

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON  
FEBRUARY 11, 2016 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING:           Mr. Dan Parke  
                          Ms. Amy Tsang  
                          Mr. Greg Travers  
                          Sgt. Kevin Bracewell  
                          Ms. Laurenz Kosichek  
                          Mr. Craig Taylor  
                          Mr. Steve Wong  
                          Mr. Stefen Elmitt  
                          Ms. Diana Zoe Coop

REGRETS:             Ms. Tieg Martin  
                          Mr. Samir Eidnani

STAFF:                Mr. Michael Hartford  
                          Ms. Ashley Rempel  
                          Mr. Alfonso Tejada  
                          Mr. Jessie Gresley-Jones (Item 4.a.)  
                          Ms. Casey Peters (Item 4.b.)  
                          Ms. Tamsin Guppy (Item 4.c.)

The meeting came to order at 6:00 pm.

**1. ELECTION OF PANEL EXECUTIVE**

Mr. Michael Harford, Community Planner, advised the Panel that at the start of each year, the Panel elects a Chair and Vice Chair. Nominations were called for the position of Chair and Mr. Dan Parke was nominated by a member of the Panel. A vote was called and Mr. Parke was unanimously elected to the position of Chair for the 2016 term.

Nominations were called for the position of Vice-Chair, and Ms. Amy Tsang was nominated by a member of the Panel. A vote was called and Ms. Tsang was unanimously elected to the position of Vice Chair for the 2016 term.

**2. REVIEW OF PANEL MEETING PROCEDURES**

Michael Hartford presented an overview of the Advisory Design Panel meeting procedures to the group. Questions were asked and answered.

**3. ADOPTION OF MINUTES**

A motion was made and seconded to adopt the minutes of the Advisory Design Panel meeting of December 10, 2015.

#### 4. NEW BUSINESS

##### a. Lynn Creek Design Guidelines – Introduction of the Adopted Public Realm Design Guidelines for Lynn Creek Town Centre.

Mr. Jessie Gresley-Jones, Community Planner, provided an overview of Lynn Creek Public Realm Design Guidelines as adopted by District Council. Mr. Gresley-Jones reviewed the purpose of the guidelines in helping to guide development in Lynn Creek Town Centre and outlined the general themes and objectives of the guidelines.

The Chair indicated that this item would be reviewed as a workshop item, and invited questions and discussion from the Panel. The following points were raised:

- Has the soil depth in street planters been considered to allow vegetation to grow to full maturity? Yes, increased from typical space provided.
- Is there a potential for a larger format that might help viewing the maps? No, this is final version as adopted, but online viewing is most common and allows for a larger scale.
- What would flood protection requirements look like in the commercial buildings? Internal ramping in the larger spaces, with flood resilient construction methods in smaller sites.
- Barrier free design is not mentioned in the guidelines, is there potential to edit? There are no additional opportunities for changes, but accessibility is spoken to in the District's Accessible Design Policy and it would be expected that the two documents would support each other.

The Panel thanked staff for the presentation and agreed that the guidelines packaged appeared to be an attractive and useful document.

##### b. 467 Mountain Hwy - Detailed Application for Rezoning and DP for Six-storey, mixed-use building.

Ms. Casey Peters, Community Planner, introduced the project and explained that the site is at the corner of Charlotte Road and Mountain Highway. The site is currently zoned "I3: Light Industrial Zone" and is designated "CRMU3: Residential Mixed Use Level 3" which allows up to 3.5 FSR. The proposal is to rezone the property to a new comprehensive development (CD) zone. The review of the application is guided by the Lower Lynn Implementation Plan and the Lynn Creek Design Guidelines. The site is also regulated by development permit areas for Form and Character, Energy, Water, and Greenhouse Gas Reduction, as well as Creek Hazard.

The proposal is for a 6 storey, 63 unit apartment building, with 6 commercial units, and 88 parking stalls: 70 residential, 12 commercial and 6 for visitors. Ms. Peters noted that the Advisory Design Panel supported the general concept for the project at the preliminary stage, subject to several items being addressed. Items noted including the courtyard usability with regard to size and shading, the use of natural materials, the need to confirm sufficient soil depths, consideration of the impacts from adjacent industrial sites, and options for increasing planting along the street frontages.

