

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD  
ON JULY 11, 2019 AT THE DISTRICT OF NORTH VANCOUVER**

**ATTENDING:** Mr. Charles Leman  
Mr. Darren Burns  
Mr. James Blake  
Ms. Kim Smith  
Ms. Carolyn Kennedy  
Mr. Don Aldersley  
Mr. Stefen Elmitt  
Sgt. Kevin Bracewell  
Ms. Riva Nelson

**REGRETS:** Mr. Steve Wong  
Ms. Diana Zoe Coop

**STAFF:** Mr. Kevin Zhang (Staff Liaison and Item 3.a.)  
Mr. Alfonso Tejada  
Mrs. Ashley Bellwood  
Ms. Casey Peters (Item 3.b.)

Mr. Kevin Zhang opened the meeting at 6:01

**1. ANNOUNCEMENTS AND ADMINISTRATION**

- Discussed practices for how the panel could best review and provide comments on each project so that all panel members fully understand the others points.
- Clarification of the process for passing of a motion, discussion and voting was given.
- The panel discussed options for having a member of Council attend the panel meetings or to have Council consider appointing a member to hold a non-voting seat on the Advisory Design Panel.

**2. GENERAL PANEL DISCUSSION**

**a.) 526 - 550 Riverside Dr & 2194 Windridge Dr – Detailed Application for Major Development Permit & Rezoning – 40 Unit, 3 Storey Townhouses**

The panel had a general discussion about the project as follows:

- The location of the playground is unfavorable.
- Dealing with the slope of the site is difficult, and it is unclear how they could mitigate issues with accessibility.
- The form is very boxy and plain.
- Perhaps building higher may improve the form.
- Impressed with how the site has been managed given the slope.

- Likely the only way to improve the siting further would be to remove suites and lower the density.
- The panel questioned staff about the maximum height and the following response was provided. The property will be rezoned to a new site specific CD Zone and so the height is governed by OCP, which allows 4 stories. The applicant is not asking for any relaxations from this.

**b.) 1547 - 1599 Crown St Details – Preliminary Application OCP Amendment & Rezoning – 6 Storey, 65 Strata Owned Units**

The panel had a general discussion about the project as follows:

- It was discussed that there are similarities of architectural designs in the area.
- The location of the access to the parking ramp was discussed.
- The project uses too much hardie panel, more consideration needs to be given materials.
- Would like to see (especially in this neighbourhood) an image illustrating a project in relation to the surrounding projects, and neighbourhood for design context.

**3. ADOPTION OF MINUTES**

A motion was made and carried to adopt as circulated the minutes of the Advisory Design Panel meetings of April 11th, 2019

**4. NEW BUSINESS**

**a.) 526 - 550 Riverside Dr & 2194 Windridge Dr – Detailed Application for Major Development Permit & Rezoning – 40 Unit, 3 Storey Townhouses**

The Chair explained meeting process

Mr. Kevin Zhang, Development Planner, introduced the project and explained the context. The Chair thanked the Planner for their presentation and asked if there were any questions of clarification from the Panel. No questions were posed.

The Chair welcomed the applicant team; Collin Truong, Integra Architecture introduced the project. Reyhaneh Sobhani, Durante Kreuk Ltd presented on the landscape design.

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 being used for the stairs and planter walls in the courtyard? Not finalized yet, so it is subject to change but currently proposing cast-in place concrete.

- Can you clarify how the development is accessible? This proposal is only required to provide 2 adaptable units but we are providing 4. Each accessible unit has a ramp to access the front doors. The units are designed so that door clearances and counter heights are all accessible. The applicant noted that it is a difficult site and that they did their best to ensure accessibility.
- Can you please clarify if people with mobility constraints will be able to cross the site? It is not possible to move from one end of the property to the other without utilizing stairs due to the slope of the site.
- Can you explain more about the units on the ground level that have bedrooms without any windows? Some of the units are studio layouts without any bedrooms and their only windows are in the front. There are also three bedroom units that have interior bedrooms, which do not have any windows due to the east-west grade change.
- How will units be identified and how will emergency responders access the site? There will be a single property address with unit numbers and there will be entry signage at each entrance.
- Is the playground fenced in? Yes.
- Can you explain if there will be a clear sightline from one end of the courtyard to the other given the grade change and landscaping? There will be lighting and the planting is behind the bollards so you will be able to see as you move through the courtyard.

