

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
OCTOBER 13, 2016 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Dan Parke (Chair)
 Ms. Amy Tsang
 Mr. Greg Travers
 Mr. Steve Wong
 Mr. Tieg Martin
 Mr. Stefen Elmitt
 Mr. Craig Taylor
 Sgt. Kevin Bracewell
 Mr. Samir Eidhani

REGRETS: Mr. Laurenz Kosichek
 Ms. Diana Zoe Coop

STAFF: Mr. Michael Hartford
 Mr. Nathan Andrews
 Mr. Alfonso Tejada
 Mr. Darren Veres (Item 3.a.)
 Mr. Erik Wilhelm (Item 3.b.)

The meeting came to order at 6:01 pm.

1. ADOPTION OF MINUTES

A motion was made and carried to adopt as circulated the minutes of the Advisory Design Panel meeting of September 8, 2016.

2. ANNOUNCEMENTS

Michael Hartford provided updates on the District's volunteer reception, scheduled for November 2, and the appointments to the Advisory Design Panel for the 2017 term. It was noted that the Architectural Institute of BC will provide a nomination for the position of Architect to be filled, but members are encouraged to reach out to colleagues who might be interested in serving in the position of representative of accessibility issues.

Mr. Hartford noted that the nomination process for the Design Excellence Awards program would be beginning soon, and that it is anticipated a self-guided tour package will be put together to allow members to review and vote on projects under consideration for an award.

3. NEW BUSINESS

a.) 1210 – 1260 W 16th Street: Preliminary Application for 62 unit apartment project

Mr. Darren Veres, Community Planner, introduced the project and provided background for the application, including site and surrounding uses, consistency with the Official Community Plan, guidelines such as Multi-Family Housing, Energy and Water Conservation and Greenhouse Gas Emission Reduction, Accessible Design Policy, and the rezoning requirements for the project.

The site is 2944 m² (31,691 square feet) and the proposed development includes two four-storey buildings: one rental and one strata, each with 31 units. The goal for the project is to provide flexibility for the housing market and maintain high standards of building design, including possible incorporation of “passive house” standards.

The Chair welcomed the applicant team and Mr. Simon Richards of Cornerstone Architecture, introduced the project. Mr. Richards noted the following points in his presentation:

- 15% of both the strata and rental units will be 3 bedroom, family-oriented layouts
- A single level of underground parking will be provided and it will be shared between the two buildings – a reduced parking ratio is proposed as other modes of transportation are available in the area
- Access for both strata and rental buildings will be from a common entrance located between the two buildings
- Individual entrances for the ground-level units are being considered
- Stacking of the unit types is proposed for both the rental and strata buildings to help improve efficiency of the project
- The rental building is proposed to have a common roof-deck amenity, while the strata building is proposed to have a number of private roof decks associated with individual units
- The project team is exploring the use of “passive house” standards for the project
- A minimum of 30 inches of soil cover is planned for the landscaped areas above the garage slab
- The colour palette includes sand-coloured brick and tan siding
- Brick elements on the lower two floors will help to ground the buildings
- Landscaping along the rear lane will help buffer the change in uses from the commercial on the north and east sides to residential on the south

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:

- Building code will consider this development as one building, not two – is there a proposal for phasing of construction? No, the entire complex will be built at once

- What is the intent for the rooms in the parkade corners? Likely utility/mechanical
- Will the cul-de-sac on the southwest side of the site remain closed? Up to the District, but expect it will likely stay closed
- Has a geotechnical analysis been undertaken? Not to date, but is intended
- Will parking be shared or will there be separate gates within the parkade? Unknown at this time but options are being considered
- Will the District of North Vancouver accessibility guidelines be met? Yes
- Could pocket doors be considered for some or all of the bathrooms? Yes
- Will exit stairs from parkade be provided? Yes, they are still to be added
- What is the headroom in the parkade? 7'6" is the general minimum
- How would "passive house" standards be achieved? Team is quite skilled in passive house design so it should be possible to achieve in the project with features such as heat recovery and ventilation systems

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

- The main issue that should be addressed is that while the lane frontage of the project has quite a strong residential character, more of this character is needed on the W 16th Street elevation.
- The central entrance character element needs to be strengthened
- Roof deck accesses should be reconsidered for design and location and to minimize impact on the built form
- Materials should be reviewed for consistency in character with the surrounding neighbourhood, primarily to avoid a dominant amount of cementitious panel materials and to include more texture and colour – each of which would help to create a better fit with the neighbourhood
- The fourth floor seems to lack the continuity that is well-represented on the lower floors – a distinctive top floor would help to more successfully terminate the top of the building.

