

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON  
APRIL 14, 2016 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Dan Parke (Chair)  
Ms. Amy Tsang (Vice Chair)  
Mr. Greg Travers  
Ms. Laurenz Kosichek  
Mr. Steve Wong  
Ms. Diana Zoe Coop  
Mr. Tieg Martin  
Mr. Stefen Elmitt

REGRETS: Mr. Craig Taylor  
Mr. Samir Eidnani  
Sgt. Kevin Bracewell

STAFF: Mr. Michael Hartford  
Ms. Emel Nordin  
Mr. Alfonso Tejada  
Ms. Casey Peters (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 seconded to adopt as circulated the minutes of the Advisory Design Panel Meeting of March 10, 2016. In discussion, it was agreed to add additional information to the minutes regarding simplification of materials, colours and proportions in one of the projects. The motion was carried to adopt, as amended, the minutes of the March 10, 2016 meeting.

**2. ANNOUNCEMENTS**

Michael Hartford informed Panel members of an upcoming parliamentary procedures workshop. It was noted that the workshop will provide a useful overview of how committees function and how decisions are made and that all Panel members are welcome to attend.

Mr. Hartford circulated the Panel's list of suggested motions which has been amended to reflect the Panel's practices over recent years. The key change was the addition of clauses to provide guidance for applicants to address "items noted by the Panel in its review of the project."

**3. NEW BUSINESS**

- a.) **1241 – 1289 E. 27th Street – Detailed application for Development Permit for Phase 2 of the Mountain Court residential project: 176 apartments in two 5-storey buildings.**

Ms. Casey Peters, Community Planner, provided a historical overview of the Mountain Court redevelopment project and the plans for Phase 2. Ms. Peters provided a review of the site with reference made to the Official Community Plan and other relevant planning documents.

It was noted that the site was rezoned in November, 2015 to the CD86 zone, which permits 1.85 FSR. As part of the site rezoning, the project was required to provide road dedications for Library Lane, Mountain Gate, and for widening of E. 27<sup>th</sup> Street.

The project is to be measured against the Lynn Valley Flexible Planning Framework which sets the height limit for this site at five storeys, the Lynn Valley Town Centre Public Realm Design Guidelines, as well as the OCP Development Permit Guidelines for Form and Character of Commercial, Industrial and Multi-Family Development, and Energy/Water Conservation and Greenhouse Gas Emission Reduction.

Phase 2 of the project includes the development of two five-storey buildings (Buildings C & D) on the west side of the site. Building C will have 69 units and Building D will have 107 units. Vehicle access to the site will be from a shared driveway ramp from Mountain Gate. The project proposes 273 parking spaces for the two buildings in a shared underground garage.

The Panel reviewed the rezoning proposal at the preliminary and detailed application stages. Ms. Peters noted that from the Panel's previous reviews, it was suggested that particular attention be paid to the differentiation between the project's four buildings.

The Chair welcomed the applicant team and Mr. Hugh Kerr, Polygon Homes, introduced the project to the Panel. Mr. Kerr noted the following points:

- The widening of E 27th, inclusion of Library Lane and pedestrian corridor will provide good connectivity throughout the site;
- The street and pedestrian connections will provide opportunities for public art;
- The project has paid a great deal of attention to street level design through the provision of individual entries to units, landscaping, and other design elements which will provide a rich pedestrian presence;
- The buildings will be built to a Built Green "Gold" standard, will be "district energy ready" with radiant floor heating, and the homes include high accessibility standards.

Mr. Greg Voute, Ray Letkeman Architects, presented the project to the Panel with reference to the following concepts:

- When the team presented to the Panel previously, the feedback included a recommendation to provide variety in the project design;
- As the site slopes two storeys from one side to the other, the design incorporates stepped building sections to correspond to the sloping topography;
- Materials and design elements were selected to reflect the mountain character of the town centre and include timber, stone, a warm colour palette, and strong entrance forms;

- Close attention has been paid to enhancing architecture at street level including defined and varied entrances and gateways to individual garden terrace homes, as well as unique main entrances for each building;
- Variety of design has been demonstrated through roof shapes, different building sizes, varied window layouts, and a mix of stone, timber and brick facades;
- Proposed Building C will have steep pitched gables, shingle elements, a stone base, and an entrance form reflecting a mountain village character, as well as unique entry features for each of the ground level suites along E. 27<sup>th</sup> Street. The building includes a stepping of the forms to the street frontage and a variety of roofs creates interest. The primary colours are a warm colour palette, with granite stone, and wood accent elements.
- Proposed building D includes a two-storey brick base, distinctive window bays, and unit entrance gateways with brick and steel column elements. The colours of the brick and wood features of the entrance canopy provide warmth at the grade level, with the remainder of the building being finished in grey and white.
- The parking garage entrance has been moved from its original location to allow for a gentler slope and to create a more open feel on the south side of the project.

