

# MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON SEPTEMBER 11, 2014 AT THE DISTRICT OF NORTH VANCOUVER

ATTENDING: Mr. James Paul (Chair)  
Ms. Annerieke van Hoek  
Ms. Amy Tsang  
Sgt. Kevin Bracewell  
Mr. Robert Heikkila  
Mr. Tieg Martin

REGRETS: Mr. Greg Travers  
Mr. Kevin Hanvey  
Ms. Liane McKenna

STAFF: Ms. Casey Peters  
Mr. Doug Allan  
Mr. Frank Ducote  
Mr. Michael Hartford  
Ms. Shannon Martino

The meeting came to order at 6:06 pm.

## 1. MINUTES

A motion was made and seconded to adopt the minutes of the Advisory Design Panel meeting for June 12, 2014.

**MOTION CARRIED**

## 2. ANNOUNCEMENTS

Mr. Hartford noted that at the end of the year Jim Paul's and Robert Heikkila's terms on the Panel will come to the end. Mr. Hartford expressed his appreciation for Mr. Paul's and Mr. Heikkila's contributions to the work of the Panel and asked fellow members to aid in filling the vacancies for the positions, as well as the positions for representative of the development industry, and visual art specialist.

## 3. NEW BUSINESS

### a. **1325 Draycott Road – Detailed Rezoning and Development Permit Application for 35 unit, five storey apartment project. (File: 08.3060.20/023.14)**

Ms. Casey Peters gave a brief overview of the detailed application and site context. The surrounding properties consist of single family lots to the south, commercial buildings to the west and north, and a townhouse development to the east. Ms. Peters noted that a preliminary application was reviewed by the Panel on January 16, 2014.

The District's Official Community Plan (OCP) split-designates of this site. Four of the five parcels are designated as Residential Level 5 (RES5): Low Density Apartment and one lot as Residential Level 6 (RES6): Medium Density Apartment. RES5 permits densities up to 1.75

FSR and RES6 permits densities up to 2.5 FSR. Maximum densities have been averaged over the entire site for a total of 1.9 FSR.

The site is within Development Permit Areas for Form and Character of Development (Multi-family) and for Energy and Water Conservation and Greenhouse Gas Emission Reduction. The application will be reviewed against the applicable design guidelines for each designation, as well as the Multi-Family Housing Guidelines.

Ms. Peters noted the existing hedge on the east side of the proposed north/south lane. Neighbours to the site have expressed a desire to retain this hedge and the applicant's proposal reflects this objective.

Ms. Peters introduced the design team, project architect Mr. Joey Stevens, and landscape architect, Ms. Senga Lindsay.

The Chair thanked Ms. Peters for her presentation, welcomed the applicant team to the meeting and outlined the procedure to be followed in reviewing the proposal.

Mr. Stevens of GBL Architects outlined the changes made to the application since it was reviewed by the Panel at the preliminary stage, including the public realm, landscaping, and building design. Mr. Stevens then reviewed the current building design, pointing out the top floor setback, the visual break at the front entrance with vertical elements, walk-up patios on the north side for the ground floor units, as well as building elements such as vertical wood posts and deep cedar soffits to reflect the Lynn Valley character. He also noted the use of a mix of light silver-coloured and darker-coloured metal panels and the differing patterns of the siding on various elevations to create interest.

The new north/south lane was identified, as well as the widening of the existing south lane. It was noted that the previously-proposed children's play area at the northwest corner of the site has been replaced with an outdoor amenity space. Additional changes include increased parking (65 spaces), relocation of the garbage facility, reduced height of the building by 1.5 feet, additional patio planters and a trellis above the parking entrance.

Ms. Senga Lindsay, the project landscape architect, spoke to the landscape design and revisions that have been made to the project. She noted that the building's setback allows for the addition of more greenery to create a garden feel along the Draycott frontage, and a water feature is now proposed at the main entrance. The large patios will have a green buffer from the lane with increased use of evergreens that will surround the building. Ms. Lindsay noted the trellis added over the parking entrance with plantings to create more greenery. Ms. Lindsay is also the arborist for the project and noted the review of the condition of the existing hedge as well as the efforts being taken to ensure this hedge is retained.

