

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON  
APRIL 13, 2023 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING:            Mr. Jean-Pierre Mahé  
                             Ms. Alexis Chicoine  
                             Mr. Kelvin Lit  
                             Mr. James Blake  
                             Mr. Rafael Santa Ana  
                             Sgt. Kevin Bracewell

REGRETS:             Mr. Nathan Shuttleworth  
                             Ms. Nancy Paul  
                             Mr. Brian Newton  
                             Mr. Joshua Bernsen  
                             Mr. Rajesh Kumar  
                             Mr. Don Aldersley

STAFF:                 Mr. Kevin Zhang (Staff Liaison)  
                             Mr. Alfonso Tejada  
                             Ms. Afrooz Fallah

Mr. Kevin Zhang opened the meeting at 6:03 pm.

**1. ANNOUNCEMENTS AND ADMINISTRATION**

- Mr. Kevin Zhang explained the meeting process for the voting on the District ADP awards.

**2. NEW BUSINESS**

**a.) Address: 2551 Whiteley Court  
Project: Kiwanis Lynn Woods - Non-profit Rental Building**

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

**Discussion:**

- A notable achievement of the project is the successful execution of a façade improvement for the old building to match the new building. This effort demonstrates attention to detail and a commitment to creating visual cohesion between the different structures.
- The proximity of the project to trees and the park posed challenges, but the project team was able to handle this aspect well.
- The courtyard of the project serves a functional purpose by combining outdoor space with a community garden. This integration provides residents with a communal area where they can enjoy nature and engage in community activities.
- The project demonstrates thoughtfulness in terms of accessible parking, taking into consideration the age of the tenants.

- The shared kitchen area of the project lacks accessibility features. Placing the microwave above head-height creates a hazard for individuals with disabilities, limiting their ability to use the kitchen independently.
- The lack of effective crime prevention measures raises concerns about the safety and security of the residents.

The ADP reviewed and discussed the project and provided individual scores on the project.

**b.) Address: 760 Forsman Avenue  
Project: Forsman Townhomes**

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

**Discussion:**

- The project demonstrates good material selections; however, there is an excessive use of different materials, resulting in a patchwork effect. This abundance of materials can create a visually disjointed appearance, potentially detracting from the overall aesthetic cohesiveness of the project.
- The opening serving as a community space is a positive aspect of the project. However, the placement of utilities within this gathering area is unfortunate, as it may disrupt the functionality and ambiance of the space. Additionally, the presence of deep gravel around the common area and benches creates an accessibility issue, as it hinders the mobility of individuals with disabilities.
- The combination and connection of the swale and decks in the backyard are both functional and visually appealing, adding value to the project. This successful integration enhances the overall utility and aesthetics of the outdoor space.
- The decision to use pavers for landscaping, although potentially expensive, raises concerns about durability. Pavers tend to become uneven over time, which could impact both the visual appeal and safety of the area. Considering alternative options like stamped concrete, which offers greater stability and longevity, might have been a more practical choice.
- The project is commendable for considering crime prevention design guidelines, with a focus on natural surveillance and well-defined territories. This attention to detail enhances the safety and security of the community. However, there are two areas where the project falls short. Firstly, the lack of effective wayfinding elements poses a challenge for residents and visitors to navigate the space. Secondly, the decks in the backyards suffer from a lack of visibility and full enclosure, which creates ambiguity and potentially compromises privacy and security.

The ADP reviewed and discussed the project and provided individual scores on the project.

**c.) Address: 1401-1479 Hunter Street**

**Project: Hunter at Lynn Creek – Towers, Townhomes and Community Centre**

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

**Discussion:**

- The project excels in terms of accessibility, ensuring that the building is fully accessible and connected at different levels. This commitment to inclusivity is a commendable aspect of the design.
- The landscaping of the project is well done, contributing to the overall aesthetic appeal. Additionally, the well-designed connection within the project enhances the functionality and flow of the space.
- The massing and material choices of the project are successful, particularly in the integration of the tower and townhomes. This integration creates a cohesive and visually appealing composition. The progression from low to medium to high buildings, with breaks between them and expression at the corner, is a positive design feature that adds interest to the project.
- While the project demonstrates good architectural massing and material choices, the architectural detailing could benefit from additional finesse, particularly in terms of material selection. This aspect suggests that more attention could have been given to selecting materials that enhance the overall quality and sophistication of the design.
- In terms of crime prevention through design, the project incorporates elements of natural surveillance and avoids creating dead ends or movement predictors that could lead to unsafe situations. This attention to safety and security is a positive aspect of the project. However, there are two areas where the project falls short. Firstly, the wayfinding within the project is not well addressed, potentially making it challenging for residents and visitors to navigate the space efficiently. Secondly, the split parking between the community center and residential areas creates a vulnerable point, as it allows people to enter for illegitimate reasons without proper access controls.

The ADP reviewed and discussed the project and provided individual scores on the project.

**d.) Address: 1502-1546 Oxford Street**

**Project: Creekstone Care Centre**

Mr. Kevin Zhang, Development Planner, provided a brief presentation on the subject project. Sgt. Kevin Bracewell advised the Panel that he had to leave the meeting, as mentioned in the email exchange. He left the meeting at 7:02 PM.

