

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
DECEMBER 14, 2017 AT THE DELBROOK COMMUNITY CENTRE**

ATTENDING: Mr. Craig Taylor (Chair)
 Mr. Laurenz Kosichek
 Mr. Stefen Elmitt
 Ms. Amy Tsang
 Sgt. Kevin Bracewell
 Mr. Tieg Martin
 Ms. Diana Zoe Coop
 Mr. Samir Eidnani

REGRETS: Mr. Steve Wong
 Mr. Jordan Levine

STAFF: Ms. Tamsin Guppy (Item 3.a.)
 Mr. Nathan Andrews
 Mr. Alfonso Tejada
 Mr. Kevin Zhang (Item 3.b.)
 Mr. Michael Hartford (Item 3.c. & 3.d.)

The meeting came to order at 6:00 pm.

1. ADOPTION OF MINUTES

2. ANNOUNCEMENTS

A survey will be setup for the voting of the nominees for the 2017 Design Awards so that a summary can be presented after everyone has voted. All Panel members that have been with the Panel for 2017 will vote on the projects and will be invited to attend the January meeting including those whose terms are ending.

3. NEW BUSINESS

a.) Delbrook Community Centre Tour & 2017 Design Award Process Discussion

A Public Art presentation was made by Ms. Lori Phillips, Public Art Officer for North Vancouver Recreation and Culture, who described the various art pieces located at the District of North Vancouver Design Award nominee sites for 2017. Mr. Mathew Schofield, District Facilities Project Manager, then guided the Panel Members on a tour of the Delbrook Community Centre as Delbrook was one of the five nominees.

**b.) 1012 – 1022, 1046, 1060 Deep Cove Road & 4260 – 4266 Mt Seymour Pkwy:
Preliminary Planning Application for a four building two storey 18 unit townhouse and
commercial mixed-use development**

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

The chair welcomed the applicant team from Burrowes Huggins Architects and Mr. Michael Huggins presented the project.

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

Questions were asked and answered on the following topics:

- What is the Strata Title arrangement for the restaurant? A single Strata lot will be planned for.
- Is there a designated area for patrons who would like to smoke? Not at this time.
- Is the elevator in the restaurant intended to go up to the roof deck level? Yes.
- Is there roof top access for the units? Yes, a roof top hatch will be included for the east facing units.
- Is the rooftop access using hydraulic lifts? Yes, and the access point to the rooftop also acts as a skylight for the units.
- Is there a rendering of the back walkway? Yes, an east perspective is included in the package that provides details on the landscaping and materials used to highlight the walkway.
- Are the entryways off Deep Cove Road level entryways and wheelchair accessible? Yes.
- The residents' walkway and the public parking lot are very close together so how will territoriality be defined? The walkway will be gated at the far end to make it implied private.
- Are the breezeways meant to be private? Semi-private territoriality is proposed to enable people to move through the site creating a more communal atmosphere.
- Why is the restaurant parking in front of the private parking area? After consulting the neighbourhood, a request for more onsite parking was made so a greater percentage of commercial parking to private parking is planned for.
- Restaurant deliveries will have to be managed if there are limited points of drop-off.
- What's the height of the landscape walls in front of the townhouses? The walls will be about 3 feet and will be included for privacy purposes near the townhouses and the restaurant.
- Architectural finished walls in front of the entryways? Finished concrete walls.

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

- The site plan edges are too close to the curb, which creates a problem for drop off areas and noise impact for neighbours.

- The elevator to the parking level functions well with the pub but not for the residents.
- A strong corner is provided but the lane needs improvement and more prominent features to define the various sections of the development and each use.
- The wall in the alley near the Ravens Pub is very dark so needs improvement and perhaps some brighter colours for CPTED purposes.
- Distinctive characteristics are well-defined and units for live work are encouraged.

The Chair invited comments from the Panel members and the following was provided:

- The unit identification has to be clear for the units at the back.
- Better definition of territoriality.
- Lighting for the parking area is important and is exacerbated by people under the influence of alcohol.
- The breezeway could be potential hazard as the pub crowd could use it as a liaison point at night or even as an outdoors bathroom.
- Concerns would be natural conflict of pub operation versus residential with perhaps screening with various materials and tree species as a solution. One panel member noted this was not the best place for a pub due to conflicts with the residential component of the project.
- The relationship on the east side with the neighbouring properties is good but make sure there is enough soil body to accommodate the growth of the trees.
- Really like the palette and the treatment using the top three colours of choice but perhaps think about using undulating design to treat the alley as well.
- Love the live work studio idea for the development.
- Repetitious design is great for the overall rhythm and the articulation should be a benefit to the entire site.
- More details on the roof hatch designs
- Pub roof needs stronger vertical elements, bringing it to the ground plane
- Relationship to the north single family house needs better resolution, consider stepping back top storey.
- Blanks faces along the alley need more articulation and material complexity.
- Servicing is difficult occurring right in front of the south west corner townhome.
- Closing off the ends is good plan and pitched roof or flat roof with eyebrow highlights could be a positive addition.
- Rooftop patios with gardens are at least better than nothing with a lot of people.
- Peel the corner and expose the glass and wood structure to make it more open.
- Look at widening the gap between the homes and the pub to allow for greater buffering and less shadowing in the alley.
- The form is quite good and the entry with the patio space is appropriate. Perhaps more of a landmark feature would be nice.