The Chair welcomed the applicant team and Mr. Stefan Aepli of Francl Architecture presented the project to the Panel. Mr. Aepli made note of the following key points:

- The location on the "High Street" for the town centre means the development has worked to achieve the applicable design guidelines
- Warm earthy tones, metal panels (perforated) to immediate west sensitive to industrial character.
- Addressing prior design panel concerns there have been changes on main floor, a widened lobby, introduced breezeway from Mountain Hwy through commercial space to parking.
- Storage mezzanine, all units have a storage locker large enough for at least two bikes.
- Unit layouts include larger, family-oriented units.
- Elevator has been relocated to allow more light into courtyard
- The internal courtyard ranges from 27 to 40 feet wide
- Courtyard allows better design for residential units and improved natural ventilation
- "Frame" elements around windows have been reduced to provide calmer front elevations, and allow greater expression of the corner element.

Mr. Steven Vincent of Durante Kreuk Landscape Architecture presented the landscape design with reference to the following key points:

- Streetscape has been further designed from the preliminary application stage with responses to flood management being a key main theme;
- 3% cross slope on sidewalk proposed, with cycle path and sidewalk separated by trees;
- Gathering spaces and benches will add seating and a natural element on the street frontages;
- Ramps for accessibility are provided at the south corner;
- Format of the courtyard space does not allow it to get a lot of direct sunlight; however opportunities for use are expanded with defined spaces, playful elements, and durable elements such as artificial turf;
- Exterior walkways have a 2 foot planting area along the ledge including bamboo plantings;
- Top floor deck will comprise two private deck areas with planters for small trees.

The Chair thanked the applicant for their presentation and asked if there were any questions of clarification from the Panel. Questions were asked and answered on the following topics:

- More information about format and use of courtyard? Intended as the primary access for units and to offer a pleasant experience. Acts as an outdoor amenity space as well;
- What is the massing of the adjacent building at the west property line? Approximately 20 feet in height – access to light and views should be maintained;
- What is happening on the north wall, it seems blank? The six-story massing is planned to continue along Mountain Highway with a zero lot-line relationship to the north so the north wall is expected to be hidden by future development to the north;

- How are the breezeway gates expected to function? The gates are anticipated to be locked after the closed of commercial businesses and available through fob access for residents;
- What is the finish material for the yellow features at the building corner? Natural fir or cedar siding;
- What sustainability objective is proposed? LEED Gold under LEED Midrise Program;
- What is the flooring material for outdoor walkways? Traffic coating;
- How will the black bamboo be used? Three planters will be located along each outdoor walkway to allow the bamboo to grow toward the light. Some pruning and maintenance will likely be required, but it will provide an attractive green element to the courtyard;
- How does access to the storage lockers work? Elevator and stair access;
- How does garbage and recycling access work? Stairs to the area;
- Was a green roof considered as a useable outdoor space? No, but it could be considered;
- What is the material for the guardrails on the exterior walkways? Glass, planters and solid cementitious panels;
- Are perforated metal panels proposed on the west elevation? Yes, in combination with glass will give an industrial feel while still providing privacy;
- What is the siding material along Mountain Hwy? White cementitious panel.

Mr. Alfonso Tejada, District Urban Design Planner, provided the following comments:

- Model shown does not reflect the project design and should be adjusted;
- There is a need to address the functionality of the courtyard, in terms of weather conditions and helping to create a useable and comfortable space;
- Relationship to the adjacent industrial use to the west seems unresolved;
- North wall needs to incorporate some design element to ensure that it is not left as a blank wall until new developments are completed;
- The proposed "frame" elements on the façade were raised as a topic in the Panel's previous review – further work is needed to completely resolve this issue.

In their review, members of the Panel noted the following comments and items for consideration:

- There was a general appreciation for the materials and massing and it was suggested that the treatment of the south-east corner works well to address the guidelines;
- Some concern was expressed that the renderings used in the presentation did not successfully show the context of the surrounding neighbourhood;
- It was noted that courtyard-format buildings are common in other parts of the world, and come with some opportunities such as helping to promote ventilation;
- The vertical expression in the design was seen as positive;
- Some lack of clarity was noted in the relationship of the proportions between the commercial and residential elements and the "frame" elements while noted as being

popular, where identified for careful handling in order to avoid appearing dated and repetitive;