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

- The project appears to be headed in the right direction for a preliminary application
- Corner columns on the end balconies appear a bit clunky and simplifying the column, bracket, and soffit elements would help the overall design
- There would be a benefit to greater ground-orientation for the W. 16th Street frontage of the property - perhaps with individual unit entries
- There is a need to see a hierarchy in the entrance elements, highlighting the difference between the common entry versus individual entries, and perhaps also between the strata and rental building entrances

- Some level of contrast is necessary in the exterior colour palette, and it is important to ensure a logic in the location of different materials and colours
- Success of the project will rely on a careful approach to detailing to ensure joints on Hardi-Panel and the various shades of brick used appropriately
- The applicant was commended for considering the “passive house” approach as an option for the site, but it was noted to avoid the roof overhang becoming overly thick once sufficient insulation is provided
- Would like to see some variation in elevation designs to respond to environmental influences, such as solar exposure and view toward the rear lane
- Some concern with planting depths in the areas above the garage, but generally the approach to provide to a minimum 30 inches of soil depth is supported
- Parkade elements including the garbage area, mechanical rooms, and storage space need to be well thought-out to avoid losing parking stalls and pedestrian parkade exits should be considered carefully to allow direct exterior access
- General support was expressed for increased building height to accommodate roof deck access
- Consideration should be given to zoning the fire alarm system between the two halves of the project and code issues, such as spatial separation relating to neighbouring properties and the impacts of construction should be considered
- It was noted that there would be a benefit in seeing accessible unit designs at the preliminary application stage
- Specific consideration should be given to north and east elevations for buffering and privacy from the adjacent lanes, as well as noise abatement in general for the entire development

The Chair invited the project team to respond. Mr. Simon Richards of Cornerstone Architecture noted that it is somewhat simpler for larger projects such as this one to meet “passive house” requirements. Overall, the applicant team appreciates the input and looks forward to continuing to refine the proposal.

The Chair invited the Panel to compose a motion:

MOVED by Craig Taylor and **SECONDED** by Tieg Martin:

THAT the ADP has reviewed the proposal, and **SUPPORTS** the general concept, and looks forward to a presentation at the detailed application stage that includes a review of the items noted by the Panel in its review of the project.

CARRIED

b.) 1401 – 1479 Hunter Street: Detailed Application for 328 unit residential development including two towers and a community centre

Mr. Erik Wilhelm, Community Planner, introduced the project and provided background for the application, including the site and surrounding uses, relationship to the Official Community Plan, and that the project would be measured against development permit guidelines for Multi-Family Housing, Energy and Water Conservation and Greenhouse Gas Emission Reduction, Creek Hazard, and the Lynn Creek Public Realm guidelines.

Mr. Wilhelm noted that the site occupied by several light industrial buildings and is located just south of Seylynn Park. The Lynn Creek Town Centre plan designates the site for a mix of residential and commercial uses up to a maximum Floor Space Ratio of 3.5. The proposal includes 328 residential units with residential towers of 16 and 27 storeys, and a four-storey townhouse podium. A three-storey community centre building containing a 26,000 square foot facility to be owned by the District is located at the corner of Hunter Street and Mountain Highway.

The Chair welcomed the applicant team and Mr. Doug Ramsay of Ramsay Worden Architects Ltd. Mr. Ramsay noted the following points in his presentation:

- Project responds to the objectives of Lynn Creek Town Centre implementation plan and the siting of the buildings has been shifted to accommodate the proposed road connection to the south, as well as the adjacent riparian area
- Additional site area has been required to achieve the road connection to the operations centre
- Design allows for re-allocation of floorspace from area above community centre as it was determined that residential uses above the community centre would not be feasible
- Two levels of parking are hidden inside the podium element to the south of the townhouses
- The approach to the design of the towers includes breaking-up the massing into volumetric forms and allowing for integration of the balconies
- Balcony configurations direct views to Burrard Inlet and solar shading is proposed on the south sides of the tower buildings
- Intent is to re-use some heavy timber elements from existing buildings on the site

Mr. Ramsay reviewed the design approach for the community centre:

- The gymnasium is situated on the top level of the community centre building and is oriented north to the park with the multi-purpose room oriented east to the plaza across the street
- The community living room element located at ground level will have direct access to the plaza facing the park
- A sense of transparency in the building will help to enhance communal use and participation

- Exiting from the gymnasium is challenging, and an exterior stair directly from the upper level of the centre to grade is proposed, as well as a sky bridge feature which will allow for some exiting through the adjacent residential podium.

