

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON  
MAY 8, 2014 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING:        Mr. James Paul  
                      Mr. Kevin Hanvey  
                      Mr. Robert Heikkila  
                      Ms. Amy Tsang  
                      Ms. Liane McKenna  
                      Sgt. Kevin Bracewell

REGRETS:           Mr. Greg Travers

STAFF:             Mr. Doug Allan  
                      Mr. Erik Wilhelm  
                      Mr. Michael Hartford  
                      Ms. Shannon Martino  
                      Mr. Phil Chapman

The meeting came to order at 6:00 pm.

**1. MINUTES**

A motion was made and seconded to adopt the minutes of the Advisory Design Panel meeting of February 13, 2014.

**MOTION CARRIED**

**2. ANNOUNCEMENTS**

Michael Hartford informed the Panel that upon Council approval, there are anticipated to be two new members on the Panel that could begin attendance as early as June 12.

**3. NEW BUSINESS**

**a. 3260 Edgemont Blvd. - Preliminary application for mixed-use development**

Mr. Doug Allan of the District Planning Department gave a brief overview of the preliminary application and site context. The development involves an existing grocery store, the Highlands Professional Centre, and four residential lots. The surrounding properties consist of existing single-family uses to the north and east, commercial uses to the south, and the Highlands United Church and a multi-family project to the west. The existing single family lots to the east will be redeveloped as part of the approved Edgemont Seniors Living project.

The site is designated in the Official Community Plan as "Commercial Residential Mixed Use Level 1." The current zoning of the site is a mix of General Commercial Zone 2 (C2) and Single Family Residential Edgemont Zone (RSE). The site is within Development Permit Areas for "Form and Character of Commercial and Multi-Family Development" and "Energy and Water Conservation and Greenhouse Gas Emission Reduction" and the application will be reviewed against the applicable design guidelines for each designation. The project will also be reviewed against the design guidelines in the Edgemont Village Centre Plan.

The preliminary application includes an expanded grocery store (37,075 sq. ft.), additional commercial space (26,950 sq. ft.), 8 single-level townhomes, 16 two-storey townhomes, and 49 apartment units in three levels above the commercial space. All parking and loading is provided underground with access from Ayr Avenue at the east. A secondary loading area is provided from Ridgewood Drive. A total of 323 parking spaces, 36 bicycle parking spaces for commercial uses and 110 bicycle spaces for residents are proposed. Public art is a requirement of the project that will be determined at the detailed application stage. The Green Building Strategy target of "Built Green Gold" is a requirement for this rezoning proposal.

Mr. Allan noted that as recommended in the Edgemont Village plan, the project incorporates improvements to the public realm with plazas at each end of the site on Connaught Crescent, a larger plaza at the corner of Edgemont Boulevard and Ridgewood Drive and wider sidewalks along both the Connaught Drive and Edgemont Boulevard frontages. Mr. Allan concluded by noting that the Edgemont Village plan discourages blank facades and stipulates a preference for smaller commercial spaces, and finishes that include wood, stone and brick.

The Chair thanked Mr. Allan for his presentation, and asked the Panel members if they had any questions of clarification for District staff to answer. Questions of clarification were asked on the following topics:

Question: The guidelines specify the maximum height only in storeys not as a specific measurement. What is the maximum height permitted? Answer: Height is indicated in the number of storeys, with a two and three-storey maximum for this site and the potential for a partial fourth storey under certain circumstances.

Question: What is the proposed floor space ratio? Answer: 1.75 FSR.

Question: Are there specifics of the street furniture selections in the guidelines? Answer: No, not at this time, but it would be expected that these details to be resolved in future by the District.

Question: At a previous meeting regarding the update to the Edgemont Village plan guidelines, the Panel suggested that a diagram showing this site be amended. What this diagram changed? Answer: No the diagram was not changed.

Question: What are the guideline requirements for the streetwall on Edgemont Boulevard and Connaught Crescent? Answer: The streetwalls are suggested at 1-2 storeys in the guidelines.

The Chair thanked staff for their clarifications, welcomed the applicant team to the meeting and outlined the procedure to be followed in reviewing the proposal.

Representing the project applicant, Mark Josephson of Grosvenor Edgemont Holdings Ltd., introduced the firm and reviewed the community engagement efforts to date and spoke regarding all aspects of the project including details of the square footages and parking counts as indicated in the applicant's package to the Panel.

