

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON  
October 12, 2023 AT THE DISTRICT OF NORTH VANCOUVER**

**ATTENDING:** Mr. Jean-Pierre Mahé (Chair)  
Mr. Joshua Bernsen  
Mr. Rafael Santa Ana  
Sgt. Kevin Bracewell  
Mr. Kelvin Lit  
Ms. Nancy Paul  
Mr. Nathan Shuttleworth

**REGRETS:** Ms. Alexis Chicoine  
Mr. Brian Newton

**STAFF:** Mr. Kevin Zhang (Staff Liaison)  
Mr. Alfonso Tejada  
Ms. Taylor Jenks (Item 3.a.)  
Ms. Afrooz Fallah

**APPLICANT:** Mr. Ryan Rohani (Redic Developments)  
Mr. Doug Austin (AVRP Architecture Inc)  
Mr. Tomasz Anielski (AVPR Architecture Inc)  
Mr. Daryl Tyacke (ETA Landscape Architecture)

**1. PANEL WELCOME AND DINNER**

The meeting was called to order at 6:03 by Mr. Jean-Pierre Mahé and attendance was taken.

**2. ADMINISTRATION**

The minutes of the Advisory Design Panel meeting of June 8, 2023, were reviewed by panel members. Mr. Jean-Pierre Mahé noted some minor spelling edits were required. These edits will be made, and the corrected version of the minutes will be prepared for signatures at the next Advisory Design Panel meeting on November 9, 2023.

**3. NEW BUSINESS**

**a.) 1504 -1520 Rupert Street - OCP Amendment, Rezoning and Development  
Permit for 90 Rental Units**

Ms. Taylor Jenks, Development Planner, provided an introduction to the project, highlighting that it is a detailed application for a 6-storey rental building located on the Northeast corner of the intersection between Mountain Highway and Rupert Street in the Lynn Creek Town Center. She mentioned the project was previously reviewed at the preliminary stage in July 2022, and the Panel recommended reconsideration after addressing their concerns.

Ms. Taylor Jenks outlined the surrounding developments, emphasizing the changes made to the project, including the addition of a fourth lot, an increase in units from 70 to 90, and shifts in pedestrian entrances, setbacks, and utility placements.

Ms. Taylor Jenks posed the following questions for the Panel's input:

1. the impact of the Pad-Mounted Transformer, bike storage area, and height of landscaping on neighbors to the north, specifically focusing on the ground floor units and their well-being.
2. the number and placement of windows facing the building to the north, addressing concerns related to privacy for both the residents and neighboring properties.
3. Detailed review and treatment of the western façade, including the roofline, level of articulation in middle storeys, and the connection between the building's ground floor and Mountain Highway. Input sought on the effectiveness of these design elements.

The Chair welcomed the applicant team; Mr. Doug Austin and Mr. Tomasz Anielski of *AVPR Architecture Inc* and Mr. Daryl Tyacke of *ETA Landscape Architecture* introduced the project.

Mr. Doug Austin and Mr. Tomasz Anielski addressed concerns raised by the Development Planner.

- PMT Location:
  - The size of the PMT was deemed necessary due to electric vehicle needs, and the location is due to space required for parking, and unit size constraints.
  - Previous suggestions for relocating the PMT were considered but found economically unfeasible. The PMT also cannot be placed in the parkade due to the flood construction level.
  - Architects proposed integrating public art into the PMT, collaborating with BC Hydro's program to create an artistic façade such as a pmt wrap. The aim would be to enhance the visual appeal of the transformer and make it a celebrated element in the transition area.
- Ground Level Design and Climate Considerations:
  - Architects emphasized elevating the building and creating a smaller recess at the ground level with the goal of providing shelter from rain, mitigating the massing, and enhancing overall visual appeal.
  - Collaboration with a landscape architect was planned to create an enclosed and protected space in front of the building.
- Fenestration and Interior Design:
  - Efforts were made to optimize window placement within each unit to comply with Step 3 code and energy regulations.
  - The building was pulled away from the building to the north to create more space between windows
  - Larger windows were chosen to provide ample natural light and openness.
  - Focal elements with narrow openings and visible landscape features were intended to enhance visual appeal.
- Roofline and Architectural Interpretation:
  - The roofline design aims to soften the transition between the building mass and the sky.