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

Questions of clarification were asked of the design team on the following topics:

Could the stairs to the front patio at the west end of the site be changed to a ramp? Answer: Yes they could be and this will be explored.

Will the proposed bridge to the entrance create a drainage and maintenance issue? Answer: This will be resolved with curbing and appropriate drainage to direct run-off.

Cedar soffits are shown in the renderings but the material key is unclear as to inclusion of wood - please clarify? Answer: Soffits will be clear finish cedar, but the proposed vertical accent bands may be cementitious panels to address weathering issues.

Will there be a pad-mounted transformer and where will it be located? Answer: It has not been determined if one is required, but a space has been set aside near the driveway.

If installed, will the transformer block visibility at the driveway access to the lane? Answer: To be determined but steps can be taken to ensure a clear view.

What type of landscaping will be planted on the south side of the south patios? Answer: Cedars for hedges and trees that grow to a maximum of 25 feet.

What are the sustainability approaches for the project and what is the green building target? Answer: Target is "Built Green Gold" and specific features are still being resolved.

Are there plans to install security lighting along the laneway? Answer: Nothing has yet been integrated into the building or landscaping.

What is the finish for the wall at the rear lane? Answer: Cultured stone and cascading plants.

Was there a children's play area proposed at the Preliminary application? Answer: Yes, but it has been deleted partly due to close proximity to the Lynn Valley Park playground. A water feature and outdoor amenity space are proposed instead for this area.

Is public art proposed? Answer: Yes, public art is proposed and details are under review.

The Chair thanked the applicant team and staff for their clarifications and asked for comments from the District Urban Design Planner, Mr. Frank Ducote.

Mr. Ducote complimented the design team on how well the proposed building scheme and generous landscaping appear to reflect neighbourhood character. He noted how the south-east corner units will be overlooking the garage trellis, and suggested the grade level unit decks simply be extended into this area instead of showing a trellis. Mr. Ducote also supported narrowing of the lane to the east to ensure the existing hedge is retained. Mr. Ducote concluded by pointing out that a massing model would have been beneficial to assist in understanding the project.

The Chair thanked Mr. Ducote for his comments and asked the Panel members for their comments on the project.

Panel members thanked the design team for their presentation and noted a general appreciation for the changes made since reviewing the preliminary application. Several Panel members thanked the applicant team for including the 3D concept diagrams in the design package.

The Panel noted an appreciation for the improvements to the pedestrian access and the location of the waste disposal facilities in the project, and one member suggested the north-east unit on Draycott would benefit with a direct entrance from the street.

A Panel member noted that an increase in bicycle parking should be considered, and that as there are 35 units and only 31 storage lockers proposed, an increase in storage lockers might also be prudent.

Members of the Panel expressed the importance of ensuring the detailing is handled successfully as doing so would help support the positive design of the project. Related to this, some concerns were expressed regarding the interface between wood-clad columns and the balcony rails in terms of how this might be detailed and maintained.

One Panel member noted that Building Code issues should be reviewed for spatial separation at the west side of the building and for exiting from the unit near the main entrance lobby.

As a way to improve accessibility, a Panel member suggested the bathroom layout could use some review, specifically where doors are located and the direction the doors open into the bathroom.

One member suggested that adding a “play” element such as stepping stones could be a positive change to the proposed water feature, and it was noted the clearances between the landscaping to the building wall could be a maintenance challenge on the west side of the building.

The trellis over the garage entry was noted as generally positive and one member noted that residents on the upper floors may prefer to view the trellis rather than a patio - it was however suggested that an evergreen vine variety be selected for planting on the trellis.