Mr. Keith Hemphill, the project architect, then reviewed the site plan noting the project's opportunity to create enhancements to Edgemont Village, including two gateway entrances, public plazas, and wider sidewalks. Mr. Hemphill noted the grades and street locations for the site project. He further explained the project was designed to mirror the land uses across the street, for example in the case of the existing single family dwellings on Ridgewood Drive, the project includes individual townhouse unit entries.

Mr. Hemphill reviewed the conceptual elevation drawings and explained that the grocery store proposed is larger than what currently exists, but is built partly into the slope of the land. Mr. Hemphill outlined how the project works with the site's slope to locate the proposed four-storey mass at the lowest point with the grocery store and other CRU's. The highest point of the slope is where the two-storey townhomes are to be situated.

Mr. Hemphill explained that following the guidelines, the other proposed commercial retail units are smaller in size to encourage more local businesses.

It was noted the site poses some challenges regarding traffic and loading, and it was decided to locate the entrance to the underground parking from Ayr Avenue for the least impact. Two loading entrances are proposed, one from Ayr Avenue and the second from Ridgewood Drive. Noisy services such as solid waste and commercial truck deliveries have been pulled into the development behind a garage door, to reduce neighbourhood impacts.

Mr. Chris Phillips the project landscape architect, spoke to the landscape design and noted details around the streetscape design, which was a highlighted topic during the public input for the Edgemont Village planning process. It was noted that sidewalks will have good exposure to sunlight which will aid with preservation of the street trees and landscaping. Streetscape designs include special paving, street furniture and seating areas, similar to, but building upon, what is currently in place in Edgemont Village.

Sidewalk and road improvements will safely accommodate pedestrians and cyclists, as well as planted areas. The proposed plaza at Edgemont and Ridgewood will take advantage of the grade of the site, and proposes to incorporate two large cherry trees at this location.

Mr. Phillips noted the residential units will be designed with green screening and an outdoor space located at the front entrances on Ridgewood Drive. There will also be an amenity space for residents in the form of an internal courtyard above the grocery store which will have good sun exposure and views of the North Shore mountains.

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

Questions of clarification were asked of the design team on the following topics:

Who are the target owners for the residential units? Answer: Empty nesters or young families.

With regard to the elevation drawing for Ayr Avenue, why is a second floor stepback shown in the rendering, but not reflected in the architectural drawing? Answer: The drawings are inconsistent, but this will be resolved prior to the detail application stage.

Is the project to be a concrete building? Answer: Yes.

The Chair thanked the applicant team and staff for their clarifications and asked for comments from the District Urban Design Planner, Mr. Frank Ducote.

Mr. Ducote was unable to attend the meeting; however Michael Hartford read the following comments into the minutes:

- there is a need to ensure that the redevelopment relates well to adjacent developments and provides an appropriate transition to the Village core;

- it is noted that the main plaza at Edgemont Boulevard and Ridgewood Drive is an important element and its design should be reviewed to ensure that it creates a sense of arrival to the Village;
- the residential entry lobby is not well defined and quite urban in appearance - it would benefit from being reviewed to reflect more of the village character;
- consider introducing more articulation and breaks in the building to reduce the impact of longer streetwall along Edgemont Boulevard;
- the proposed 'eyebrow' projections seem heavy and consideration should be given to softening them
- suggest that the proposed 10ft. setback for the townhouses on Ridgewood is too shallow. A slightly wider 12ft. setback would allow for more usable patio spaces;
- the loading facility on Ridgewood should not project into the setback; and
- given the differences in grade from the street to the finished floor elevations, attention needs to be given to allowing the proposed CRUs to interface successfully with the sidewalk.

The Chair thanked Mr. Hartford for sharing the District Urban Design Planner's comments and invited input from the members of the Panel.

The Panel commended the applicant team for the initial design approach for a challenging site, given that all sides are exposed to a street, and look forward to seeing the detailed application.

Some members of the Panel liked the concrete material choice, noting the projections are thin and elegant, but would also like to see the mid-century modern design of the existing professional building reflected in some way in the project design.

Some Panel members noted some concern with the loading area on Ridgewood Avenue asking if this could not be underground to reduce the impact. In addition, concerns were noted regarding the need for an exit from the rear of the grocery store which may impact the elevation on Ridgewood Drive. It was further noted that vehicle access on Ayr Avenue seemed very wide and that there may be a need to improve the appearance and function of this area, particularly given the slope of the street.