Mr. Rob Barnes, Perry and Associates Landscape Architecture, commented on the public spaces and landscaping in the project:

- The project design encourages a pedestrian-oriented environment and refers to the Lynn Valley Town Centre Public Realm Design Guidelines which encourage elements of a mountain village landscape in the design;
- A gateway experience is created through improvements on E. 27<sup>th</sup> Street at Library Lane, with a public gateway courtyard at the northeast corner of the site and a water feature element and art installation on the west side of Library Lane at E. 27<sup>th</sup> Street;
- A barrier-free east-west pedestrian connection leading to the Canyon Springs development to the east is provided, with a future connection to the west as development continues;
- The Library Lane mid-block crossing will be enhanced with street furniture, trellis structures to signify entrances, and traffic calming;
- The design of Library Lane includes parking pockets, rain gardens, and wayfinding elements;
- Gathering spaces include entry courtyards, opportunities for seating at nodes throughout the project, an active courtyard for residents and children, and a courtyard formatted as a quieter area in the south-west portion of the site.
- Private terraces and gardens will overlook the green spaces, providing over-viewing and relationships to the spaces;
- The landscape approach includes varied textures, individual entrance landscaping, and rain gardens.

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:

- How does waste and recycling work – is only one shared facility provided? Yes, the two buildings will share a garbage and recycling room. The pickup location will be underground, primarily under Building D - residents of Building C will take the elevator and access the room through the parkade.
- How are the entry feature elements proposed to work on the east elevation of Building D? They will be free-standing concrete column as an entrance feature which will allow light to pass through – the locations will align with entrance pathways.
- Why is no tree planting proposed on the south elevation of Building D? The north half of "Mountain Gate" is being dedicated now, with the remaining road area to follow later – the result is that the narrow width makes it difficult to fit trees into this area.
- What is the intent for the southwest courtyard? This is formatted as an outdoor living room using varied materials, trellis features, and outdoor furniture, all providing more of an adult outdoor space in contrast to the Building C courtyard which will include children's play equipment.
- Will one elevator in Building C be sufficient for 60 units? Yes - typical for building size.
- Does the water feature make sense given likely dry weather and water restrictions? This may have to be reconsidered and will be looked at more carefully.
- Will the east/west pedestrian connection be required to be kept open and available for use by the public? Yes, there is a statutory right-of-way in place for public access.
- What is the conversion process to allow connection to an eventual district energy connection? The building systems will provide heat only in a hot water format, and will allow for a direct connection to an eventual central energy system.

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

- The character of Library Lane as a new street can help to create a very positive relationship between public and private areas. Careful consideration should be paid to the connection between the buildings and street;
- How the roof outlines are read is an important aspect of the pedestrian scale. Currently, the building design reads as somewhat monotonous; the roof lines could use some softening to assist in breaking down the scale;
- Variation between the buildings should be encouraged and should take advantage of external influences such as pedestrian connections and sun exposure;
- Landscape treatments can enhance connections between the buildings and street;
- Panel members are encouraged to review the model for Lynn Valley Town Centre at the Bosa Sales Centre in order to observe the relationships with adjacent sites.

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

- The project was commended as having a pleasant design that should make a positive contribution to the neighbourhood - the site plan in particular was noted as having a pedestrian focus with good connections around and through the site, and an overall successful layout;

- A key issue raised was that of variation between buildings - while building massing, material and colour are the general techniques of variation, only material, colour and roofline adjustments can work at this site given the height limitations;
- Differentiation was noted through the variation in materials used for each building but the applicant was encouraged to provide greater distinctions in colour and incorporate a less neutral colour palette to provide a distinct identity for each building – timeless colours were encouraged with an increase in contrast between dark and light colours;
- The incorporation of art elements at gateway locations would be positive and could help to contribute to a distinct character between each building;
- It was noted that Building C's east elevation could benefit from further enhancement to create an increased sense of identity for ground floor units, and greater integration between the inside and outside possibly through additional openings to the patios;
- There was some consensus among the Panel that the gable roof elements seem out of place on Building C, that different approaches to the roofline should be considered that integrate into the building mass, that the proposed 12:12 pitch may not be appropriate on a five-storey structure, and that a mono-pitched roof might be an option to explore;
- Building D's two-storey brick podium was noted as helping to break down the scale, but increased differentiation for the garden suites was suggested to further highlight the street level;
- The landscaping provides an inviting human scale with varied courtyards and uses for space and the contemporary entrance canopies and gates are all positive elements;
- The children's play area in Building C shows two design approaches and the option with more natural materials was encouraged as a way to reflect the mountain character;
- It was noted that some of the tree selections could be larger species to reflect the scale of the proposed buildings;
- The applicant was commended on the variety of adaptable units and accessibility, and low balcony thresholds were encouraged to allow for all occupants to access the balcony spaces;
- It was suggested that the applicant consider obscure or coloured glass for balcony enclosures to hide balcony storage.