Panel members suggested that a review of vehicle sightlines take place for the parking garage exit, as well as consideration of traffic calming of some type in the lane to the east, each to ensure safe movements at this driveway. In addition, it was suggested that lighting to improve surveillance and safety in the lane be considered.

The Chair thanked the Panel for their comments and invited the project architect to respond to the comments made by the Panel.

Mr. Joey Stevens thanked the Panel for their positive input, assured the Panel that the design team understands the comments, and indicated that comments will be addressed as the project moves forward.

The Chair thanked the applicant team and invited the Panel to compose a motion.

**MOVED** by Robert Heikkla and **SECONDED** by Tieg Martin:

THAT the ADP has reviewed the proposal and recommends **APPROVAL** of the project **SUBJECT** to consideration of the Panel's comments with specific attention to the following items to the satisfaction of staff:

- Review of Building Code compliance, such as specification of exterior accent cladding materials, while ensuring the project design reflects the images shown to the Advisory Design Panel in the presentation;
- Review of lighting and sightlines, particularly as they relate to any pad mounted transformer installation, to ensure safe vehicle movements in the north/south lane;
- Review of landscaping details, including the use of suitable evergreen species for trellis plantings; and
- Review of relationship of soft landscape materials to patio areas to better integrate landscape into the patios.

**MOTION CARRIED**

**b. 1311 West 1<sup>st</sup> Street – Detailed Application, Development Permit for Lions Gate Secondary Wastewater Treatment Plant (File: 08.3060.20/035.14)**

Mr. Doug Allan of the District Planning Department introduced the design team and gave a brief overview of the application and site context. The Development Permit application is the result of the approval in 2011 of the Integrated Liquid Waste and Resource Management Plan by the Province and the establishment in 2012 of Federal Wastewater System Effluent Regulations.

The site is located between West 1<sup>st</sup> Street to the north, the rail lines north of McKeen Avenue to the south, Pemberton Avenue to the east, and Philip Avenue to the west. Surrounding development consists of light industrial properties (EZLI) and a neighbourhood pub (C6) to the north, light industrial properties (EZLI and CD40) to the east, the SeaSpan shipyard (EZI) to the southeast, heavy industrial properties (EZI) including the Fibreco and Kinder Morgan bulk terminals to the south and southwest, and industrial storage (EZI) to the west.

Mr. Allan noted the site is designated "Light Industrial Commercial" in the Official Community Plan (OCP) and noted that the OCP identifies this site for a wastewater treatment plant. The site is designated as development permit areas for Form and Character of Industrial Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction. A variance will be required for building height and possibly parking. Mr. Allan noted that a Public Art Strategy is not a requirement but has been included in the project.

Mr. Allan reviewed the applicable development permit design guidelines including:

- reducing the heat island effect of the roof,
- incorporating daylighting distribution into the interior of the building
- connecting to future district energy systems
- managing storm and building water on-site
- utilizing durable and ideally, locally sourced materials.

Mr. Allan concluded his presentation, noting that the "Indicative Design" for the project has been developed through an integrated design process and broad public engagement. The

Development Permit will form the basis of a Request for Qualifications (RFQ) for the selection of a design/build contractor.

The Chair thanked Mr. Allan for his presentation and asked if there were any questions of clarification from the Panel members.

Questions of clarification were asked of Mr. Allan on the following topics:

What is the OCP designation for the neighbourhood to the north? Answer: The residential properties located in Norgate are to remain Detached Single Family, properties east of Pemberton Avenue on West 1<sup>st</sup> street and fronting Pemberton Avenue, north of West 1<sup>st</sup> street are designated Light Industrial Commercial.

What is the purpose of the Panel's input? Answer: The Panel's comments will be incorporated with staff comments and forwarded to the applicant for further consideration.

The Chair thanked staff for their clarifications, welcomed the applicant team to the meeting and outlined the procedure to be followed in reviewing the proposal.