Some Panel members noted concern that the project appears very large and may not be in keeping with the character of Edgemont Village. It was suggested that the feeling of mass might be addressed with the incorporation of courtyards or mid-block connections.

It was noted that although one of the target markets for the project is young families, there is no play area shown on the site, and some of the project elements, such as the courtyard water feature, would appear to create some safety challenges for younger residents.

Panel members expressed a general appreciation for the units proposed at the north side of the project, but expressed some concerns that the two storey townhomes do not appear to be the best layout for either young families or for empty nesters, due to accessibility issues.

One Panel member felt the applicant should look more closely at the Edgemont Village design guidelines, particularly with regard to options for "through block" connections.

Panel members encouraged staff to define streetscape guidelines for the Edgemont Village to encourage consistency for current and future developments in the area.

The Chair thanked the Panel for their comments and invited the project architect to respond to the comments made by the Panel.

Mr. Keith Hemphill thanked the Panel for their comments, and assured the Panel that the design team understands the need to be in keeping with neighbourhood character. He noted that there may be ways to break down the massing but does not believe it's going to be possible to break it into multiple buildings. The team will also need to be careful to ensure the success of the project and the future businesses. Mr. Hemphill assured the Panel that their comments will be taken into account in refining the project at the detailed application stage.

The Chair thanked the applicant team and invited the Panel to compose a motion.

**MOVED** by James Paul:

THAT the ADP has reviewed the application, **CANNOT SUPPORT THE GENERAL CONCEPT**, and recommends reconsideration of the proposal to respond to the Edgemont Village design guidelines with specific regard to the following issues:

- building form;
- building massing; and
- commercial precinct guidelines

**No Seconder**

The Chair invited the Panel to compose an alternate motion.

**MOVED** by Kevin Hanvey and **SECONDED** by Amy Tsang:

THAT the ADP has reviewed the application, **SUPPORTS THE GENERAL CONCEPT**, and looks forward to a presentation at the detailed stage which responds to the items raised by the Panel during its review at the preliminary application stage.

**MOTION CARRIED  
(One Opposed)**

**b. 3568-3572 Mt. Seymour Pkwy. - Detailed rezoning and development permit application for townhome development**

Mr. Erik Wilhelm of the District Planning Department gave a brief overview of the application and site context. The development site involves two single family homes with a dedicated (but unconstructed) lane north of the site. The OCP designation is "Residential Level 4 - Transitional Multifamily." A townhouse development has been approved on the corner of Parkgate Avenue and Mount Seymour Parkway west of the site which will initiate construction of a laneway to access the subject development site. Taylor Creek runs through the adjacent property to the east.

The detailed application is for the development of eight ground-oriented townhouses in three buildings. Two buildings will face Mount Seymour Parkway and have an appearance of three storeys from the street, with the third building to the north facing the drive court. As a rezoning is involved, green building objectives and public art fulfilment are both required.

The development will be accessed from the rear laneway, the east portion of which is slated to be constructed by the developer. There will be no vehicular access permitted from Mount Seymour Parkway. As Taylor Creek flows east of the site, the proposal maintains and protects a riparian area buffer to the east.

The Chair thanked Mr. Wilhelm, welcomed the applicant team to the meeting and outlined the procedures to be followed in reviewing the proposal.

Project architect, Mr. Aidan Grehan of DF Architecture Inc., introduced the design team to the Panel. Mr. Grehan described the area, noting that the riparian area has been degraded due to existing structures and human intrusion, and indicating that the project follows recommendations from the arborist report and environmental assessment. The project includes a required setback of 15 meters from the riparian area.

The proposal is for eight, 3 bedroom townhomes, ranging from 1,500 sq. ft. to 1,950 sq.ft. and the design concept was informed by existing development the North Shore in order to complement neighbouring lots. Sixteen resident parking spaces and two visitor parking spaces are proposed and no parking variance is required. The project design is intended to create a street presence on Mount Seymour Parkway with a gateway and landscaping providing a central entrance feature, and a timber trellis to contribute to heritage character. Prominent doorways provide streetscape elements for the units facing Mount Seymour Parkway and the proposed landscaping and entrance treatment will create distinction between the private and public realm.

The design provides a lower height for the western buildings to address building bulk and massing as it relates to the adjacent property to the west and recognizing staff concerns, window locations have been modified to improve privacy between the units facing the internal courtyard.

Materials used will reflect a North Shore character with hardi-plank (used in vertical and horizontal patterns), stone veneer cladding and timber. Decorative wood brackets will complement the architecture, as well as a color scheme of forest greens and light beige.

