

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
April 12, 2018 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Jordan Levine (Chair)
 Mr. Steve Wong
 Ms. Carolyn Kennedy
 Mr. Darren Burns
 Mr. Charles Leman
 Mr. Samir Eidnani
 Ms. Diana Zoe Coop

REGRETS: Mr. Stefen Elmitt
 Sgt. Kevin Bracewell
 Mr. Tieg Martin

STAFF: Ms. Tamsin Guppy
 Mr. Alfonso Tejada
 Mr. Adam Wright
 Mr. Kevin Zhang (Item 3.a.)
 Ms. Tamsin Guppy (Item 3.b.)

The meeting came to order at 6:00 pm.

1. ADOPTION OF MINUTES

A motion was made and carried to adopt as circulated the minutes of the Advisory Design Panel meeting of March 8, 2018.

2. ANNOUNCEMENTS AND ADMINISTRATION

In discussing how to keep the agenda on track while still allowing time for useful input, Panel members agreed to try harder to be concise with their comments during discussion and to provide specific details and clear direction.

The Panel agreed to use the new simplified list of suggested motions.

The Panel agreed to review applications for 2018 ADP Awards later in the year, in February/ March instead of December/January, to avoid logistical challenges from winter weather and holiday scheduling, thereby pushing the awards night back to March/April.

At least two ADP meetings will be held in May to accommodate six development applications that are seeking review by the Panel next month.

The two meeting dates are May 10th and May 24th at 6:00pm. The location for the May 24th meeting will be shared once confirmed.

The Panel members discussed the extent to which they review applications using both the District of North Vancouver's design guidelines and their own professional experience. It was discussed that while Panel members do not have to review applications strictly against the District's design guidelines, it is important to be cognizant of them and the differences in form and character that exist between the different town and village contexts.

3. NEW BUSINESS

a.) 2049 Heritage Park Lane – Maplewood West

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

The Chair welcomed the applicant team and Mark Blackwood, architect from Ekistics Architects, and Gerry Eckford, from ETA Landscape 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 material showing between planter beds that looks green on page L-5? A gravel area underneath the stairs.
- Is there a gap between the neighbour to the east's fence and the concrete wall on page L5-1? There is a gap that is approximately 8 inches.
- Is there an elevation change around electrical room on page A1-3? Grades were dictated by flood elevation – The vision is to change the slope to minimize the grade change, there is also a requirement for a 6ft fence from ground elevation. We are discussing with environmental consultants and the environment team at the District to try to balance the grade change.
- What is the detailing idea behind the perforated screen in the middle of the buildings? It is white perforated metal as a knuckle in between the buildings. People will be able to pass through at ground level and it will provide elevator access.
- In previous version of plans there was a connection with Maplewood, is that still there? There was a connection on east side of the property, but it was not permitted after consultation with the District. No connection to the South is possible.
- What is the function of the perforated panel? It is serving as an exit stair because of the 4 story building height, along with the rooftop access. We are in conversations with Code Consultants here.

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

- The project team should be commended for the effort and involvement in the design process, there were major issues, but much work has been done.
- The extra elevator is great and the ramp access at grade works.
- The only key issue that merits further consideration is the proximity to the neighbour. There is only about 24 feet between the buildings on the east side to the east, when there would usually be about 30 feet between building faces. Expanding the width between the buildings to the east, would improve privacy.
- The north side of street, facing Heritage Street could use more detail, especially the concrete wall on the lower level.
- The small proportion of the windows on the north elevation for the front presence needs attention.
- Metal box staircase would be improved by more detailing, colour, and artistic elements.

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

- The creek has been made to be a feature of the project, which is great.
- The splayed out buildings creates an interesting element and play space.
- Fire access has been made as a place to play, the material palate and the plant material selection is nice.
- The staircase doesn't seem to exist on the plans.
- The Western red cedars, Spruce, and Douglas are nice elements.
- North face of the buildings - looks nice.
- Rooftop access is slightly awkward, but the approach is acceptable.
- The slope on the Creek is quite steep, a 1 to 1.2 slope would be better. Have the boulders spaced randomly to prevent soil from getting into the creek.
- The team should be commended on their creativity.
- If the stairs are required for emergency exit, consider how they will be protected from weather, perhaps a heated pad to keep snow out, or a commitment with the strata to keep it clean.
- It would be worth considering a code review as a 5-story building if using non-combustible cladding.
- Consider rating the roof deck.
- Open risers are shown which allow light, but can be problematic. Consider thinking through using these in other ways.
- Fire Access Plan – could consider adjusting where the access points are to the south so that travel distance is reduced.
- Who owns Maplewood Farm? – Tamsin Guppy, Development Planner pointed out that Maplewood Farm is owned by the District of North Vancouver and the park adjacent to the river is also owned by the District.

- How the edge of the parkade is treated next to the park is important and planting and grading in this area will need to be carefully considered.
- The sense of arrival could be strengthened with stronger landscaping around the pedestrian bridge, and more attention given to the entrance.
- The height of the blackboard may be visible from behind the fence.
- The north face of the building may be improved by adding lighter tones.
- Agree with the concerns around the proximity of the buildings and wonder if in addition to increasing the setback there may be opportunities to improve unit privacy through the programming of the individual unit layouts.
- The landscaping seems to be weave in to the development, there are interesting public spaces and the integrated mews feels nice.
- The exposed rafters, level of detailing and material selection are appreciated. Consider another pass at elevation contrasts and palate to address some of the concerns.
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- On the exterior stairwell, panel members noted that it might be nice not to enclose but instead allow views through to the park, or if enclosing it in the perforated metal panel to consider including a pattern in the design.

