

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
December 12, 2019 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Charles Leman
Mr. Darren Burns
Mr. James Blake
Ms. Diana Zoe Coop
Mr. Don Aldersley
Mr. Stefen Elmitt
Ms. Riva Nelson
Mr. Steve Wong
Ms. Carolyn Kennedy

REGRETS: Ms. Kim Smith
Sgt. Kevin Bracewell

STAFF: Mr. Kevin Zhang (Staff Liaison and Item 3.b.)
Mr. Alfonso Tejada
Ms. Taylor Jenks
Ms. Emel Nordin (Item 3.a.)

Mr. Darren Burns opened the meeting at 6:03pm

1. ADOPTION OF MINUTES

A motion was made by Mr. Darren Burns, seconded by Mr. Steve Wong, and carried to adopt as circulated the minutes of the Advisory Design Panel meeting of October 10, 2019

Passed

2. ANNOUNCEMENTS AND ADMINISTRATION

- Attendance
- Introduction of new members
 - Five new members in 2020
 - Brief introduction of everyone including their role on the panel.
 - New members were made aware of the design guidelines and given copies to take with them
- Discussed the order of voting in a new Chair and Vice Chair in the first meeting of 2020 which will likely be in February
 - Requirements for those wishing to be nominated are as follows:
 - Second year on the panel,
 - Consistent attendance
 - Their role is in part, to synthesize discussions and enforce the schedule of the meeting – keeping everyone on task.
- Announcement regarding ADP Awards night date which is to be February 25th, 2020.

- Discussion regarding a date for the ADP tour
 - Thursday January 23rd is the tentative date, a confirmation email will be sent to panel members.
 - Confirmed that current and outgoing members can vote, new members are welcome to join us on the site visits but cannot vote.
- There was a discussion for the new members regarding the standards that are being evaluated, and the role the panel plays in effecting some design changes and influencing the thinking of the architects and design teams.
 - Be as specific as possible with comments directed to the design teams so they know exactly what is meant and can make concrete changes.
 - Evaluate the use of materials, ensure that the drawings accurately reflect the materials, and that there is an effective display of materials in person.
 - Meeting minutes can provide an overview but may not (re)emphasize everything, ensure that your comments are recorded and if edits need to be made, make that known. Can also ask that something is highlighted again in the minutes, later on.
 - A Council representative would help with ensuring that the message and design intent is conveyed clearly to council during the DP application process.
 - Having an understanding of what Council is looking for in the design and perhaps adjust ADP review.
 - It was clarified by Mr. Zhang that the reason some applications aren't approved isn't necessarily the design but due to other outstanding issues.
 - The weight of panel consideration and input could be emphasized more in council decision, and could be communicated more thoroughly.
 - Public participation and awareness for ADP is lacking, perhaps limiting the role they play, it would be beneficial to increase awareness.

3. NEW BUSINESS

a.) 1900-1950 Sandown Place – Preliminary Application for 22 stacked townhouses in Lions Gate.

Mr. Darren Burns explained the order of events to the applicant

Mrs. Emel Nordin Development Planner, introduced the project and explained the context. The applicant team is looking for input on site layout and the form of the building as noted:

- Accessibility of the development;
- Width of pedestrian entrance and proposed courtyard;
- Unit entries on Fullerton Avenue in particular and whether there is enough separation/identity; and
- Whether the built form and massing **is** appropriate.

The chair invited the Panel to ask any clarification questions of staff.

- There were no questions.

The Chair welcomed the applicant team; Matthew Cheng of Matthew Cheng Architects introduced the project.

- Updates to the panel's package that were noted during the presentation
 - There are additional bicycle parking stalls indicated on page A111 in the N/E corner of the parkade
 - There are now 4 accessible units as noted on page A108, which are located on the north and west side of the building (units 1-4) and can be accessed via a ramped pathway from Sandown Place leading to the rear unit
 - Number of lockers has increased to provide 1 per unit (totalling 22)
 - The individual unit entrances on the southwest (Fullerton) frontage have been repositioned so that not more than two entrances are grouped together facing the street

The Chair thanked the applicant team for their presentation and asked if there were any questions of clarification from the Panel.

