

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON  
OCTOBER 12, 2017 AT THE DISTRICT OF NORTH VANCOUVER**

**ATTENDING:** Mr. Craig Taylor (Chair)  
Mr. Laurenz Kosichek  
Mr. Steve Wong  
Mr. Stefen Elmitt  
Sgt. Kevin Bracewell  
Ms. Amy Tsang  
Mr. Jordan Levine  
Mr. Tieg Martin  
Ms. Diana Zoe Coop  
Mr. Samir Eidnani

**REGRETS:**

**STAFF:** Ms. Tamsin Guppy (Item 3.a.)  
Mr. Nathan Andrews  
Mr. Alfonso Tejada  
Ms. Casey Peters (Item 3.b. & 3.c.)

The meeting came to order at 6:00 pm.

**1. ADOPTION OF MINUTES**

Meeting Minutes of October 11 & 12, 2017 will be reviewed in November.

**2. ANNOUNCEMENTS**

A question was raised for the panel about 1 or 2 meetings in November. The Panel agreed with consensus that one long night would be best.

**3. NEW BUSINESS**

**a.) 1923 – 1959 Purcell Way (Lynnmour): Detailed Planning Application – Rezoning for a mix of six-storey apartments, stacked townhomes and student housing**

Ms. Tamsin Guppy, Development Planner, introduced the project and explained the context.

The Detailed Planning Application went to Design Panel on September 14<sup>th</sup>, 2017. This month's presentation focuses on the changes made to address the questions and concerns raised at the prior meeting.

The Chair welcomed the applicant team and Mr. Bryce Rositch of Rositch Hemphill Architects 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 is the “yellow box” for on the student housing building? The build-out element is used as an informal gathering space and to provide some variation to the design.
- Is the small roof garden accessible above the “yellow box” feature? Yes.
- Can you expand on what type of materials make up the honeycomb surface that allows for Fire and other emergency vehicles to pass over? Yes, a grass grid product made of plastic honeycomb will be used and are made for the purpose of supporting a fire trucks weight.
- How does the fire department know about the access points for the courtyard lane? A Fire Safety plan is provided as part of the development proposal.
- To reduce crime what type of wayfinding will be provided? All of the units will be numbered and lit.
- For the parkade separation between levels P1 and P2 is a chain link wall proposed? Yes, there is a gate between the visitor parking and the resident parking.
- Does the bike storage locker area have two adjacent stairs that go up to ground level and come out along the exterior building wall? Yes, the stairs exit out to the side of the building.
- Has there been communication between student and market housing on site and at Capilano University to ensure that there is no overlap? Yes no overlap.

Mr. Alfonso Tejada, District Urban Design Planner, thanked the applicant team for considering the Panel's comments and had no comments or concerns with the updated drawing package.

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

- The changes have made a huge difference for access especially with the entrance off Purcell Way.
- The integration of pathways to the various amenities has improved since the September 14<sup>th</sup> 2017 ADP Meeting as before the routes and wayfinding were not clear.

- Adding the details to the design has allowed the student housing to be less institutional in style and more a part of the rest of the site.
- Student housing with the added touches will help with the design transition between housing and institutional buildings. Furthermore, consider a smaller tree to be placed atop the build-out feature as oppose to a large one for practicality reasons.
- The “Green” Spine is a definite improvement to the previous edition of the plans.
- Appreciate the rationale for children’s play area but still feel there is merit to some play space closer to the apartment building and the larger courtyard.
- If you keep the children’s playground close the pool consider the surface treatment so that debris is not brought into the pool area, or alternatively consider a foot wash area between the playground and the pool deck.
- Unit identification will be very important as the numbering will help discourage unwanted visitors from wandering around.
- Confirm that the landscape plan doesn’t mask the entrance to bike storage and access to the stairway.
- Consider the style of bollards to allow access for all first responders.
- The site layout has improved tremendously, consider how you can continue to improve the pedestrian experience.
- The lowest level of student housing doesn’t have basement access to an exit so ensure this requirement is met.
- Make sure that feedback from contractor is provided for phasing and construction staging to ensure fire services and protection plan is met, which is quite critical on sites like this with multiple buildings.
- Consider how to soften the impact of the parkade entrance on the adjacent units.
- Support the location of the playground next to the other amenity zones and as a shared feature for the neighbouring complex.
- Support the improved pedestrian circulation and suggest further exploring the path system and the use of paving materials to signal primary and secondary circulation routes.
- Explore whether there is value in a pedestrian short cut to the campus.
- Mixed views on the benefit of making the two zero lot line buildings appear as two distinct buildings, and suggestion to explore having the student housing feel more like the rest of the residential complex, particularly as these two buildings may read as one.
- Consider how to improve the handicap access to the clubhouse.
- Congratulations on a submission that is a dramatic improvement.
- With regards to the student housing, still not sure that the colour split works, are the bright colours the best solution?

