landscape plan and has some concern on the proposed deodora cedars. Even the twisted growth has a size of 8 – 30 feet which may not be the best choice above the parking garage.

Answer: The landscape architect indicated they will take a closer look at this and propose a different species if needed.

RK:

- 1) Is there separation gate for residential and visitor parking?

Answer: Currently there is no gate but this can be added.

- 2) Parking spaces which include concrete columns should have increased. This may lead to a reduction in parking spaces.

Answer: We will look at this and confirm

SKB: How will units be addressed – Sandown Place or Fullerton Avenue?

Answer: DNV will provide address but expected to be Sandown Place.

KL: How is roof drainage achieved, individual or combined?

A: Will contain leaders and downpipes in between units, a 'fancy' pipe will be proposed.

JBI: Who will own the rental units?

Answer: At least in the short-term it would be the developer.

AC: What is the purpose of the funky entrance feature?

Answer: It is a signature of the development, it denotes the entrance and fits into the concept of the west coast forest which inspired the architecture.

JPM:

Q1: Liked the residential form but has some concern over the unit sizes and how tightly units are packed together.

Answer: The two bedroom units are 1,000-1,200 sq. ft. in size which is quite marketable. There will only be 2 smaller units provided as entry level homes.

Q2: I like the colours but why are you using hardie panel?

Answer: Because the south side of the site is more urban and the north is more residential, we would like to have a semi-urban semi-rural aesthetic and the hardie panel allows to blend different textures.

Q3: Did not see materials list for projections above second-storey windows, what are brackets made from?

Answer: Cedar brackets and hardie fascia board.

Q4: What is entrance feature made from?

Answer: Hardie panel

Q5: Will there be any signage, mail boxes, and benches?

A: There will be mailboxes located inside the courtyard

Alfonso Tejada presentation – Staff Urban Designer

The District's urban designer provided a presentation to the panel and identified the following key considerations:

- 1) The activation of the Fullerton elevation
- 2) Character of the main entrance
- 3) Building Materiality
- 4) Site landscaping

Panel Comments

Rajesh:

- These units are very tight.
- Is there any flexibility to increase the size of the private amenity areas for the units?
Balconies can be considered

Alexis:

- Please use the term "Accessible" when referring to accessible units, or parking.
- Artwork can improve development, entranceway feature should be safe and wrapped.
- Accessible doors should be incorporated and prewired.
- Landscape design includes picnic tables. Please ensure these are extended versions to make them accessible.
- Tables should be on hard surface to allow access for mobility devices, and a path to the table should be provided.

Kelvin:

- Appreciates the building form and colours connection to the forest and American robin.
- Concerned with the materiality of the horizontal band which separates the stone and Hardie panel.
- Corner units can be upgraded through larger windows, or clear-storey windows above doors.

- Likes silhouette piece at the entrance, what is the material, looks like shingles. Hardie panel may not be best material, you should consider steel Also consider the siting may be blocking viewed from units with windows fronting the internal courtyard.
- Should consider metal panels for roofing material.
- The Sandown Place and Fullerton Avenue ground-floor corner element is a little depressed. Public art near there may help to address.

Nancy:

- Noted that the landscape plan shows the paving material as being 2 x 2 slabs, which would mean the fire access path is only 4 ft. wide.
- The section drawings for the planters show a height of 24 inches, typically these are 18 inches tall so that they can double up as informal seating.
- If this central path is only 4 ft. wide and you have 2 ft. high walls flanking it, it is going to feel very tight, a bit like a bowling alley. For young families with buggies or strollers, or individuals with wheelchairs, it is going to feel tight.
- Lowering the wall of the planters will help open up this space.
- Much prefer this courtyard design to the previous one because it is going to get a lot more sunlight.
- Overall it is a big improvement but you should consider opening up the path to avoid a 'bowling alley' feel.

JPM:

- Likes the portal, this helps activate the Fullerton Avenue streetscape. Hardie panel is not the ideal material for this development.
- Entrance feature should be rooted into the ground.
- Would leave portal clean with only an address.
- Wooden brackets on Fullerton Avenue don't quite work with the hardie panels. Recommend alternative material to go with the wood.
- Maybe the entrance feature can be used to better engage the corner of the building.
- The stonework on the ground-floor of that corner is quite nice and could be carried around to better tie the building to the ground.
- The building shape and form is good and the colour palette is well-restrained.
- Would recommend looking at something other than hardie panel. It is not an appropriate material for this development.
- Recommends a material that is worthy of the images and well considered design.
- Wood could be a good material for this project to truly represent the concept images which influenced the project.
- Bicycle parking should not go on Fullerton Avenue as it is a residential not a commercial project.

DA: Comments have already been provided by others

SKB: Development provides good natural surveillance.

JBI: Comments have already been mentioned. Good colour palette and echoed JPs suggestion about materials and incorporating wood into this design.

MOTION

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.

Moved by JP Mahé, Seconded by Rajesh

Vote is unanimous, all in favour.

CARRIED

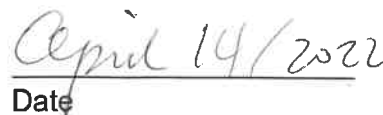
4. ADJOURNMENT

The meeting was adjourned at 9:47 p.m.

5. NEXT MEETING

TBD


Chair _____ for
James Blake


Date _____