- Inspired by neighbouring single-family residential houses and the skyline of mountain peaks, the design incorporated gables to harmonize with the surrounding architectural landscape.
- The entryway is opened up on Rupert Street to define the entrance to the building.

The architects explained the rationale behind the project's design, emphasizing the departure from previous concepts in terms of massing, character, elevation, and overall development. They detailed the evolution of the building's design, showcasing their efforts to create depth and articulation in the façade through window and balcony design and materials, as well as the use of natural light through the amenity space, and pitched roofs.

The architects further elaborated on the color palette, drawing inspiration from the natural elements of North Vancouver. They introduced materials such as cementitious panels with wood-like finish, standing seam metal roof, and a material resembling Corten Steel for specific elements.

Mr. Daryl Tyacke, the Landscape Architect, then shared his approach to the site design, focusing on creating a soft and lush landscape with layered trees, rock gardens and green roofs to balance the long vertical lines of the building's architecture. Species were chosen as a continuation from neighbouring sites.

During the remainder of the presentation, specific points were highlighted, including:

- **Accessibility and Code Compliance:**
  - The building's common areas are fully accessible, meeting the current accessibility requirements of the district.
  - A question was asked about the bedroom mix of accessible units and it was noted that studio and one bedroom suites are accessible.
  - The architects are aware of the upcoming 2024 code changes and are prepared to make necessary adjustments to comply with the new regulations.
- **Site Elevation and Green Roof:**
  - The architects emphasized the difference in elevations between areas, noting efforts to flatten the site and ensure the new development integrates well with existing structures.
  - The bike storage area will feature a green roof, adding to the site's greenery and environmental appeal.
- **Architectural Design and Elegance:**
  - The architects emphasized the building's simplicity, elegance, and residential-friendly design. The use of wood elements was highlighted to add warmth and character to the structure.

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

- **Trees and Landscaping**

- *Question:* Inquired about the selection and placement of trees, specifically referring to a large Homeric Bruns tree near the entrance to the building. Enquired about its weight on top of the parkade slab.
- *Answer:* The tree was chosen as a statement piece. It is on a slab and serves as a punctuation point in the landscaping design.
- **Accessibility and Patios**
  - *Question:* Raised concerns about accessibility to the patios on the 1<sup>st</sup> floor, particularly whether ramps would be provided instead of stairs.
  - *Answer:* Patios are accessible from inside the units, ensuring full access to the building. Ramps were not preferred due to design considerations. Additionally, patios on the upper floors are accessible, and enhanced accessible units include both studios and one-bedroom layouts.
- **Glazing and Design Details**
  - *Question:* Inquired about the material and color of the glass used in the building's design, as well as the recessed areas mentioned in the diagrams.
  - *Answer:* Detailed the use of Blue Glade-colored glass, clarifying that it does not come from tinting. Recessed areas were explained in relation to specific functionalities.
- **Landscaping and Setbacks**
  - *Question:* Asked about the absence of multi-purpose spaces in the rear yard and inquired about setbacks from neighboring properties.
  - *Answer:* Multi-purpose spaces were omitted to maintain privacy and screening. Setbacks were determined based on neighboring constructions and development standards.
- **Seating Arrangement Rooftop Landscape Plans**
  - *Question:* What are the specific plans for benches near the front entry and benches along the highway side? Additionally, can you provide further details about the cover for shared bike parking on the northwest corner. Any plans for landscaping on top?
  - *Answer:* Regarding the plans for benches near the front entry, seating is intended near the bike rack, but specific details are yet to be decided. For benches along the highway side, plans are not finalized. Concerning the cover for shared bike parking on the northwest corner, it is included in the plans, but its absence in the landscape plan has caused confusion. As for landscaping on top, no specific decisions have been made; plans for rooftop landscaping are pending.
- **Security Measures and Access**
  - *Question:* Inquired about security measures, including camera installations, and asked about accessibility from visitor parking to storage areas.
  - *Answer:* Discussed the presence of security cameras and access control for visitor parking and storage areas. Detailed the gating system for controlled access.
- **Additional FSR for Rental Building**
  - *Question:* Why was additional Floor Space Ratio (FSR) necessary for this rental building, and how does it contribute to the project's feasibility?