- Is there an elevator?
 - No there isn't, there isn't one required.
- On page A107 the road is shown at about 15 feet from the building on the northwest (Sandown) frontage. Would it be accurate to say that the distance between the property line and the curb is substantial?
 - Yes
- Is the setback shown on the drawing the required setback?
 - It is close but the proposed development encroaches into the setback slightly.
- On Along the pedestrian access corridor, is it possible to have glazing on opposing building faces? For example on the second floor the bedrooms are facing each other. Currently there does not appear to be any glazing.
 - At 2.4 metres wide across the corridor, the building code would allow about 14% glazing
- Is this building sprinkler protected?
 - Yes it is.

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

- This is a preliminary application, which means it's only a very simple concept and the design review at this stage should consider how the proposal responds to the topography, site, and the street frontages.
- The basic elements to be provided at the preliminary stage are a site plan, massing, topographic reference and how the massing is situated, the rest is optional. Can avoid renderings as the design is not detailed yet.
- This proposal is missing information, for example there is a contradiction between the accessibility ramp and the stairs out front.
- The applicant was commended for addressing the grouping of doorways on the southwest frontage.
- In some instances narrower courtyards are permitted where the third-storey steps back. In this instance the applicant is encouraged to use the full 30 feet in the courtyard.

- We would ask for detailed engineering and topographic information to provide clarity regarding the relationship of the property line to the curb in the next presentation.
- Questions still remain regarding how the topography can be addressed within the courtyard, because the grade slopes from one side of the lot to the other – more info needs to be provided in the next stage.
- There needs to be individual identity for each of the residential units – there were previously three doors groupings, each with their own stairwell. It was a good idea to relocate one doorway, but greater separation could also be provided between the remaining two door groupings doors to improve privacy and individual identity of the units' entrances.
- The 8 foot wide pedestrian corridor from Sandown is not an appropriate entrance into the development– the proportion of height to width is not ideal.
- The flat wall in this corridor area needs to be articulated as well.
- Palette can be addressed in the future application, and also include landscape plans

The Chair offered an opportunity to ask questions of the Urban Designer; questions were asked and answered on the following:

- Are there opportunities to relax setbacks?
 - Doing so in the rear of the property on the lane would be preferable to allow the full 30 foot width in the courtyard.
- How long have the setback requirements been in place?
 - Ms. Nordin clarified that these are guidelines in the Lower Capilano Village Centre: Peripheral Area Housing Policy and Design Guidelines, not requirements as such; the setbacks can be clarified or relaxed in the CD zone when it is written, if appropriate
- If there is future development proposed behind this site in the form of other multi-family housing, allowing relaxations to the rear setback may actually impact development in the rear.
 - Mr. Tejada pointed out that in the next set of drawings these dimensions can be clarified.
 - It was also noted that the grade of the internal courtyard and the point of accessibility from the parking garage needs to be resolved.

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

- It was noted that there is a handicap stall in the parking garage, but no elevator to provide an accessible entrance/exit.
- There is no elevator proposed, but from a value perspective, it would be a better project with one.
- There is an ability to cap the ramp at the top and use it as outdoor space
- The slab that the building is sitting on, feels unsubstantial, and architecturally it would be better to have something significant rather than a paper thin slab.
- There is no access control to the interior courtyard, from a CPTED point of view it wouldn't be ideal to have this publicly accessible.
- It was re-emphasized that for 22 units an elevator makes sense to access the parkade.
- Width of the courtyard access – is it possible to have a ramp in this location with the grade difference? If you came from Fullerton there would be less of a grade difference, and would connect better to the surrounding neighbourhood.