Mary Chan Yip of PMG Landscape Architecture reviewed the following points in the landscape plan presentation:

- The west edge of the development will be more natural in design to reflect the adjacent riparian area, with the east side having a more urban character
- Stormwater will be treated to improve water quality using a bio swale element in front of the townhouses – wood bridges over this water feature will allow individual unit entries
- Main amenity areas for residents will include community garden spaces, upper level courtyard space, barbeque, patio, playground and workout areas
- The community centre will have an outdoor amenity area for the childcare on Level 2
- Benches and bike parking throughout the site will be provided for residents and visitors, including those accessing the community centre.

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:

- Will the water features be dry during warmer months? They could be and will need to be designed to be attractive should this occur
- The planted area over the transformer room could be problematic to ensure that there are no drains or irrigation lines above the transformer rooms – has this been reviewed? The planted area is raised above the room to provide more clearance and this should allow sufficient space to deal with drainage elements
- How does venting for the emergency generator work? This has not yet been worked out, but will need to take into account the relationship to the property line
- Tower floor plans show electrical rooms but the sizes seem small – have these been reviewed in detail? Currently shown at approximately 3 feet 6 inches, but likely need to be closer to about 7 feet
- What is the origin of the interior programming for the community centre? Michael Hartford responded to this question with information that the North Vancouver Recreation Commission has undertaken a needs assessment which included community consultation and input from a consultant in recreation facilities
- What is the status of the functional road design and the determination of left turn lanes near this site? Assessments are being concluded by the District's Engineering Department and designs are anticipated in the near future
- Will the community centre entrances and mezzanine be accessible? Yes, and the building includes an elevator

- Is parking gated? Community centre parking will be locked after hours and strata parking will be separately gated
- Did the District define the location of the community centre for this site? The District provided some feedback on the location, with guidance from the Lynn Creek Town Centre Implementation Plan.

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

It was noted that the towers and residential units appear to be working quite well but there are some issues to be addressed in the project, particularly related to the proposed community centre.

1. Relationship of community centre element to six-storey building to the south should be improved so that they better relate
2. Continuation of canopy to south across community centre frontage should be considered to help contribute to a successful streetscape and pedestrian experience on Mountain Highway
3. Finish materials for north-east corner of building at grade level should be reviewed to ensure they are appropriate and successful
4. Plaza and drive court area to west of community centre should be reviewed to better define uses
5. Staircase element on east elevation could benefit from some colour and playfulness to help activate Mountain Hwy.
6. Design of green wall element needs to be reviewed to ensure it is entirely within the subject site and does not rely on the neighbouring building

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

- Overall the Panel found the project to be generally successful. The design and material selections in the project were noted as appearing well-considered in providing both natural and industrial references, and the townhouse podium component was noted as working well to ground the project.
- Tower facades seem somewhat busy and could benefit from some simplicity to work well with the collection of tower buildings that are expected to be developed in the town centre
- Consideration should be given to providing variety in more than only the top four floors of the towers – for the tallest building in particular, perhaps 8 or 10 floors should instead be considered for the upper portion
- Using glass features for the community centre is exciting but does create some structural challenges
- It seems like the front entrance to the community centre should be on the north side of the building, or at the very least have a stronger orientation to the park

- Year-round attractiveness of the proposed water feature elements could be challenging, so consideration should be given to the design in this regard – particularly during times of water restrictions
- The core designs in the towers should be reviewed for ventilation, electrical and mechanical purposes to ensure they are appropriate
- The mechanical facilities such as the generator room should be reviewed to ensure that long term maintenance, such as equipment replacement, is viable
- The proposed wood bridges may be a safety and maintenance challenge so options for improvements should be explored
- Balcony thresholds should be reviewed to help assist in allowing mobility-challenged residents having access to balcony areas
- Code compliance should be reviewed for exiting, and given the complexity of the project, early consideration should be given to how the fire alarm system can be staged for the various components of the development
- Some concern was expressed with how pickup and drop-off will take place for the community centre component, and that the adjacent residential entry may end up being used for this process. The formatting of these functions should be clearly defined with the design reflecting the intended use of these areas.