Mr. Paul Dufault, project manager from Greater Vancouver Sewerage and Drainage District (Metro Vancouver), gave a brief description of the current treatment facility adjacent to the Lionsgate Bridge, and explained to the Panel that the facility is at the end of its lifespan. He noted the key project objectives are secondary treatment, sustainability, integrated resource recovery and, community integration. Mr. Dufault noted that the project team has hosted approximately 90 community engagement opportunities and the input received at those sessions has directed the design team's top priorities as odour control, opportunities for education and the provision of greenspace. Mr. Dufault showed drawings of the different sections of the treatment plant and noted some of the sustainability components of the plant to use reclaimed water and opportunities for heat recovery.

Mr. Jeff Cutler, the project landscape architect, noted the guiding themes such as "think big, embrace waste, optimize interrelationships, enrich the community and inspire stewardship". Mr. Cutler reviewed the site plan and layout of operations on the site. He pointed out the significant water features that will be fed by storm water and noted opportunities to incorporate space for public education programs. Truck traffic servicing the facility will be minimal, and the direction of commercial traffic flow will be along the rear of the facility, with an exit to West 1<sup>st</sup> Street. It was noted that the plan for the Philip Avenue overpass will prohibit an "at-grade" crossing over the rail line.

Mr. Matthew Woodruff, the project architect, showed a drawing explaining the basic plant massing, which was developed to create a clean, unified expression. Referring to the site plan, he explained the goal to reduce shadowing was addressed by adjusting the setback and stepping back the upper level of the building. Mr. Woodruff noted that the project includes a rooftop viewing area. To address public concerns relating to the large blank walls and noise, the design will include the use of soft landscaping, berming and glazing to reduce and soften the bulk of the building. The south elevation was reviewed with reference to the narrow rear setback to be used for internal traffic circulation with as minimal landscaping possible. The proposal is to install metal art as the fencing element in this area. The north-west corner of the building has windows strategically placed to allow natural light into the facility, while also letting the public view parts of the equipment. Given the abundance of rain, the design team has incorporated a green roof, with water collection to feed landscaped areas and water features.

Mr. Woodruff reviewed drawings of the front entrance and lobby, including public space, a water feature, meeting room access and extensive plantings. He confirmed that a public art package will be a requirement in the Request for Qualifications. It was noted that the project design will require variances to building height and parking.

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

Questions of clarification were asked of the design team on the following topics:

Why involve the Advisory Design Panel if this is a Metro Vancouver facility? Answer: This is a public facility, operated by a public body. The design of the building requires input from other local government public bodies.

Why has Metro Vancouver gone with a "Design/Build" approach? Answer: While the Indicative Design sets a very high bar, a design/build approach could yield a more cost effective outcome.

Will the design team remain the same? Answer: No, this team's work is essentially finished. However, the purpose of the development permit process is to assist in setting the standard for the RFQ process, and if necessary, an altered design from the selected design/build team may come back to the Advisory Design Panel.

Once the RFQ is complete, will the top three or winning design come before the ADP? Answer: This is unknown and still to be determined.

Is there the potential for much change to the design scheme that is presented today? Answer: Not much potential in terms of core elements, but there could be some exterior design changes.

What bylaws will constrain the odours and noise control? Answer: The greatest public concern was odour control and the design incorporates different measures, including double tanking. The standards set onsite are very high, and Metro Vancouver does not expect contravention of the District's noise bylaw or Metro Vancouver's air quality regulations.

Will the District look for any changes to the issued development permit or further compliance with design guidelines? Answer: While the Indicative Design illustrates a direction for the proposed plant, District staff may request changes to address particular Development Permit Area guidelines prior to Council considering issuance of a development permit.

The Chair thanked the applicant team for their clarifications and asked for comments from the District Urban Design Planner, Mr. Frank Ducote.