The Chair invited the project team to respond. Mr. Rositch, project architect, acknowledged the Panel’s suggestions, appreciated the comments and was happy to take them into account in the Design development.

**MOVED** by Steve Wong and **SECONDED** by Stefen Elmitt:

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**

**b.) 1552 & 1568 Oxford St: Detailed Planning Application – OCP Amendment and Rezoning for a six storey multi-family development**

Ms. Casey Peters, Development Planner, introduced the project and explained the context.

The Chair welcomed the applicant team and Mr. Bryce Rositch 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:

- Is an emergency generator required? No.
- Is the “doghouse” feature on the south east side of the property meant for parkade exhaust? Yes.
- Is there lighting along the greenway? The Greenway is anticipated to have lighting and the design for the greenspace is being prepared by the District’s consultant.
- When would the Rental Agreements for the site be done? The Housing agreement would be secured by bylaw and would be done concurrent with the OCP and Zoning bylaws.
- How will the greenway be produced between the two developments and will there be any phasing involved? It is anticipated that whichever development is at the construction stage first will contribute funds. The greenway will be completed by the second the second development.
- Can the building with 89 units function with just one elevator? Perhaps an additional elevator should be considered? The proposal currently includes one elevator and stairs for access.
- What are the proposed materials for the building? A combination of white and off white brick as well as wood tone soffits, wood tone vinyl siding, and Hardie Panel are proposed.
- Are there any limitations from the Design Guidelines for amenity space on the roof? No.
- Is there a plan for accessible units? The proposed plan will consider 100% basic and 5% enhanced accessible units.
- Does the amenity space at the southwest corner have the ability to allow for indoor and outdoor connection? Yes, sliding doors will be implemented to allow for movement of activities both internally and externally.
- The parking entrance seems to be gated but is there additional separation from resident and visitor parking? There is a gate that separates the parking garage from the outside but further refinement will be considered to ensure security and division between the resident and visitor parking.

Mr. Alfonso Tejada, District Urban Design Planner, provided the following comments and questions for consideration:

- Vertical elements can be emphasized to help to create a sense of breaks in the massing of the building.
- Columns near amenity space at the southwest side of the building need improvement.
- The materiality should be simplified and consistent white tones used on all vertical elements.
- Continue to enhance the connection between Oxford Street and the greenway corridor.

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

- Is the water retention tank at P1 for storm water? Yes, the water retention tank is for storm water and it has to be waterproofed.
- The retention tank is outside the building line and relying on building structure for support could be problematic for earthquakes and other hazards therefore consider burying the tank.
- Great use of both indoor and outdoor amenity space.
- Consider moving parkade exhaust “doghouse” so it is not adjacent to living space.
- Consider a community garden space on the roof top.
- Consider changing the location of the pedestrian ramp to strengthen the connection and entrance treatment.
- If planters are to be considered for the rooftop then ensure the plantings are suitable for the space.
- The siting of the seniors building has a positive impact on the green spine and on this building.
- Is there an opportunity for additional amenity features on the roof?
- Consider wrapping the PMT.
- The location of the loading area is unfortunate and communication is needed to direct people on how to enter the building.
- Code requirements may change in 2018 that may impact this project.
- Refine the shape of the massing at the southwest corner to provide for more gateway appeal.
- Consider simplifying the material palette and look for an alternative to vinyl for the soffit material.
- The Elevator plan should be thoroughly reviewed for safety, efficiency, and logistical reasons.
- The Lynn Creek industrial zone should be more of an influence on the style and design of each new building creating a unique town centre design that stands apart.