The Chair invited the project team to respond. Doug Ramsay of Ramsay Worden Architects confirmed with the Panel that the proposed siding for the lower portion of the community centre is cement panel, not metal siding. Mr. Ramsay concluded that the design team appreciates the input from the Panel and will work with District staff to further refine and improve the design.

The Chair invited the Panel to compose a motion:

MOVED by Tieg Martin 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

**c.) Fern Street and Hunter Street, East of Mountain Highway “Seylynn 2”:
Preliminary Application for mixed-use development of four buildings**

Mr. Michael Hartford, Community Planner, introduced the project and provided background for the preliminary planning application, including site and surrounding uses, relationship to the Official Community Plan and Lower Lynn Town Centre implementation plan, as well as referencing the applicable OCP guidelines.

The site is approximately 1.3 hectares and comprises 23 single family lots between Fern Street and Hunter Street east of Mountain Highway. The OCP designates the site with two designations: the west portion is (CRMU3) mixed commercial and residential multi-family uses to maximum 3.5 FSR, and the east portion (RES6) is multi-family residential to a maximum of 2.5 FSR. Development potential has been averaged over the site.

The development proposal includes four buildings: a six-storey rental building fronting Fern Street, a six-storey rental building fronting a greenway on the east side of the site, a 19 storey strata building fronting Hunter Street, and an eight-storey mixed-use commercial/strata building fronting Mountain Highway. Approximately 9,700 square feet of commercial space is proposed with up to 470 dwelling units in a mix of strata and rental tenure, all at an overall density of approximately 2.93 FSR.

The Chair welcomed the applicant team and Mr. Mark Ehman of DA Architects, introduced the project. Mr. Ehman noted the following points in his presentation:

- The required road dedications have been reviewed and will be implemented in the site layout
- Along with road dedication requirements, the lane and greenway land requirements further compress the developable area available
- Electrical and mechanical rooms are being designed to be above-grade due to flood hazard issues
- Mr. Ehman reviewed the ways in which the project fulfils the town centre implementation plan objectives and provided some history on how the massing on the site was established

Mr. Al Johnson of DA Architects added to Mr. Ehman’s remarks as follows:

- Continuity of the commercial frontage along Mountain Highway is a key objective with Fern Street providing a six-storey residential streetwall in accordance with the town centre plan
- Mr. Johnson reviewed the rationale for the 19-storey tower location including the analysis of the proposed tower to the south-west and the objective to minimize impacts on views from the existing “Beacon” tower to the north
- With a mix of rental and strata units intended for the development, the project will help to address objectives for a variety of housing types, but the project group is still looking at affordable housing options either in the project, or off-site

- Main lobby entries distributed around the project and a central podium courtyard garden is proposed as an organizing element
- Material palette proposed includes references to the existing Seylynn Village development, but with a greater influence to the nearby industrial uses, and including some stronger elements such as brick and darker base elements, with lighter colours and materials in the upper portions of the proposed tower

Mr. Doron Fishman, Landscape architect for the project made the following points:

- Project responds to Lynn Creek Town Centre Guidelines with lush streetscapes
- A sloped connection to the courtyard garden at the north-west portion of the site will include an attractive stepped access and a slide element, all of which will be open to the public
- The lane is seen as a shared pedestrian and vehicle space and the desire is to use materials and design elements that will make this seem more like a plaza
- The “Green Spine” at the east side of the site includes a landscape buffer to private patios, a sidewalk, bio swale, and a multi-use path
- Green roofs are proposed on all the low-rise building elements

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 types of commercial uses are proposed? Small-scale uses but tenants have not yet been selected
- How high is the podium? Approximately 20 feet or two levels of residential
- Is there access from the lane to the courtyard? Not currently proposed but could be considered
- Is the courtyard publicly-accessible? Only the northwest area – the rest of courtyard would be private and accessed through buildings within the complex
- Will the development be phased? Yes – phasing is reflected in the numbering of the buildings on the plan, but would generally proceed from east to west
- Is parking connected underground? No, not across the lane
- How do building designs relate to design of existing Seylynn Village? There is a relationship as both include contemporary designs, but the desire is to create a unique personality for the proposed development, separate from Seylynn Village.