**Discussion:**

- Several points were raised regarding the project's heaviness, density, and peculiar design elements, which collectively result in a lack of cohesive and logical flow.
- A notable concern revolved around the placement of a service station for mechanical and electrical systems in the corner, disrupting the original intention for that space to serve as a gateway to the green spine.

The ADP reviewed and discussed the project and provided individual scores on the project.

**f.) Address: 2060 Curling Road  
Project: Belle Isle Townhomes**

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

**Discussion:**

- The project successfully incorporates rooftop patios on top of townhomes, which greatly enhances the design. These additions provide valuable outdoor spaces for residents to enjoy and contribute to an enhanced living experience.
- Despite the challenges posed by the odd-shaped site, the architect skillfully creates well-designed open spaces within the project.
- The prominence of the zigzagging element in the design could have been more restrained. While it adds visual interest, an excessive emphasis on this element may disrupt the overall harmony and balance of the project.
- The site's departure from a typical grid layout presents a unique challenge as it obscures a significant portion of the building from view. This departure, though, adds a level of distinctiveness and reduces repetitiveness in the design, providing the project with a unique character.
- The architect's attempt to integrate balconies and trellises to break down details is commendable. This approach adds visual variety to the project and offers shading for residents. It also creates privacy between units.
- In terms of accessibility, the project incorporates numerous pathways around the site, ensuring ease of movement for all individuals. Furthermore, the inclusion of accessible units demonstrates a strong commitment to inclusivity and accommodating the needs of diverse residents.

The ADP reviewed and discussed the project and provided individual scores on the project.

**g.) Address: 2010 Marine Drive / 1633 Capilano Road (Grouse Inn)  
Project: Park West at Lions Gate – Mixed Use Development**

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

**Discussion:**

- The project demonstrates a positive aspect by incorporating a pedestrian area that is free of barriers. This feature contributes to creating a welcoming and accessible environment for pedestrians. Additionally, the good alignment of utility infrastructure indicates careful planning and attention to detail.
- On a positive note, the project includes a good open space connection with transit, providing convenient access to public transportation. The addition of new bus stops further enhances the project's accessibility and connectivity to the surrounding area, promoting ease of travel for residents and visitors.
- Despite these positive aspects, there are concerns regarding the details and materials used on the first and second floors of the towers. It is evident that more attention could have been given to the design of these areas to create a more pedestrian-oriented and human-scale environment.

- Furthermore, some design changes have resulted in architectural elements that are not functioning effectively. An example of this is the weather protection structure, which fails to serve its intended purpose.

The ADP reviewed and discussed the project and provided individual scores on the project.

**h.) Address: Address: 1044 Edgewood Road**

**Project: Handsworth Secondary School replacement**

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

**Discussion:**

- The use of graphics on the outside of the building, particularly in bold black, creates a powerful and repetitive statement.
- The project successfully utilizes overhangs near entrances to create an inclusive zone and hang-out areas, particularly beneficial for rainy days.
- The decision to elevate the building, giving it a hovering appearance and providing shelter from the rain, is a particularly successful move. It not only serves a practical purpose by offering protection but also adds a unique and visually striking element to the design. This innovation sets the project apart from other institutional buildings and contributes to its overall success.
- The transparency of the building, in comparison to other institutional buildings, is commendable. By allowing visibility and openness, the project fosters a sense of connection and inclusivity. It avoids the sense of confinement or isolation that is often associated with institutional structures.

The ADP reviewed and discussed the project and provided individual scores on the project.

**i.) Address: Address: 4672 - 4686 Capilano Road**

**Project: Canyon North Townhomes**

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

**Discussion:**

- The lack of contextual design diminishes the project's ability to blend with its surroundings and contributes positively to the neighborhood's character.
- The project falls short in creating a balance with the adjacent development. The attempt to match the color and window frames across the street is hindered by the materials for the west-facing railings.
- The building lacks accessibility and thoughtful design.

The ADP reviewed and discussed the project and provided individual scores on the project. The Panel members provided final scores for each project and after averaging, the following final scores for each project were as follows:

Name of Project	Final Average Score
Kiwanis Lynn Woods	7.06
Forsman Townhomes	5.38
Hunter at Lynn Creek	8.00
Creekstone Care Centre	4.88
Belle Isle	7.63
Park West at Lions Gate	7.50
Handsworth Secondary School replacement	7.89
Canyon North Townhomes	4.94

The results of the Panel's final scores were that the Hunter at Lynn Creek, Handsworth Secondary School, Belle Isle Townhomes, and Park West at Lions Gate projects are to receive an Award of Excellence and Kiwanis Lynn Woods the Award of Merit.

**CARRIED**

**4. ADJOURNMENT**

The meeting was adjourned at 8:37 p.m.

**5. NEXT MEETING**

To be determined.

  
\_\_\_\_\_  
Chair  
*for JP Mahé*

*June 8 / 2023*  
\_\_\_\_\_  
Date