Mr. Ducote expressed some concerns with the differences between the north and west elevations, noting how the west elevation is more transparent. He suggested the length and look of the north elevation and the wall along West 1<sup>st</sup> Street could have some glazed openings to reduce the visual impact of the long wall. It was further noted that the Pemberton Avenue road allowance could benefit from a public art feature. Mr. Ducote questioned the opportunity of creating a public space at the foot of Pemberton Avenue, due to the location of the intersection and traffic flow.

Mr. Ducote suggested the project could benefit from an even greater external expression of the internal equipment and processes. He expressed some concern with the “reed-like” metal fencing on the south side of the project and suggested possibilities of more variety in color, sound or movement. Noting the history of the railway in the area, Mr. Ducote suggested the design team find opportunities to showcase the railway as part of the project.

The Chair thanked Mr. Ducote for his comments and asked the Panel members for their comments on the proposal.

Panel members commended the design team on their presentation of this interesting project, and noted recognition for the many public input sessions that have assisted in guiding this building scheme, as well as the challenges involved in capturing all the elements for the Request for Qualification process.

The Panel liked the basic form and character, the clean lines of the design, and positive element of landscaping but had concerns with the lack of vehicle access along the south side West 1<sup>st</sup> Street. Several Panel members expressed concern regarding the proposed long north elevation, and suggested the need for additional glazing in this portion of the building. It was suggested that this area could be a good location for a public art opportunity, and suggested consideration of an anti-graffiti strategy for this long surface.

Some members suggested that more transparency on this elevation could assist with public awareness and that the expression of industrial functions could help to break-up the facade.

It was noted that while the public space at the east end of the building looks attractive, there may be some challenges with the integration of the public plaza and traffic patterns necessary to access on-site parking. It was suggested that a traffic study of vehicle movements, in particular for large trucks and pedestrian access, be undertaken.

The Panel felt the green roof approach with public amenity is very positive, and suggested the benefit associated with an expansion of hours of access for the public roof areas.

One Panel member noted that long-term maintenance may be a challenge for the proposed board-formed concrete.

A Panel member suggested the value of having the budget clearly stated to ensure high standards of building design.

One member noted that a methane hazard review will need to be done for some portions of the proposed building to ensure safety of the site workers.

A Panel member noted the potential of sustainability opportunities, suggesting the south façade may represent an opportunity to generate solar or wind energy.

The Chair thanked the Panel for their comments and invited the project team to respond to the comments made by the Panel.

Mr. Paul Dufault, the project manager, thanked the Panel for their comments, assured the Panel that the design team understands the comments, and that they will address their concerns at the next stage. Regarding the comments to create more transparency to the north elevation of the building, it was noted that there is a limitation in opportunities given that this portion of the building is for the most part large effluent tanks.



The Chair thanked the applicant team and invited the Panel to compose a motion.

**MOVED** by Annerieke van Hoek and **SECONDED** by Tieg Martin:

THAT the ADP has reviewed the application, recommends **APPROVAL** of the project, and encourages the consideration of the Panel's comments in the next stage of the design process for the project. Further, the Panel looks forward to a report back on the final results of the design development process for the project.

**MOTION CARRIED**

#### 4. OTHER BUSINESS

Some discussion took place on the terms of reference for submission and presentation requirements to the Panel.

It was agreed that staff would review the applicant's checklist for application packages and that future discussion should take place on the need for a massing model to be required as a minimum for future applications located in Town and Village centres as well as a simplified 3-D rendered image to in addition to fully-rendered versions.

It was concluded that the topic should be added for discussion on a future meeting agenda.

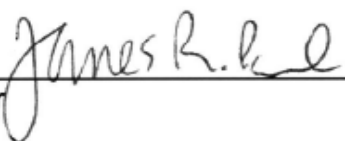
#### 5. ADJOURNMENT

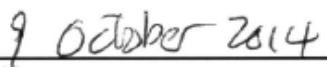
A motion was moved, seconded, and carried to adjourn the meeting.

The meeting adjourned at 8:45 p.m.

#### 6. NEXT MEETING

October 9, 2014

  
Chair

  
Date