- The arbor over the pedestrian corridor looks flimsy and is not compatible with the architecture.
- The proposed width of the courtyard, limits the ability to have trees in the courtyard
- It was re-emphasized that a relaxation in the lane setbacks would make sense to allow for a wider courtyard.
- Generally, the look and feel of the proposal is compatible with the area
- Would like to see the amenity space develop into a major communal feature for the units, rather than an empty space.
- Access to courtyard is more-so a passageway or tunnel – difficult from the perspective of access and addressing, etc. especially for so many units
- From an Emergency response point of view, better unit identification would be important
- Keeping the courtyard at one level rather than having all the units accessed from steps, would improve accessibility, especially for the proposed accessible units.
- It was clarified that the bottom units are only one floor and do not have internal stair cases, however the accessible units have to be accessed from the rear and at this stage it is not clear how it will be achieved.
- The “U” shape may not be ideal. If the main entrance was off of Fullerton and consisted of two bars of townhomes facing each other, it would allow for more generous units
- Massing – the orientation doesn’t really make sense, suggest potentially having two rows, or re-orienting the site rather than facing the courtyard to the north. Could consolidated with other point about two rows rather than u-shape.
- Comment about the triple doors and mirroring of unit 3 and 4, it is recommended that the applicant look at reconfiguring the units assembly so that you have the ability to separate these buildings into a bar
- The three doors on one façade is/was a problem but also the three staircases side by side, the space could be used by something else.
- There are stairs everywhere, and there are a lot of unanswered questions about the quality, quantity, etc.
- The stairs and triple doors providing access off of Fullerton need to be addressed, they could be covered for example as they currently resemble the back of a mall.
- 30’ courtyard would help whether one setback is pushed or pulled, currently it acts like a hallway without a purpose other than transitioning from one unit to another.
- Recommend that the applicant provides something in the courtyard that encourages people to be outside.
- Materials and colour selection is appreciated– like the rooflines and the bird inspiration.
- Would have hoped to see some material boards at this stage, but they are absolutely necessary at the detailed stage.
- Number of concerns with the courtyard safety that need to be resolved – the width and shape especially.
- Another response suggested that the width is less of a concern than the functionality. It would be nice to see some setbacks at the upper levels, as it currently feels looming.
- Amenity space could be highlighted, encourage the applicant to review amenity space to enhance the application.
- Overall the site feels constricted and narrow and could benefit from opening up
- The potentially dark entrances are concerning
- The roof could potentially have some colour, and create visual interest.
- It was recommended that the applicant do a shadow study on the design, as it would impact nearly every aspect of the site, including slope.
- The first half of the units will be shadowed most of the day.

- The height of the building is 30' but the roof adds another 8 or 9' of roof contributing to the potential shadowing affects.
- If there was a building built next door the entire courtyard would be in a shadow.

A question was asked of the applicant:

- Are these for sale?
 - Yes they are.
- The building elevation with the stairs on it shows a slope, but on Fullerton it is flat so there is no need to raise off of the sidewalk.
 - Could step the buildings and have a level courtyard to make it more accessible.
- It is ideal to work with planning on setbacks and just make it work with the site.
- The separation from curb to lot-line is actually generous and could be lessened.
- The question was raised again about whether we can we push the setbacks in the rear yard.
- Recommend that the planner look at the Capilano assembly, and confirm whether the lane is actually going away, as this would determine whether the access would be off Capilano or off of Fullerton.
- There could be concerns with how the neighbouring site is developed, specifically if it is a 110' lot.
- There is discrepancy between the planting plans – the slope means that there is opportunity to provide ample drops in the slab for landscaping rather than “tree coffins,” which provided limited growth zones. Could provide a trough drop and help mitigate some of the close proximity between buildings.
- Could be a more feasible project if the suggestions from other panel members regarding improved visibility, accessibility, and shading can be implemented The courtyard space would be greatly improved with more sun exposure etc.
- Assuming more details will be ironed out in the future.

Mr. Darren Burns provided a summary of comments:

- From an accessibility standpoint this project can't be considered successful at this point.
- Input from the panel on the pedestrian entrance is consistent in that it is narrow and constrained, and needs some attention
- The applicant could consider bar buildings rather than the u-shape – potentially even an angled setback on one bar
- A 30' courtyard width would be preferable.
- Shadow studies would be beneficial
- More planting is encouraged
- The entryways in close proximity has started to be addressed with the double rather than triple
- The stacked townhouses meets the guidelines in regards to massing.

The Chair invited the applicant to respond to the Panel's comments:

- The applicant thanked the panel for the opportunity to gather comments and will come back with a more refined application in the future.