The Chair invited the project team to respond. Mr. Michael Huggins of Burrowes Huggins Architects acknowledged the Panel's suggestions, appreciated the comments and was happy to take them into account in the design development.

Clarification was made about the phasing as a portion of the site is zoned differently and that the phasing follows the zoning, therefore, two planning phases are being considered and the building construction phase will be in one stage. The added underground parking is based on neighbourhood feedback of the pub inclusion.

The Chair invited the Panel to compose a motion:

MOVED by Tieg Martin and **SECONDED** by Stefen Elmitt:

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

c.) 600 Mountain Hwy (Seylynn Village) – Apex: Detailed Planning Application – Development Permit for a 32 storey mixed-use building

Mr. Michael Hartford, Development Planner, introduced the project and explained the context.

The Chair welcomed the applicant team and Mr. Mark Ehman of DA Architects and Planners introduced the project and Mr. Al Johnson of DA Architects and Planners presented the project.

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

Questions were asked and answered on the following topics:

- Has the address been confirmed for the site? The final address identification for the site is determined at the building permit stage but staff are open to input on what will help ensure easy to understand addressing to facilitate access by everyone including first responders.
- Are the trees proposed on the rooftops mature trees? Yes, the plan is to have fairly mature trees planted with plenty of room and soil on the rooftops for continued growth.
- Is the generator exhaust vented through the sides of the building or continued up the tower? The ventilation of generator exhaust and other exhausts will be out the side and various points throughout the tower.

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

- The continuous balconies are a great characteristic of the high-rise development.
- Ensure that landmark features activate the different components of the building edges.
- Blank walls need attention and interactivity on the north side to balance out the rest of the gateway into the Seylynn Crescent.
- Continuity of the Mountain Hwy. frontage should be considered along the north-south corridor to connect with the next block to the south.
- Extending and accentuating the garden piece on the 24th floor is great and perhaps could use further refinement to highlight the ribbon element wrapping this feature.

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

- A very complex site which will require careful addressing, have a robust wayfinding plan to ensure easier access for first responders. Consider the unit identification plan and consider providing townhouse units with addresses from the streets to which they are adjacent.
- Commend the applicant on the project and appreciated the character zones for each street frontage. The variation in landscape character is well thought out and creates positive spaces that are good for all seasons.

- The level 3 amenity space needs further refinement and better connection for the residents. Rethink your three proposed “community garden” plots and either increase the number of them or drop them completely.
- Ensure that sufficient planting depth is provided for plantings and in particular trees
- Look at the generator and exhaust locations to ensure they do not impact nearby units.
- Provide elevator safety zones as part of the plan to accommodate any responders’ needs and for building code compliance.
- Street level views (renderings) are important to include as part of the package and would be nice to have more of because they provide a ground level experience that bird’s eye view perspectives do not.
- The models and renderings with more complete material portrayal would be nice to see in detail and at a larger scale.
- The beacon characteristic is appropriate and shifting the tower 45 degrees also provides a strong design element.
- The south-west corner of the tower seems to have the least amount of articulation and design as the building hits the ground so further review would be beneficial and it would be nice to see more celebration of the entrance area.
- Vertical pin stripes are a great design touch and while the complex represents a “family” of buildings it would be good to see greater variety in colours and materials.
- A strong horizontal element on the tower is provided but could be reduced to highlight the sky garden feature on the 24th floor.
- Like the concept of the sky garden but it needs more refinement.
- Consider the layering of colours and materials used on the tower to provide added depth, intrigue and definition.
- The townhouse units are a great piece of the development because they follow a nice rhythm and articulation.
- The roof line of the tower is very attractive and could be highlighted even further.
- Very thorough and well thought out plan with a nice street front composition.
- The wrapping or ribbon detailing of the sky garden could be adjusted slightly to make it more proportional.
- Provide more purpose for commercial spaces along the street front and to create a destination point and consider how to continue the commercial character to the south along Mountain Highway.
- The entry to the tower might benefit from some sort of activation, such as more commercial activity.