- *Answer:* The additional FSR was crucial for the project's economic feasibility, especially considering the narrow profit margins of rental properties in the area. The increased density resulting from the higher FSR enables a more efficient use of space, creating functional and attractive rental units. This increased density helps balance development costs, ensuring the delivery of a high-quality rental building that meets both community needs and tenant expectations.
- Window Placement and Usability
  - *Question:* Suggested the possibility of adding windows to the bike and garbage areas for better aesthetics and usability.
  - *Answer:* The team acknowledged the suggestion, indicating that openings could be incorporated for improved lighting and aesthetics in these areas.

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

- Building Separation and Windows:
  - Mr. Alfonso Tejada highlighted the need to maintain adequate separation between buildings A (to the north) and B (proposal). He questioned the orientation and number of windows facing the building on the north side, seeking clarification on their acceptability.
- Rooftop Design and Impact:
  - Concerns were raised about the rooftop over the garage exit and bicycle parking. Alfonso inquired about the potential impact of planted areas on neighboring patios and how this would be resolved to prevent obstruction.
- West Elevation and Street Connection:
  - Mr. Alfonso Tejada emphasized the importance of the west elevation, particularly facing Mountain Highway. He stressed the need for a sense of entry and connection to the street. Concerns were expressed about the vertical massing and institutional feel, suggesting ways to enhance the residential character.
  - Discussion centered around the ground level, specifically columns and blank walls facing the main street, Mountain Highway. He expressed concern about the lack of residential character and suggested ways to address this, including breaking up the massing and altering materials.
- Vestibules and Building Functionality:
  - Mr. Alfonso Tejada inquired about the functionality of the side-by-side staircases and single set of elevators. He sought clarification on how the vestibules on the second floor and above would work and expressed curiosity about the locking mechanism for the three units.
- Bicycle Parking and Rooftop Design:
  - Questions were raised about the design of bicycle parking spaces and how the verticality of the building would be mitigated on the rooftop. Mr. Alfonso Tejada emphasized the need for a more residential character, particularly concerning the design's edges.
- Additional Comments:

- Mr. Alfonso Tejada noted the project's potential and unique design concepts, particularly regarding the staging, recycling, and storage areas. He expressed interest in enhancing the PMT frame.

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

- Praised the overall organization and elegance of the design.
- Appreciated the unique massing and character of the building.
- Encouraged exploration of warmer materials at the base and careful consideration of lighting design for both aesthetics and functionality.
- Recommended exploring alternative materials and color schemes to create a more diverse and appealing façade.
- Encouraged the use of colour to break the monotonous colour scheme, adding vibrancy and interest to the building.
- Addressed the issue of visitor parking and bike storage security, emphasizing the importance of robust locking systems to prevent theft.
- Recommended enhancing natural surveillance and lighting in vulnerable areas.
- Advised spending wisely on appropriate locks in the first place to avoid future operational costs and security issues.
- Advised considering the longevity and appropriateness of materials, suggesting a closer match between renderings and actual materials.
- Suggested incorporating more eyes on vulnerable areas, such as the ramp, to enhance security.
- Concerns were raised about the incomplete streetscape and furnishings, emphasizing the need for identifying seating opportunities, given the area's popularity among pedestrians.
- Explored the potential for outdoor amenities, particularly on the north side of the building. Due to high foot traffic, there was a focus on creating gathering spaces and encouraging community interaction.
- The idea of rooftop planters and landscaping was well-received, not only for aesthetics but also to provide privacy between patios.
- Concerns were raised about the need for articulation in the landscape design to align with architectural features.
- Expressed concern about the rooftop amenity space being the sole outdoor area for the entire building and suggested enhancing the patio area, emphasizing the need for more than just a basic dining setup and recommended transforming it into a vibrant, shared amenity space.
- Concerns were raised about placing an outdoor amenity space on the north side, as it would be shaded most of the time and proposed maximizing the potential of the space and making it more attractive, possibly incorporating green elements.
- Suggested reconsidering deep, narrow spaces and windows in some units to improve livability and natural light access.
- Highlighted the importance of natural light and ventilation requirements for habitable spaces, especially with slotted windows.
- Encouraged addressing the transformer issue by making the screening around it lighter and less solid, considering the overall aesthetics.