- Residential lobby entrance could benefit from a greater presence;
- Consideration should be given to the roof overhang at the top level and whether this will create a drip-line on the top floor walkway;
- Approach to the breezeway element was noted as lacking, with more glazing potentially being beneficial for the adjacent commercial units;
- Some concern was expressed with the durability of natural wood façade elements;
- Important to try to incorporate low thresholds for access to the balconies;
- Good security should be ensured in the storage room areas;
- Some review should take place of ensuring barrier-free access to garbage and recycling facilities;
- Allow the courtyard to have an open connection to the public realm could provide more light to the courtyard, increase livability, and provide a better sense of the courtyard's format from the exterior;
- The approach to landscaping was seen as generally positive, including the proposed streetscape planters and benches, as well as the demarcation of gathering areas in the courtyard;
- It was suggested that more natural materials in the courtyard would be a benefit, with consideration to gravel or sand for the children's play area, rather than rubber, and careful attention to the drainage for the proposed artificial turf;
- Random allocation of bamboo appears to be a positive addition to the courtyard but some concern was expressed regarding implementation and controlling the bamboo;
- Parkade entrance and transformer could use some attention to soften the appearance;
- North wall of the project needs to be addressed, even if only visible for the short term, and could be addressed through texture or pattern - this could also be a very positive location for a public art installation

The Chair invited the project team to respond.

The applicant team thanked the Panel for their comments and indicated that they will continue to work to refine the project design.

The Chair invited the Panel to compose a motion:

**MOVED** by Amy Tsang and **SECONDED** by Steve Wong:

**THAT** the ADP has reviewed the application and recommends **APPROVAL** of the project **SUBJECT** to addressing the items noted in the Panel's consideration of the project.

**CARRIED**

c. **858 Orwell St - Detailed Application for Rezoning and DP for 23 unit townhouse development.**

Ms. Tamsin Guppy, Community Planner, introduced the project and explained that it is a detailed application for 23 townhomes. The site is located just outside of Lynn Creek Town Centre, across from Lynnmour Elementary School, is located within a Creek Hazard Development Permit Area which can be mitigated with constrictions level 2 feet above the curb, and has an OCP designation of RES3 – "Attached Residential" with a maximum density of 0.80 FSR. Under the applicable Lynnmour/ Inter-River Design Guidelines, townhouses are permitted a maximum of 0.7 FSR and the Lynnmour/ Inter-River Design Guidelines are used as a reference document, as further OCP work has not been done in the area. In addition to the design guidelines the project design also must consider the form and character development permit area guidelines for ground-oriented housing.

Ms. Guppy raised the following two specific questions for the Panel's consideration:

- Is the look of these townhomes sufficiently distinct from the other townhouse projects already on the street and currently under construction?
- Are the townhomes too tall or is there general support for a height variance to allow for roof deck access?

The Chair invited questions of clarification from the Panel and the following points were raised:

- Main access point to the school? Currently Forsman Ave, but families with young children sometimes park on Orwell St because there is limited parking. In the longer-term, the school will likely be rebuilt and the access would be on Orwell Street.

The Chair welcomed the applicant team and Mr. Duane Siegrist of Integra Architecture presented the project to the Panel. Mr. Siegrist noted of the following key points:

- Buildings on the site need to be elevated to address flood construction levels and this is creating challenges for the grade interface on most frontages;
- Area benefits from many north/south connections but few east/west connections;
- Site planning includes an east/west pedestrian connection through the site and front doors which are located on landscaped areas;
- The site is irregular but the layout has been formatted to allow the two remaining single family lots to be combined with the project, or to develop on their own in future;
- Investigated several layout options and would like to move away from tandem parking;
- Roof decks are proposed to provide generous and private outdoor space;
- A home elevator option is available for the homes to improve accessibility;
- Exterior design attempts to reduce the scale of buildings;
- A small variance in height is required to allow for the stair towers – these elements also help break up the roofline in the view from the street;
- Colours and finishes selected reflect the natural surroundings, including wood-look stained "Hardi" panel and stone veneer feature areas;

- Proposal includes features to fulfill a Built Green “Gold” standard and the project will include a comprehensive stormwater management approach as well as sustainable landscape design features.