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

- The site is challenging given constraints from the land and topography.
- Impressed and happy with the visuals and design.
- Need to consider accessibility in more detail.
- The courtyard only 25.4 ft wide, while the development permit guidelines require 30 ft. In past projects where this was relaxed, there has been issues. In designs where this setback reduction worked, the upper levels were stepped back to 30ft. With this project having floors at five different levels due to changing grades, once patios are considered there are units that are only 7 ft to 10 ft apart. This creates a conflict with sunken unit, landscaping, and courtyard openness.
- The connection to Riverside Drive is very narrow with plain walls that do not have any character.
- Mr. Alfonso Tejada presented three alternative potential layout designs for the site that could improve court yard spacing. This could include allowing space for additional partial level of parking
- Location of garbage bin is not ideal, it will be difficult to bring it out of the underground for pickup.
- There is too much plastic finishing, the only natural material on the façade is brick. Overhangs are good, but does not feel that using imitation wood is the best option. It is recommended to finish the soffits with real wood to create a better balance.
- Lane setback is very minimal at 4 ft.

- Location of playground is problematic for sunlight, access and safety.
- Due to the location of the elevator only the southern portion of the site is serviced by elevator. Accessible units at the north could not be accessed from the parkade.
- Surveillance needs to be improved if this is going to be a community project.
- Not keen on materials on façade.
- Tandem parking can be problematic.

The Chair asked if the Panel had any questions for the Urban Design Planner, the following questions were raised:

- What was the courtyard setback in the development where the reduced setbacks were successful? First and second levels have a 27 ft setback and the third level has a 30 ft setback. Both sides have balconies on the third storey.
- How much road dedication is required on Riverside Drive? The required dedication is 20 ft. Parking is impacted because of this. However, there are changes that can be made on site to improve this.

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

- Design is juggling restraints, successfully achieved is what the client thinks is successful project. Feels that the units will function, but the courtyard is complicated and the arrangement for parking is not really achieved.
- Enjoys the form and materials proposed.
- Concerned about courtyard in regards to fire protection, distances and access.
- Court yard and separation of buildings feels pinched.
- Accessible units do not have direct access to parking.
- Concerns about the location of the playground for safety, as well as being in the shade all day year round.
- Additional concerns that the play area is not necessary for the site and that the market for this type of product will not utilize it. The space could be better used to improve the site.
- Concerns of tandem parking; this gains more parking for unit, but not the overall project.
- Architectural concerns for the units along Windridge Drive.
- The basement units look unpleasant and unlivable.
- The SW corner with the bench and planting seems awkward and unpleasant. Do not believe it will be a space that it used.
- The proposed art may be better intergraded into the 7 ft space between the buildings to improve the "tunnel", since its current location will not be visible from Mt.Seymour Pkwy.
- Appreciated the fly through video at the end, but wished it was done from the opposite direction so as to be able to see the entry by elevator. It is hard to see this area, but feel that it could be improved.

- Units at the rear needs robust unit identification. First responders need to know where they are going and get there fast.
- Playground area is vulnerable and the only way to make it safe is to fence it in which would make it feel like a prison. This would be better relocated elsewhere on the site.
- Parkade long entry vulnerable with limited visibility from the street.
- Concerns about accessibility inside the units; there are doors opening into counter tops, and how will sills and how doorways will be weather proofed.
- The accessible parking stall near Riverside and Seymour would require the resident to have to go to the other end of the parkade to access the elevator then all the way back up to the unit, which is not even possible due to the stairs. Needs to be placed better.
- Parking stalls should be matched in location of units.
- Markings should be placed from the units to the road to alert people that there could be lower people moving through the area.
- It was indicated that the site is near an elementary school. However, Kenneth Gordon is a special education school, so only students with various disabilities would be able to attend. The closest school is actually quite far away.
- Concerned that the design has been compromised by density and number of units being pushed to the maximum.
- Units on Riverside Dr are setback 25 ft and units on lane are setback 4 ft.; reducing the scale on lane units to improve courtyard spacing may be beneficial.
- Design aesthetics, proportions, and rhythms detailing are beautiful.
- The soffits would look nicer if finished with natural wood. Alternatively could consider another contrasting material like a metal.
- The buildings do not turn the corners well, they are tall blank walls. This design sacrifices value by not having a real end unit. This could also be improved by turning two units to have them both facing the corner.
- Courtyard is not very attractive and won't be a useable space.
- Setback on Mt. Seymour pkwy – can the building adjacent be pulled forward closer to the road and move playground (or eliminate) somewhere more visible more protected more useable. Answer: no services under the front of the property could shift forward.
- Set of stairs at Riverside Dr are too narrow and dark.
- The planting won't survive in the narrow courtyard.
- There is no vista or announcement of entrance, it is unclear that it is an entry. This might be a better location for an elevator.
- Requirement for additional Setback beyond 6m road dedication? Yes there may be.
- 4ft on the east side is more conflicted and extreme.
- Providing two additional accessible units that aren't actually accessible is counter productive, just provide the two that are required.
- The brick sets apart project from others in the area and will be a great addition.
- It is not acceptable that two bedrooms in the three bedroom basement units do not have windows.