The Chair invited the project team to respond. Mark Blackwood acknowledged the Panel's suggestions, appreciated the comments and were happy to take them into account in the development of the design. They also conveyed the following comments below:

- We tried to mirror the neighbour setback for the Maplewood place edge – we can look at increasing it to 27 - 28 feet, it is currently around 11.5, but there is some flexibility there.
- We can reconsider the glazing and doors to enhance the North face.
- Maintenance of the roof top decks will be discussed with the strata and fire department.
- We are trying to increase permeability with perforated metal and roof top egress, we have removed the cover from the exit stairs.
- The North elevation has stone material to mark entrances that are repeated throughout the buildings.
- We intend to develop the entrance to the parkade with trellises' and landscaping along the sides.

The Chair invited the Panel to compose a motion:

MOVED by Steve Wong and **SECONDED** by Carolyn Kennedy Motion.

THAT the ADP has review 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.) 3288 Brookridge Drive, 1135 and 1147 Ridgewood Drive – Edgemont Townhouse Development

Ms. Tamsin Guppy, Development Planner, introduced the project and reminded the Panel that the project was returning for reconsideration having been reviewed by the Panel on February 8, 2018, and provided a brief reminder of the general context.

The Chair welcomed the applicant team and representatives from Boldwing Continuum Architects and PMG Landscape 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:

- Has the neighbouring property been completed? It is still under construction, they do not have occupancy yet.
- Is there an opportunity to share a parking ramp? There may have been an opportunity, but the timing of the projects in this case precluded it.
- On page AC-402, are there windows in middle units in the bedrooms of building 1 and building 4? Yes, there are windows.
- Are the patios covered in the rear of Ridgewood? They are just for protection over the front doors, not over the entire patio.
- What materials and colours are used for the metal railings? Steel with dark grey.
- Are the window frames dark grey? Yes, charcoal grey.
- Is there a requirement for a children's play area? No.
- Is there a requirement that the driveway access ramp flattens at the boulevard? – Yes, the requirement is that the ramp is flat to meet with the sidewalk. Engineering work is still underway and public feedback is being considered and this will impact the final design of the boulevard and sidewalk and in turn the access ramp.

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

- There has been an incredible improvement with the submission, the issues were well addressed.
- The oval window doesn't seem to relate to the other side of the street, but it is an interesting element.
- The location of the communal outdoor amenity space could be reconsidered and in doing so there may be an opportunity to improve the relationship to the neighbour to the south as currently the setback to that building's side yard is only 20 feet.
- The amenity space could be shifted to the east side of Building 3 to create a more centralized space.

- The amenity space could be better detailed to match the elegance and traditional elements of the building designs.
- The roof line transitions fit with the context of the buildings.

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

- Congratulations to the team, the authenticity of the project is appreciated in the changing context of Edgemont.
- The palette seems clean, sleek, and sophisticated.
- There seems to be lots of light, you can feel the air in the buildings.
- The landscaping and hedging can really enhance the feel of the building, it seems to be a visual relief.
- The curved sidewalk is nice.
- Consider the extent to which the development will be used as a kids-oriented complex enough to justify the proposed play area.
- Share the concern about potential overlook, so consider the potential to reduce overlook through landscaping and unit layout, and perhaps stagger the windows between buildings.
- The on site landscaping does not seem to be improved. The common space feels like it may be wasted, perhaps provide a green space or community gardens if a play area is not merited, but if proposing a play area than give this space more attention.
- Your landscape plans need better coordination, particularly with tree locations.
- Brown colours of the pavers could be moved to a grey tone.
- If you choose to keep the bird bath consider moving the bird bath so it creates visual interest and can be accessed
- Materiality, tone, and hardscape is really well done and much improved from last time.
- The reduced height of the ridgeline, fenestration of the roof, and material changes look nice.
- Support the improvements to the architectural design, particularly the reduced height, and the improved material selection.
- Support the addition of the sidewalk on Brookridge Drive.
- Consider rethinking the ultimate use of the common space outside. The bird bath could be reconsidered. The whale tale and benches are quite poetic but fail as a play space. This common area could be rethought and improved.
- If the common space is a play area then a guard rail next to the wall for the driveway ramp may be required.
- The open stairwell next to the elevator could create a large puddle or heavily used drain at the bottom.
- Circulation space – bad call to have
- Door beside elevator could be reconsidered, it is encroaching into elevator space.
- Consider separating elevator access from the stairs.

- Elevator machine room should be located next to the elevator to avoid challenges with cabling.
- Water could be coming into elevator area with current layout.
- Consider locating electrical service close to PMT to save cost.
- There may be a security risk around the staircase area. Consider CPTED strategies and improved lighting.
- There may be an opportunity for pedestrian access from Brookridge Drive.
- Patterning on sidewalk could help from ramp.
- Gabled roof configuration on north building and hipped variant on south building seems to be lacking in detail, as compared to the north.
- The dark roofs are quite prominent in the renderings – Consider the concern for heat island.
- The project seems to have its own personality and though it has been improved, it seems to maintain the bones of the original strong concept but is far more successful and fits the character of the area far better in this rendition. The only concern remains the landscaping.

The Chair invited the project team to respond. The project team acknowledged the Panel's suggestions, appreciated the comments.

The Chair invited the Panel to compose a motion:

MOVED by Ms. Diana Zoe Coop and **SECONDED** by Mr. Darren Burns.

THAT the ADP has review 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

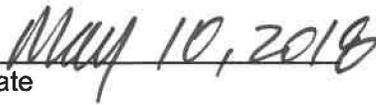
The meeting was adjourned at 8:46 p.m.

6. NEXT MEETING

May 10, 2018



Chair



Date