The Chair invited the project team to respond. Mr. Mark Ehman of DA Architects, acknowledged the Panel’s suggestions, appreciated the comments, and was happy to take them into account in the design development.

The Chair invited the Panel to compose a motion:

MOVED by Diana Zoe Coop 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

d.) 1505 – 1571 Fern St, 520 – 540 Mountain Hwy, 1514 – 1568 Hunter St (Seylynn Gardens): Detailed Planning Application for a four building mixed-use development with 56 market rental units, 330 owned units and 933 square metres of commercial space

Mr. Michael Hartford, Development Planner, introduced the project and explained the context.

The chair welcomed the applicant team and Mr. Mark Ehman of DA Architects presented 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:

- In order to get from the elevator lobby room to the garbage and recycling rooms do stairs need to be used? Yes, there is a half a flight of stairs to the garbage and recycling room so revisions will need to be made for accessibility reasons.
- Is the top of the podium open to the public? The stairs can be accessed by the public at two points of entry both north and south. The tops of the stairs are gated, such that only the stairs themselves will be available for the public to use.
- Are loading bays gated? Yes, loading zones into the development are secured so that limited access to the public is available.
- Are there any art components or featured glazing pieces planned for this site? One of the focuses is to bring light into exit stairs and work on energy efficiency. At this point, art is not being suggested in these stairwells.
- Is the laneway primarily for vehicle traffic? The townhouse entries will be facing the lane so the intention is to provide a traffic calmed area in the middle of the development.

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

- Ensure the opening of the CRU on the southwest corner provides better presence to the surrounding streetscape.
- Provide an improved lobby access plan.
- Northern corner CRU should develop a better connection and identity for the corner with the adjacent Apex CRU to the north of Fern Street.
- Work on the space between buildings and the sloped garden edges to enhance the user experience.
- Because a lot of the views from the various tower units are looking down at buildings, consider more careful rooftop design.
- Consider extending vertical elements down to grade level on the Mountain Highway frontage.

- Consideration must be given to the elevator penthouses and rooftop mechanical rooms - consider options to reduce the size and impact of these elements, including alternative elevators that do not require penthouses.

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

- This is a large project with a high degree of complexity.
- Amenity space in the courtyard needs improvement and lack of connection of buildings to the amenity space is of concern.
- Geometry of the walkways and plantings in the courtyard could be adjusted to add interest along the pedestrian route.
- The terraced planting and water features are well done but reconsider evergreen hedging in front of living rooms to ensure that light and views are not blocked for residents.
- The Building 1 amenity area could use some further thought with added intimate spaces for meeting or gathering spaces.
- Steps to access the garbage area are a problem. It may be preferred to switch the garbage area with a bike area. The bike storage area would benefit from being located closer to the main access points for convenience and security reasons.
- With a complex site, unit identification and exiting and safety issues need to be well thought through. Simplicity with address numbering is key for all types of services and responders.
- There is a potential conflict between pedestrians and vehicles in the lane area, so traffic calming will need to be considered carefully.
- Commend the applicant team on an interesting and complex project where each building has a distinct character.
- Drawing package is comprehensive, but the scale of the drawings, given the size of the site, is hard to understand and more information on the streetscape views, character, and pedestrian experience would be helpful.
- Providing each building on site with a distinctive character, different palette material and landscape design is very positive.
- Prominence of the tower is lacking relative to the rest of the building designs in the area.
- Add articulation of corners for Building 1 whether it is a CRU or not to create rhythm and purpose to the design.
- Allow for adaptability of smaller CRUs so that a constant character can last in the area.
- The colours and the material palette chosen is rich but take a leap forward and push colours a little more in keeping with the neighbourhood design guidelines.
- Changing the upper courtyard to private seems to be a positive decision as the amenity should be more private than public.
- The tower as proposed seems somewhat awkward but there is opportunity to add more interest by making it more asymmetrical through articulation or extending elements of the elevations.

The Chair invited the project team to respond. Mr. Mark Ehman, of DA Architects, acknowledged the Panel's suggestions, appreciated the comments and was happy to take them into account in the design development.

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

4. OTHER BUSINESS

None.

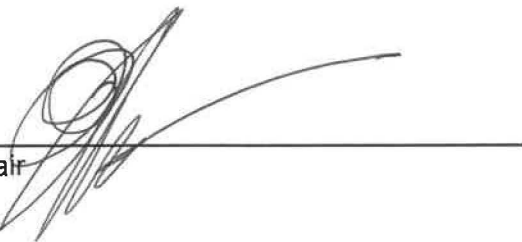
5. ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

6. NEXT MEETING

January 11, 2017

Chair



Date

January 11, 2018.