- The NS and EW grade changes creates cavernous outdoor spaces and this is emphasized by narrow court yard. A reduced courtyard setback is more acceptable on a level site.
- How can you achieve 1.2 density while addressing the concerns raised?
- Font size in the architectural package is too small to read.

The Chair invited the Panel to compose a motion:

**MOVED** by Ms. Riva Nelson and **SECONDED** by Mr. Charles Leman

THAT the ADP has reviewed the proposal and **SUPPORTS** the general concept but recommends revisions to the proposal **and a further presentation to address the items noted by the Panel** in its review of the project.

The panel discussed the motion and the following comments were made:

- In favor of starting as a blank slate and redesigning, there are several issues and although small, the effect of not resolving them makes the project questionable.
- Believes it is unfair to redesign and provide more parking or less density.
- Likes the architecture and design of the buildings, does not believe the courtyard setback is a concern.
- Would like to provide clear direction to the applicant without them having to come back to ADP.
- The panel questioned the applicant about the progression of the design. They explained it has changed from preliminary to detailed as they purchased the project from another developer after the preliminary stage and they have partnered with BC Housing to allow for the inclusion of affordable housing.
- The panel further questioned if the effects of economics and feasibility effected the design. The applicant explained that the over all form has not changed dramatically.

The panel voted on the motion and it was defeated 4 - 3.

**MOVED** by Mr. Stefen Elmitt 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.

The panel voted on the motion and it passed 6 – 1.

**CARRIED**

**b.) 1547 - 1599 Crown St Details – Preliminary Application OCP Amendment & Rezoning  
– 6 Storey, 65 Strata Owned Units**

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

The planner also asked the panel to consider the following in their review:

1. Similar appearance of other projects in the Lynn Creek Town Centre
2. Proposed location of storage lockers and impact on exterior form
3. Design of utility installations, communication equipment and garbage areas

Questions were asked and answered on the following topics:

- What is the concept on green spine? The green spine will be a 10 m dedication with 2 m planting on either side, effectively 14 m wide. It is to be a North-South connection through Lynn Creek Town Centre connecting Oxford Street to Fern Street. It is creating new park land, paths, plantings, stormwater management features and seating areas. The conceptual design was provided by a consultant and a developer for a project on Oxford Street is currently working to complete the details to implement the first segment of the park.
- Is the green spine similar to spirit trail or tied in? It is not tied in to the Spirit Trail and it is not a main commuter bike path. It is intended to be a park that includes a slow moving pedestrian path.
- Is the children's play area required? Guidelines encourage consideration of it, and large developments would require one, but it was not specifically required for this project.
- Will the lane to the south be eliminated entirely? Yes, this will be sold and assembled with future development. The homes to the south still use the lane and it must remain open until later redevelopment.

The Chair welcomed the applicant team. Reza Salehi of Salehi Architecture Inc. and Vanessa Goldgrub, ETA Landscape Architecture 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:

- Where does the aluminum panel appear on the building? On the light brown facades.
- Is the retaining wall on Crown Street stepped or vertical plane? Stepped concrete, do not have detail of the wall but it is a brick wall with capped element.
- Is the access into playground accessible? Yes.
- Are all ground unit entries accessible? Yes, there is a ramp for each unit.
- Is the exit on Orwell Street by the electrical room accessible? No, there is no ramp.
- What is the storm retention tank being used for? Delay for release of storm water into DNV system, it is not used for irrigation but could be.
- What material is used for the gates? Metal matching the arbour.
- Is the intention to have one address with unit numbers? Yes

- Are all units accessible inside for first responders or do ground units have to be accessed from the street? All ground units have entries from inside, as well as from the patio.
- Can the gate accessing the parkade be moved so it is not hidden? Yes

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

- Questioned how the units relationship to the street retains privacy to units
- The shielding for the transformer and garbage makes streetscape more interesting and avoids negative impact.
- How the front of the units work with the landscaping, two step tiers are suitable.
- Feels that the connection of the units to the green spine works well.
- Is concerned about the materiality of the building and colours of the materials. The paneling provided today can be introduced in new textures which are improved.
- Some architectural details very similar to other projects in the area. Questions to the panel how they feel about this similarity.
- Requests the panel to comment on if something is missing, or if they feel the building is a good fit in the location.