Mr. Bill Harrison of Forma Design presented the landscape approach with reference to the following:

- Focus on livability, interconnectedness to the area, parks, school and Premier Street with the proposed east/west walkway assisting in connectivity;
- Demographic is a younger family group mix so the cul-de-sac includes a safe play place for children with public benches on the street frontage to support this;
- A common open space/garden area is proposed at the south end of the project;
- Front doors open onto the walkway or green areas and help to create a formal entry experience for the townhomes;
- Simple practical materials are used in the landscape approach: asphalt driveway and concrete walkways, and green screen materials at entrances;
- Planting plan includes some large specimen trees that are intended to be visible from a distance and other tree plantings to provide a leafy character;
- diverse plant palette is proposed with a focus on native materials and an objective to encourage bird activity;

The Chair thanked the applicant team for the presentation and asked for questions of clarification from the Panel. Questions were asked and answered on the following topics:

- Will the east gate be open for the public? Intended to be locked and for use by residents;
- Will an easement be secured to provide access to future development parcels? Yes, but there are still some concerns whether this access will be practical in the future;
- Has a landscape design been done for the roof top decks? Yes, but just conceptual;
- Is the proposed “AL13” siding limited to a certain size? Sheet are approximately 4 feet x 10 feet, and the trim elements will be completed with portions of the sheets;
- Will “Hardi” panel corners be mitred? No, proposing an edge trim detail;
- How many guest parking spaces are proposed? Two on site, originally none were required for these types of projects, but based on previous experience some on-site visitor parking has been encouraged.

Mr. Alfonso Tejada, District Urban Design Planner, provided the following comments:

- Would like to see more diversity in repeated elements, such as varying the gate designs;
- Corner treatment relative to larger mass seems appropriate, but roof stair towers seem heavy – consideration should be given to hatch access for the roof decks to reduce impact of the stair towers;
- Ground floor elements on the corner would benefit from greater integration with the upper floors.

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

- Overall site planning, elevations, and massing were noted as positive, with an attractive street appeal and a successful entry experience;
- Would be a benefit to including the adjacent development sites in the project;
- Cultured stone details seem lacking, and these feature areas could be more integrated with the building facades;
- The proposed façade “frames” seem a bit heavy in thickness and there may not be a need for wood elements in these frames.
- High quality approach will be necessary in the detailing of the stone, “Hardi” material, metal siding and roof edges;
- Rooftop access noted as a positive feature and the associated height variance generally supported, but with suggestions that the stair tower design could be improved to reduce impact on the project with consideration given to pairing the stairs, adjusting the roof overhangs, and setting the stair towers back from the roof edges;
- Some concerns were expressed regarding the treatment of the garage elevations and whether options such as surfacing of driveways and methods to address the repetitive garage doors such as pergolas, translucent doors, or different colours could help make these elevations seem less harsh;
- It was suggested that driveway areas are popular playplaces for families with young children and it should not be assumed that all play will take place in dedicated play areas – helping to break up the expanses of asphalt would be positive;
- Proposed east/west link is very positive - would like to see this connection as an even stronger element, and open to the public if possible as a through-block connection;
- The project presents some accessibility challenges for people with disabilities, including the lack of an outdoor area that is accessible from the kitchen;
- Garbage and recycling access as currently proposed could be a challenge given that the trucks servicing this area will need to reverse out of the project;
- While the proposed plant palette appears positive, it would have been preferred to have more detail on the specific elements of the landscape;
- The south side of proposed Building 5 could benefit from some shade trees on the south edge of the driveway to help soften this area;
- Wayfinding is likely to be a challenge in the project to ensure clear access for visitors and for emergency responders and should be reviewed for a practical solution;

The Chair invited the project team to respond.

Mr. Siegrist and Mr. Harrison thanked the Panel for their comments and noted the following:

- Team has developed some new ideas for introducing variation in the project;
- Shade trees on the south side of main driveway would be a good addition and will be reviewed;
- Agree that wayfinding needs to be examined and reviewed carefully.



The Chair invited the Panel to compose a motion:

**MOVED** by Craig Taylor and **SECONDED** by Laurenz Kosichak:

**THAT** the Panel considers the project to have fulfilled the objective of a distinct project identity, supports the proposal for a height variance for roof deck access, and recommends **APPROVAL** of the project **SUBJECT** to addressing the items noted in the Panel's consideration of the project.

**CARRIED**  
**(one opposed)**

**OTHER BUSINESS**

None.

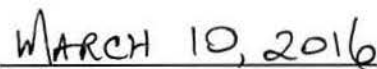
**5. ADJOURNMENT**

The meeting was adjourned at 8:53 p.m.

**6. NEXT MEETING**

March 10, 2016

  
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Chair

  
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Date