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

1. Overall, there appears to be lots of potential in the project, but the design would benefit from further refinement

2. The “bookend” with existing Building C at Seylynn Village works well and the northern terminus of the lane is very positive
3. Grade relationships at the northeast corner of site should be reviewed to ensure that buildings and unit configurations respond to the grades and create successful outlooks and outdoor spaces
4. There is some concern with the southwest corner of the site and its relationship to development across the street – the four corners of this intersection need to support the town centre public realm objectives
5. The commercial element of the mixed-use building should be better defined to improve the pedestrian experience on Mountain Highway
6. Hunter Street parkade entrance should be reconsidered and southwest corner of building should be reviewed to create a greater prominence at this corner - the southwest corner should be a signature element of the project
7. Lane should be a very positive space but would like to see expression of units on west side of Building 1 along the lane to further activate this space and there would be a benefit in a pedestrian connection from the lane to the courtyard

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

- In general, it was suggested that the massing and site layout appeared to represent an appropriate approach for the site. References to the industrial character of the neighbourhood were noted as being positive and a way to reflect what is unique about Lynn Creek Town Centre
- Materials and expression for the buildings should be kept simple and elegant and it was suggested that a different colour than red brick might be considered
- Some members felt that the proposed “slide” element at the northwest corner was an interesting technique in activating the grade change and making the sloped landscape more inviting, but it was noted that the area could function better with a seating area at the base of the area
- It was suggested that the location of the proposed “slide” element could be reconsidered and that the southwest corner of the site rather than the northwest corner, might be a better location to connect the site town centre core
- Some discussion took place on the location of the proposed 19 storey tower and it was suggested that work should be undertaken on detailed shadow studies to ensure that the most suitable location for the tower can be confirmed and how the tower location will affect shadowing on outdoor spaces
- One member noted that the proposed six-storey streetwall along Fern Street could be somewhat oppressive and it was suggested that a lower streetwall and a higher tower could be a way to address this
- Building 1 at the east side of the site has very long corridors which would benefit from opportunities for natural lighting
- A pedestrian connection between the lane area and the Level 2 open space was suggested as an option that should be explored

- Having units at the courtyard level with access to the outdoor spaces would be a positive feature but defining the areas for public access to the Level 2 courtyard needs to be clear to respond to privacy and security issues
- The design for the mixed-use building fronting Mountain Highway should have appropriate venting and facilities for the commercial uses to ensure that the potential for nuisance is reduced
- The grade-level commercial parking and loading area should be reviewed to ensure that the relationship of the loading bays to the drive aisles and parking areas does not create negative interactions
- From a code perspective, the westerly buildings, 2, 3, and 4, will be considered a single building so it will be important to review code and safety standards
- Consideration should be given to how visitors by car and on foot will access the entrances of the buildings and the individual units in the complex
- Providing floor plans and elevations at the detailed application stage will help to illustrate the organization of the site and the architectural expression as well as providing more information on the unit layouts to demonstrate how accessibility approaches have been incorporated into the project.

The Chair invited comments from the applicant team.

The applicant team thanked the Panel for their comments and indicated the team would be taking the comments into consideration as the design of the project proceeds.

The Chair invited the Panel to compose a motion:

MOVED by Steve Wong and **SECONDED** by Tieg Martin:

THAT the ADP has reviewed the proposal **SUPPORTS** the general concept, and looks forward to a presentation at the Detailed Application stage that includes a review of the items noted by the Panel in its review of the project.

CARRIED

5. OTHER BUSINESS

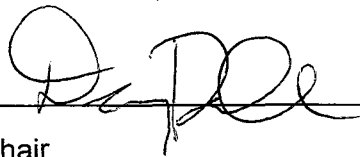
None

6. ADJOURNMENT

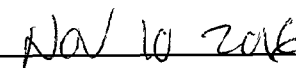
The meeting was adjourned at 9:22 p.m.

7. NEXT MEETING

November 10, 2016



Chair



Date