The Chair invited the project team to respond. Mr. Rositch, project architect, acknowledged the Panel’s suggestions, appreciated the comments and looked forward to the next phase in the Design development.

The Chair invited the Panel to compose a motion:

**MOVED** by Tieg Martin and **SECONDED** by Stefen Elmitt:

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**

**c.) 1200 – 1259 Emery Pl: Detailed Planning Application – Rezoning and subdivision for 408 residential units**

Ms. Casey Peters, Development Planner, introduced the project and explained the context. The current application is for rezoning of the entire site and Development Permit for phases 1, 2, and 3. The Development Permit phases 4 and 5 will be submitted at a later date for another detailed Design Panel review.

The Chair welcomed the applicant team and Mr. Bob Worden of Ramsay Worden Architects 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:

- Is there a Structural Engineer on board for the first phase of the development? No, not yet.
- Can more background be presented on how the townhouse phase will be implemented and why they are part of the overall concept plan? Extensive consultation with the Lynn Valley residents was done to support the step down logic and transitions of building massing to adjacent lower density sites.
- Will the roads throughout the complex be restricted or public, including walkways and linkages to the park? Yes, all roads and pathways will be publicly accessible to ensure a continuous connection.
- Is the Children's play area private? The proposed location adjacent to the park could be challenging for CPTED principles. We will review the location to the children's play area is safe and well lit.

Mr. Alfonso Tejada, District Urban Design Planner, provided the following comments and questions for consideration:

- This project has to focus on connection.
- A new street will be very important and relevant to understand the relationship between entry points and throughways.
- Townhomes and articulation with similar patterns could be worked on but not the main issue at this time.
- Consider additional roof elements and variations in the peaks and valleys to help transition scale on the northwest building so that length versus height is more proportional.

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

- Incredible package, great presentation and very comprehensive plan including the landscape design idea which brings the forest into the development.
- The perspective sketches enhance the project's feel in the presentation that might not be apparent with non-perspective drawings.
- The concept of a mountain village didn't envision 8 storey buildings but works well with the logic of the buildings, location, articulation, and materials used.
- Consider the different styles of peaked roofs for aesthetics and practicality to hide any unwanted mechanical features.
- Some minor façade details should acknowledge things like storm water gutters and downpipes into the design.
- The townhouse reinvented with colour and articulation is very playful and has a lot of design potential moving forward to Phases 4 and 5.
- The rental building could be turned 45 degrees but that change would impact the children's play area.
- Regardless of any building change, shadowing from the tall trees should be reviewed to ensure that any play area isn't too dark.
- Wayfinding will be important to ensure clarity of direction within the site.
- Consider site identification and access for first responders during the various construction phases.
- High rises will need separation for stairways for code and security reasons.
- The natural elements, including the wood or metal lattice, on and surrounding the towers are successful.

The Chair invited the project team to respond. Mr. Worden, project architect, acknowledged the Panel's suggestions, appreciated the comments and was willing to take them into account in the next phase of the development plan.

The Chair invited the Panel to compose a motion:

**MOVED** by Stefen Elmitt and **SECONDED** by Tieg Martin:

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**

**4. OTHER BUSINESS**

None.

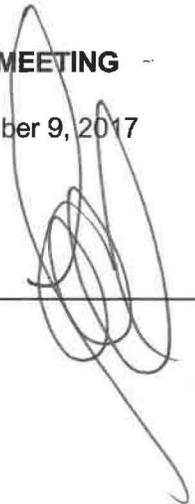
**5. ADJOURNMENT**

The meeting was adjourned at 9:33 p.m.

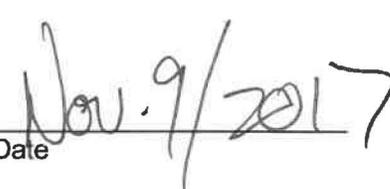
**6. NEXT MEETING**

November 9, 2017

Chair

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long tail stroke.

Date

A handwritten date in black ink, written as "Nov. 9/2017" in a cursive style.