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

- Concerns about the massing of the building be against the green spine. It feels crowded, the relationship to the green spine is challenging.
- Desire to step down to the single homes across Orwell is understood, but also doing so on the other side and providing generous decks on western building is suggested.
- Concerns that the additional 0.5 FSR in density has resulted in a building that has too much massing for the site.
- The main concern is not of the sameness to other buildings in the neighbourhood on its own, but of the quality of composition and design of those similar building not being appropriate for the repetition.
- The elevation facing the green spine needs attention to articulate the building in a softer way.
- There is a lot of randomness to volumes and angles and no rhythm or pattern.
- No concern about storage lockers being on each level of the building, rather it decreases the security risk caused by storage lockers in a low surveillance area like the parkade.
- The terraces with large patios would be better if rotated to maximize sunlight and views.
- Entry way is not prominent enough, the architecture itself is missing key elements.
- The building form is repetitive and monotonous.
- The colours are off, there should be more brick or natural elements such as wood.



- Some six story buildings at UBC in the southern campus a good example of what the design team should consider.
- Overall concerns about built form, the articulation lacks elegance and visual interest.
- Composite panel doesn't have same limitations of hardi-panel, doesn't need to use the trim. Try to panelize it and make it look architecturally and detail different.
- Explore how to make the elements such as the soffit eyebrows stand out more.
- The closer to the street the gate is, the less vulnerable the access point is.
- The size and detail of the display materials is appreciated.
- Screening of utilities has been managed well as there are limitations to what can be done.
- The only units with lawns are the three rear units, the level of maintenance caused by the separation might not be worth it.
- It may be more suitable to use the same soil on the roof in the planters as well.
- The patio of unit 3b may be more usable with less planting.
- The play area does not look very useable or fun. There may be an opportunity to do something with the arbour to incorporate it into the play area.
- The gate at the bottom of the ramp to the parkade opens in, and seems difficult to use.
- It is recommended to provide some area on the rooftop for tools and compost for the community gardens.

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

- The idea of the building setbacks and recessed roof deck area is the idea to have as many units as possible facing the green spine as possible.
- Feels that the lobby and entrance is very visible, as it is two stories with large canopy.
- Reiterated that they would like to relocate the PMT pad relocate next to garbage staging, but that BC hydro requires direct vehicle access to the front of it.

The applicant team thanked the Panel for their comments.

The Chair invited the Panel to compose a motion:

**MOVED** by Mr. Stefen Elmitt and **SECONDED** by Mr. Charles Leman.

THAT the ADP has reviewed the proposal and **cannot support the general concept and recommends reconsideration of the proposal to address the items noted by the Panel** and look forward to a presentation at the detailed application stage of the new concept.

The panel discussed the motion and the following comments were made:

- Concerned there will be a compromise in design if only revisions are required.
- Supporting this design would be moving towards supporting the unfavorable connection and precedent a similar design of the buildings in this area moving forward.
- How the building addresses and crowds the green spine will require reconsideration and a significant change to massing.
- Not supportive of the increase of the FSR as it increases the negative impacts of massing. The added density creates an incentive to not make the best decisions on site planning and design when to fit in the extra floor space.

- Additional outdoor space adjacent to green spine would improve interaction.
- Consider should be given to how the playground area might move to make use of the adjacency of the green spine.
- Not confident in form and material and site layout, further exploration of the entire design suggested.
- The panel requested further explanation of BC Housing's affordable home ownership model. Staff provided a response.
- Mr. Alfonso Tejada asked the panel to ensure they clearly state their reasons for not supporting the proposal.
- The Panel would like staff to revisit consideration of the extra density.

The panel voted on the motion and it passed 7 – 0.

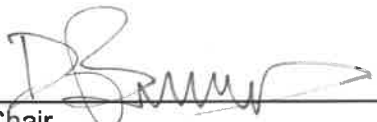
**CARRIED**

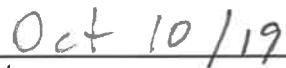
**5. ADJOURNMENT**

The meeting was adjourned at 9:19 p.m.

**6. NEXT MEETING**

August 8th, 2019

  
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Chair

  
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Date