The Chair invited discussion amongst Panel members

- Overall the concept and form makes sense, just requires refinement
- Shading is important not only for people but also for plant material, opening it up from “u” to a bar would help with this and offer a wider and more direct pedestrian entrance to the complex
- The bar may or may not help, but emphasizing the fact that the courtyard isn’t just for transportation is key, it needs to be a more liveable space.

The Chair invited the Panel to compose a motion:

MOVED by Stefen Elmitt and **SECONDED** by Diana Zoe Coop

THAT the ADP has reviewed the proposal and 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

b.) 1080 Marine Drive – Detailed Development Permit Application for a 4 storey 32 unit mixed use building

Mr. Kevin Zhang, Development Planner, introduced the project, and explained the context.

Looking for specific feedback on:

- Impacts to sightlines and pedestrian safety along marine drive – as a result of the Public information meeting
- Treatment of the corner
- Overall design of the project

The panel asked the following clarification questions of Mr. Zhang:

- How does the setback on this development compare with the development across the street?
 - The setbacks are the same along marine drive for both sides.
- What is it about the current site that people are questioning the visibility?
 - This will be covered by Alfonso so I will let him speak to it.

The Chair welcomed the applicant team; Bryce Rositch of *Rositch Hemphill Architects*, and Travis Warren of *Prospect and Refuge* 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 material is being used in the breezeway?
 - The same brick pattern as is used in front of the commercial units
 - The concrete along marine drive allows for a lot of structural soil under the trees
- What Green Building considerations are you incorporating?
 - The cooling system is passive and heating is electric baseboards
 - Commercial units will be forced air with heating and cooling.

- On page L1, right beside the green roof planter, what is the 6" planter next to it?
 - This is referencing a 6" concrete curb.
- Was there any consideration given as to building planters into the decks on the third floor?
 - The size of the deck itself doesn't provide for personalization once people move in if there are already planters there.
- Can we get a run-down on the materials?
 - There is currently no material sample board
 - Material board provided to staff after the meeting
- The finish on the east wall is unclear – can you clarify?
 - It's cast in place concrete and painted.
- Could there also be bands showing horizontally?
 - The reveals are cast-in
- The soffit (the white showing in the rendering) is just painted concrete?
 - That's correct, painted concrete is being used, as well as longboard materials for vertical fins and soffits.

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

- Considering there was no preliminary application that came to ADP and it's going straight to detailed, the result is quite positive.
- The two corners of Lloyd Avenue should be established as a landmark, and have a relationship to the neighbouring developments.
- The use is changing from strictly commercial to mixed use, and the topography will play into how the spaces are used and the impacts on sightlines of neighbours.
- The existing private driveway to the north of the site provides a buffer between sites, and shouldn't be too much conflict between the uses.
- The visual impact of the east wall is of concern; there is room to explore the use of public art on this wall.
- The height of the building is generally within the guidelines. On the top of the new roof, the orientation of the mechanical equipment and its effect on the sightlines of the northerly neighbours should be considered.
 - If they could be oriented north/south the visual massing of the equipment would be minimized.
- There is a traffic and pedestrian light control on the corner of Marine Drive and Lloyd Avenue, it is important to ensure that the functionality and maneuverability of this corner is considered and addressed in the design.
- The balconies at points, are projecting from the face of the building yet they are contained which is great.