The Chair invited the project team to respond.

- Mr. Voute thanked the Panel for their observations and comments.

The Chair invited the Panel to compose a motion:

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

**THAT** the ADP has reviewed the proposal, commends the applicant for the quality of 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.) 1503 – 1519 Crown St – Detailed application for Rezoning and Development Permit for a 6-storey apartment building with 47 units.**

Ms. Tamsin Guppy, Community Planner, introduced the project and provided background on the site, including reference to the Lynn Creek Town Centre Implementation Plan and Lynn Creek Town Centre Public Realm Guidelines:

- The site is located near Lynn Creek, south of Seylynn Park, and adjacent to a future mixed-use shopping district, as well as a proposed green spine through the Lynn Creek Town Centre;
- The Lynn Creek Town Centre Implementation Plan, designates the site as a residential medium density apartment site with up to 2.5 FSR and six storeys; the proposed project is consistent with these provisions;
- The project design reflects the Lynn Creek Public Realm Guidelines which encourage a mix of projects that reference the existing industrial character;
- Ms. Guppy distributed minutes from the previous ADP review at the preliminary application stage when the project was generally well-received by the Panel, with comments that the project represents the language of the area and forms as intended by the Lynn Valley Town Centre Implementation Plan.

Ms. Guppy offered the following questions for the Panel's consideration:

1. The Lynn Valley Town Centre Implementation Plan provides a recommended colour palette and while the project is reflecting some aspects of this palette, should further attention be paid to this implementation objective?
2. Is the proposed children's play area too small?

The Chair welcomed the applicant team and Mr. Reza Salehi, Salehi Architect Inc., presented the project to the Panel. Mr. Salehi noted the following key points:

- The building's main entrance is from Crown Street, but another entrance has been provided from Mountain Highway to increase convenience and to create a presence on Mountain Highway;
- There will be a common area off the main lobby which will include a lounge, meeting room, outdoor patio, toddler play area, and handicapped washroom;
- Public seating is provided at the northwest corner of the project;
- Unit mix includes 47 units with a mix of 1 bedroom, 1 bedroom plus den, 2 bedroom, and 3 bedroom units;
- Project will provide a total of 59 parking spaces including 3 accessible stalls, which is greater than required ratio;
- The parkade entry at the east property line is intended to be shared with the property to the east, once developed;
- Visitor parking will be separated from resident parking by a second overhead gate;
- Security cameras will be provided on the exterior of the building, at entrances, and at the garage gate entrance to provide very good surveillance;
- Exit doors have been brought to the face of the building to provide good sightlines;

- Storage and bike lockers will be located in a secure area of the parking garage and equipped with security cameras;
- The project is to be constructed to a "Built Green" HD Gold standard, achieved through use of durable materials, heating and ventilation systems, stormwater management, waste management, and low energy appliances;
- The project proposes four adaptable units.

Mr. Salehi outlined responses to comments in the Panel's previous review of the project:

1. Lighter expression of the 6<sup>th</sup> floor and more roof articulation:
  - The number of punched windows has been reduced, and corner windows added;
  - Wall and roofline articulations have been deleted;
  - The roof upstand height has lowered and the colour lightened to reduce the perception of size.
2. Need to accentuate the northwest corner of the building:
  - The stone base has been raised on the east and north elevations;
  - Two five-storey wood columns have been added as balcony supports near the corner;
  - Roof overhang has been increased at the 5<sup>th</sup> floor;
  - Greater contrast in colour is proposed.
3. Explore the opportunity for different approaches to material section:
  - Frame elements have been introduced to highlight the massing of the building and accentuate the differences in finish materials;
  - Colours have been revised to use dark colours in the recessed areas.
4. Concern with the storage lockers and bike storage:
  - Each unit will be provided with one bike/household storage locker measuring approximately 5 to 7 feet in length by 6 feet in width.