Mr. Thomas Kyle, the project landscape architect, spoke to the landscape design and noted details including the additional plantings within the riparian area and greening of the remainder of the complex. Plantings of maple trees, evergreens, and roses along the frontage will provide for an attractive entrance feature. Other landscaping elements include the use of a granite inlay to create interesting paving details within the courtyard drive aisle and two outdoor amenity areas: one between the western buildings and other located in the north-east corner of site. The latter area will include a gazebo and children's playhouse adjacent to the riparian area.

Solid waste and recycling collection will be provided to the rear lane entrance and will be buffered with the use of a timber trellis and planting.

The Chair thanked the design team for their presentation and asked if there were any questions of clarification from the Panel members. Questions of clarification were asked on the following topics:

Staff was asked if tandem parking spaces could be converted for other uses such as storage. Answer: Staff indicated yes, it is possible that some owners could use this space for storage and while not legal under the zoning bylaw, enforcement would be challenging.

Are plantings proposed along the internal roadways? Answer: Yes, small evergreen shrubs between the garages and pedestrian entrances.

Is the unopened rear lane to be developed fully? Answer: Yes, the new lane must be constructed by the developer to provide access to the complex. The laneway will be designed to the modified specification approved by the District Engineering Department. The modified design aims to reduce tree removal and respect privacy of existing multi-family development to the north.

Emergency vehicles would likely access the complex from Mount Seymour Parkway so would it be possible for the median on Mount Seymour Parkway to be removed to allow turnaround access by fire trucks? Answer: Staff could review this issue to see if this is feasible.

Will the electrical transformer be screened? Answer: Yes, with a fence that can be removed as needed for maintenance in accordance with BC Hydro requirements.

Will there be a public access to the existing trail system? Answer: Yes.

The Chair thanked the design team and staff for their clarifications and asked for comments from the District Urban Design Planner, Mr. Frank Ducote.

Mr. Ducote was unable to attend the meeting; however Michael Hartford read the following comments into the minutes:

- General comment that the proposed design is supportable from an urban design perspective;
- It is noted that the applicant has made positive changes to the overall design and worked with staff to improve a number design aspects - in particular, the changes to the treatment along the south elevation and provided an improved streetscape along Mount Seymour Parkway; and
- Some suggestion that the colour palette could be re-considered with some brighter colours or a mix of colours different from those being used in other developments in this area.

The Chair thanked Mr. Hartford for sharing the District Urban Design Planner's comments and invited input from the members of the Panel.

Overall, the Panel thanked the applicant team for providing a comprehensive information package and presentation and members of the Panel agreed that this design approach is much-improved from the previous application for this site.

The Panel noted there may be too much concrete in the internal courtyard and the proposed entrance planters, and suggested consideration of ways to reduce the use of concrete and to provide for more plantings.

A Panel member suggested that the amenity spaces could use some review, and that there could be value in reflecting the riparian plantings and character to the north east corner of the site, and this would also soften the edge. It was further noted that the design of the common amenity areas should be examined to ensure accessibility and particularly that easy access to the community mailbox be provided.

It was suggested by the Panel that at the front entrance to the site there may be a need to install a ramp to allow access for disabled individuals and baby strollers and to allow easier access to Parkgate Shopping Centre.

Members agreed with the District Urban Design Planner's comments, that the project would benefit from a variation of colors between the three buildings, and it was suggested further that consideration be given to using only three cladding materials instead of four. It was suggested that there may be merit in using the stone veneer as the base of the buildings, to reinforce the traditional character.

Some concerns were expressed with regard to the access of the project from the rear lane, as there may be some challenges with traffic movements in this location. In addition, it was suggested that with only two visitor parking stalls, there may be challenges providing parking for visitors, since parking in the rear lane and on Mount Seymour Parkway is prohibited.

It was noted that current project design would be interpreted as a four-storey building from a building code perspective. This would trigger some building code requirements, such as sprinklers, as well as compliance with exiting from upper storeys. It was noted that addressing these requirements could result in significant changes to the building designs.

One Panel member suggested the applicant consider how solar hot water readiness would be provided and how this could be incorporated successfully into the roof design.

The Chair thanked the Panel for their comments and invited the project architect to respond to the comments made by the Panel.