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

- Energy use is a concern, with large windows there is a lot of glazing that may contribute to warm units, and heat pumps could be considered.
 - Having open windows on marine drive will not be an efficient solution to this due to traffic noise.
- Is only step 2 of the Step Code required in the District?
 - Yes, there are lower requirements because it is only a Development Permit not rezoning, but the requirements will be based on the timing of the Building Permit and could in fact be higher in the end.
- The light standard at the corner and overall maneuverability of the corner is a general concern that needs to be addressed more often in applications. In this case, it can create difficult sightlines.
- The paving in the back of the site appears to be stamped concrete, but this does not look as good as pavers or concrete with saw cut lines. Stamped concrete will start cracking and wont end up looking very nice.
- It looks like there are 2 benches, one on either side of the Breezeway, however the people who may sit on them will constrict the passageway; consider the impacts on pass-ability.
- Plant palette is very appropriate for sun/shade and pollution exposure on Marine Drive.
- Appreciate the turret corner
- The splashes of colour on the building are few and far between, and the applicant is encouraged to use more or none, as it currently isn't really a statement.
- The quality of the ADP package is exemplary and is an example of the standard that is expected of all applicants.
- From a design point of view, including the site planning and elevations, it is a very well designed building.
- Disappointment with energy performance of the building, concrete building will likely have high energy demands.
- The concern with stamped concrete was raised again as it doesn't stand up well to wear.
- Would encourage the use of saw cut concrete.
- The patios appear quite small.
- The applicant could consider adding planters and some greenery to the patios on the podium level.
- Consider the addition of some sort of green roof on the main building as well, since there is no common outdoor amenity space, but recognize the height constraint
- The types of porcelain pavers and the planting choices are well received.
- From an accessibility point of view, stamped concrete is ideal, especially for scooters or wheelchairs, or specific types of shoes, but cut concrete is also nice.
- On the interior of the building, the edge of the counters meets the closet doorways, and it may pose a problem for someone in a wheelchair to put a coat away.
- There is a note regarding future modifications for appliances, it is suggested that the applicant use a wall oven with a side hinged door rather than a standard oven opening.
- For accessibility of fridges, side by side is ideal rather than a top and bottom configuration.
- Front doors and utility spaces should have automatic door openers.

- The colour palette is appreciated as it is slightly playful.
- Question if there is an opportunity to utilize the roof as a green roof.
- The fact that the building is concrete is appreciated.
- Asked that the applicant consider the areas that are covered or hidden to ensure that they are addressed for proper security and wayfinding.
- Concern was raised about the security and safety of the open area above the ramp where there is parking.
 - Other panel members noted that there is a gate at the bottom of the ramp to secure the residential parking and help.
- There are a number of ways to enhance the energy efficiency of concrete buildings which should be considered.
- The applicant was commended once again on their package as it was particularly well detailed at the pedestrian level – with large overhangs, turndown of materials, and the setbacks on marine to allow a little more breadth to the entries.
- It was suggested that on Marine, retail somewhat lags. This may be partly due to ceiling heights and the depth limitations of the units which may be factors to consider with this application.
- The building massing and layout looks great, except there is a major mechanical room which would elude to central heating which isn't being used; perhaps the mechanical room can be reduced in size.
- Reservation in the fact that there are not any sample materials – trust the applicant is going to choose quality materials, but can't tell because we don't have them in front of us.
- Surprised that a concrete building is financially viable.
- Seconded the comment regarding minimizing the view impacts of mechanical units on the rooftop; it is not a hindrance to the project but would benefit the neighbours.
- Echo the comments made on the package quality, as well as the material board; this puts the board at a disadvantage by not having materials.
- Design-wise the proposal is great, providing proper frontage, the retail is not ideal but provides room for some shops and overall the project is successful.

The Chair invited the applicant to respond to the Panel's comments:

- The applicant noted that all of the comments had been written down.

The Chair invited discussion amongst Panel members:

- Does the application meet the submission requirements without a materials board?
- Mr. Zhang responded that normally materials are required however perhaps there was a miscommunication; there is no issue however with the panel proceeding on their decision.
- Great project to replace the parking lot that exists next to Marine.
- It is an example of a few projects which are very competent.

The Chair provided a summary of comments:

- Consensus is that it is a strong project

- The only element recommended was to improve the energy performance, and perhaps propose a green space for residents, otherwise there is strong support.

The Chair invited the Panel to compose a motion:

MOVED by Mr. Steve Wong and **SECONDED** by Mr. Don Aldersley

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

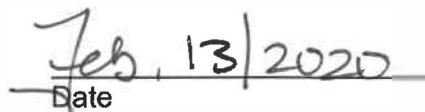
3. ADJOURNMENT

The meeting was adjourned at 9:25 p.m.

4. NEXT MEETING

February 13th, 2020


Chair


Date