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

- Mr. Doug Austin and Mr. Tomasz Anielski of *AVRP Architecture Inc* thanked the Panel members for their comments and mentioned that the concerns like safety, natural surveillance, appropriate materials, and a visually appealing facade will be addressed in the final submission.

The Chair invited the Panel to compose a motion:

**MOVED** by Mr. Nathan Shuttleworth and **SECONDED** by Mr. Jean-Pierre Mahé, Ms. Nancy Paul, and Mr. Kelvin Lit.

That the ADP has reviewed the proposal and recommends unanimously **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.) North Shore Environmental Disaster Response, and Security Achieved through Functional Environmental Design**

The discussion commenced with a discussion about ongoing environmental challenges in the province, particularly in Kelowna, where community evacuations were necessary due to emergencies.

- Review of Development Permit Areas and Environmental Design:
  - Ms. Taylor Jenks provided insights into the District of North Vancouver's (DNV) regulations concerning wildfire risk. She emphasized the presence of Development Permit Areas (DPA) within the DNV, specifically addressing wildfire hazards. Projects falling within these areas must adhere to comprehensive guidelines, including building materials, roofing, landscaping, and setbacks. Mr. Kevin Zhang presented an overview of the DNV's wildfire DPA, outlining the stringent requirements, such as fire-retardant materials and consultation with certified fire consultants.
- Wildfire Risk Mitigation Strategies:
  - The discussion delved into mitigating wildfire risks for various types of buildings. Single-family homes are also subject to regulations, with a focus on roofing, windows, chimneys, and landscaping. The attendees emphasized the importance of considering the proximity to forests and ravines when assessing wildfire risks.
- Evacuation Procedures and Emergency Notification Systems:
  - The attendees discussed evacuation procedures in case of emergencies. ALERTABLE, a program managed by North Shore Emergency Management, was highlighted as the primary emergency notification system. They stressed the importance of utilizing multiple communication channels, including social media, radio, and the website, to ensure effective dissemination of evacuation orders and alerts.

- Considerations for Developers in Wildfire-Prone Areas:
  - The meeting concluded with a discussion on the considerations for developers looking at land in wildfire-prone areas. Ms. Taylor Jenks emphasized the significance of understanding zoning, development potential, and regulations associated with the property. Specific factors such as topography, vegetation, building materials, and defensible space were highlighted as crucial elements in assessing and mitigating wildfire risks.

### **c.) SAFE Design Certification**

The discussion commenced with a presentation on SAFE Design Certification by Mr. Jean-Pierre Mahé, who provided an overview of the concept. SAFE Design Certification focuses on safety achieved through functional environmental design and involves assessing risks associated with property development. The presentation outlined various strategies and guidelines, including target hardening, natural surveillance, territoriality, and maintenance.

During the presentation, Mr. Jean-Pierre Mahé discussed specific examples, and cost-effective measures to enhance security perceptions. The concept of defensible space was explored, highlighting the importance of architectural elements in promoting safety.

Following the presentation, the attendees engaged in a discussion:

- Panel members raised concerns about the practicality and applicability of SAFE Design Certification in architectural projects whether it should be mandatory or voluntary for architects to incorporate these security measures.
  - Mr. Jean-Pierre Mahé clarified that SAFE Design Certification is currently voluntary. The effectiveness of the approach depends on the context and specific needs of the project. He also acknowledged the challenges in implementing such measures universally but emphasized the value of the approach in enhancing security perceptions.
  - Mr. Jean-Pierre Mahé explained that the assessment of risk factors typically involves collaboration between architects, security experts, and owners. Architects play a crucial role in the design process, ensuring that the security measures align with the overall aesthetic and functionality of the space. SAFE Design Certification does not impose mandatory obligations on architects but offers valuable guidelines to the owner for enhancing security.
  - Mr. Jean-Pierre Mahé acknowledged the challenges posed by evolving security threats and mentioned the importance of a holistic approach. While physical security measures are essential, integrating technological solutions, such as advanced surveillance systems, is also crucial in addressing modern risks.

The discussion concluded with participants expressing appreciation for the insights provided during the presentation and the valuable discussion on security measures.

### **3. ADJOURNMENT**

The meeting was adjourned at 8:44 p.m.



**4. NEXT MEETING**  
November 9, 2023.

Chair   
for JP Mahé

Date Nov 9/2023