Mr. Daryl Tyacke with ETA Landscape Architecture provided an overview of the changes made to the project landscaping following feedback received at the previous ADP meeting:

- Key changes:
  - Individual entries have been highlighted with gates to create a more animated feel at a smaller scale;
  - A seating area with a curved arbour at the northwest corner of the site has been added, partly to slow traffic around the corner;
  - Focal points are being created for the two building entries.
- Public realm is more defined than in the last proposal;
- A small play area for parents with young children has been added near the building's main entrance on Crown St., screened from both the street and the main access to the

building. Design features include a resilient surface, places to sit, a small planted area and some rocks and sensory plants;

- The parkade ramp includes a retention facility beneath the paving to assist with stormwater management issues;
- Fencing along the rear lane has been stepped between hedges to create more interest;
- Plant selections are a combination of native and native-adapted species which will assist with drought tolerance, as well as being attractive to birds and insects.

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 be a public art component? Conclusions have not yet been reached on the total community amenity contribution package, but there may be an art component in a high visibility part of the site such as the seating area at the corner or as part of a trellis.
- Where is elevator equipment located? On ground floor.

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

- Mr. Tejada noted that the expression of interior layouts and building uses through application of colour on the exterior is very interesting, that the framing elements appeared to assist in breaking down the mass of the building, and the revised design displays an interesting combination of linear and vertical elements.
- Mr. Tejada raised two issues for consideration in the project:
  1. The implications of the built form in terms of its scale and how the building addresses the street;
  2. How the building addresses Mountain Highway in particular and the fact that the Lynn Creek Design Guidelines encourage unit access and identity on the Mountain Hwy frontage.

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

- The applicant was commended on an attractive building and well-planned project, with successful responses to the comments made by the Panel in the previous review – the proposal was noted as being much improved from the previous submission and It was suggested that the design of the building will set a good precedent for the area;
- The variety in the elevations was noted as positive, but some Panel members suggested that the addition of colour at the fifth floor level seems to diminish the success of the verticality of the building expression;
- Revised approach to the sixth floor was noted as successful but a thinner fascia could have merit and all four of the top floor suites would benefit from large outdoor areas;
- Colour choices were noted generally as being refreshing and crisp with good contrast, but some concerns were raised regarding maintenance of the white hardi-panel façade material and it was suggested that a more natural colour be chosen in place of the “sugar maple/butterscotch” selection;



- The warmth of the building finishes was complimented – there would be benefit in having the landscaping reflect the colours and variety of the finishes;
- While the unit layouts are large, having the entry door open into the kitchens was noted as unfortunate and the units would benefit from a foyer;
- The play area proposed near the main entrance seems appropriate in location and size, but it was suggested that an entrance gate from the exterior to the play area be added and that materials spill over into the design of the front entry with placement of boulders and other natural features near the entry to better integrate the entry and play area;
- Landscape approach at the south side of the building is much improved, but the planted area near the curb at the northwest corner seems somewhat orphaned and could benefit from better integration with the site planning;
- The three arbour features on the west frontage seem very similar and it was suggested that the central arbour be differentiated to reflect the common access to the building in contrast to the flanking individual unit entries;
- Proposed bike lane at west and north sides of site should be reviewed for safety conflicts with pedestrians – particularly at northwest corner. It may be better to have the bike lane at the same elevation as the driving lanes rather than the sidewalk;
- The internal drains for the roofs are a positive feature, but consideration should be given to locating the drains in thicker wall areas;
- The roof access hatch by the east staircase may create the need for a guard rail to ensure safety, and this could benefit from a review;
- The proposed eave above the elevator over-run may create challenges for the building envelope approach and should be reconsidered;
- The balcony columns at the north-west corner appear somewhat bulky and could benefit from some reconsideration in their scale and detailing;
- Mixed opinions were expressed regarding the proposed sun shades in terms of their effectiveness and whether use of coated windows could be an alternate approach;
- Some concern was expressed regarding the trellis over the parking ramp and it was suggested that as this may become a maintenance issue, some reconsideration in the design should be explored;
- The project should ensure that sufficient visitor bicycle parking is provided.

The Chair invited the project team to respond, and Mr. Salehi made the following comments:

- The Mountain Highway arbours were designed in response to District requests to emphasize the entries, and while somewhat difficult to see in the drawings the middle arbour is taller to differentiate it from those flanking it;
- The team will explore providing larger roof decks for all sixth floor units.

The Chair invited the Panel to compose a motion:

**MOVED** by Tieg Martin and **SECONDED** by Amy Tsang

**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**  
(One Opposed)

**3. OTHER BUSINESS**

A brief discussion took place on an alternate approach to "Motion 1" in the Panel's list of suggested motions. Michael Hartford noted that he would revise and report back to the Panel.

**4. ADJOURNMENT**

The meeting was adjourned at 8:22 p.m.

**5. NEXT MEETING**

May 12, 2016

  
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Chair

          MAY 12, 2016            
Date