Mr. Thomas Kyle, the project landscape architect, thanked the Panel for their comments, and noted appreciation for the comment regarding the addition of native plantings and wishing to try to incorporate a mixture of plantings to provide year round interest.

The Chair thanked the application team and invited the Panel to compose a motion.

**MOVED** by Amy Tsang and **SECONDED** by Kevin Hanvey,

THAT the ADP has reviewed the proposal and recommends **APPROVAL** of the project **SUBJECT** to addressing the comments and suggestions made by the Panel Members in their review, to the satisfaction of staff.

**MOTION CARRIED**

**c. Update to District Adaptable Design Guideline Provisions.**

Mr. Phil Chapman, District Policy Planner, gave a brief review of the history of Adaptable Design Guidelines in the District and indicated that staff have been directed by Council to complete a review and update the guidelines to respond to challenges with the current provisions.

Staff reviewed the concerns and challenges with the existing adaptability guidelines including:

- Inconsistency in application;
- Uncertainty regarding what the guidelines are trying to achieve;



- Difficulty in interpreting the guidelines;
- Perception by the developers that the guidelines are arbitrary and unreasonable;
- Additional costs to developers; and
- Certain design features that may be out of date.

Staff noted that the current guidelines present a significantly stronger set of adaptability and accessibility criteria than those now provided under the BCBC. It was also noted that these existing guidelines are voluntary for development permit projects and negotiated as part of projects requiring rezoning. This means that continuing to use the existing guidelines could mean a smaller number of units with adaptability features than if the BCBC requirements were applied to 100% of all one floor apartment development, regardless of whether a development permit or rezoning application is involved.

Staff noted that the existing guidelines are proposed to be retained for use when a specific development project is being proposed for seniors or people with disabilities. As the BCBC Section 3.8.5 provisions do not apply to townhouse development the guidelines related to existing Level 1A of the guidelines would be retained and enhanced to encourage more accessibility for this type of development.

Staff compared the existing guidelines with the BCBC provisions and outlined how the existing guidelines have additional requirements beyond the BCBC provisions, such as provisions for access to balconies and patios, provision of weather protection at building front doors, and automatic building door openers.

Staff is seeking feedback from the Advisory Design Panel on the proposal to switch from the existing District guidelines to new standards that would include the provisions of the Provincial Building Code (BCBC) adopted in late 2009 (Section 3.8.5 Adaptable Dwelling Units). In addition, staff is requesting the Panel's comments on the application of the BCBC adaptability provisions to 100% of new single floor apartment development.

The Chair thanked Mr. Chapman for his presentation and invited comments and discussion from the Panel members. A general discussion including questions, comments and responses from staff took place on the topics noted below.

#### Standardization & Applicability of Guidelines

The development industry would like to see the District adopt the BCBC provisions as this could lead to uniformity across the region as measurements differ between each jurisdiction.

Staff reviewed a table of recent District development show how many units achieved various levels of adaptability. It was noted that resistance from some developers has taken place and has resulted in some compromises regarding percentages of units with certain levels of accessibility.

#### Deficiencies of the BCBC Provisions

Some areas where the BCBC provisions do not provide an equivalent level of adaptability were reviewed, including the front entrances of buildings. The District guidelines require an automatic opener, while BCBC requires this only in some situations, with BCBC allowing for additional manoeuvring space beside the entrance as an alternative to an opener. With more recent security fob systems, it was questioned how openers would work. Mr. Chapman

answered that there would be a two-step process to open the door with a fob swipe, and then a button to activate the opener.

A Panel member noted that the District guidelines currently include a number of provisions for impairments such as loss of sight or hearing, while BCBC focuses on mobility impairments. It was questioned whether the District was concerned about this discrepancy? Mr. Chapman noted that this concern has been identified by staff and the intent would be to try to maintain provisions for a variety of impairments.

A Panel member noted that there are updates to the BCBC from time to time, and that provisions for impairments other than mobility could be suggested for inclusion. Further, it was noted that the District system should be able to recognize the periodic BCBC updates.

#### Unit Marketability for Level 3 Units

Mr. Chapman noted that implementing the guidelines, particularly for Level 3 units, can add to the size of the units and the design features can create some marketing impacts for the units created – particularly for kitchen and bathroom layouts. There are however, some innovative ways to make designs adjustable, or to present these features as a marketing opportunity, such as in the form of a larger, more luxurious bathroom.

Mr. Chapman noted that the District is considering the addition to the District Zoning Bylaw of provisions to allow for variance or exemptions in specific instances. It was noted as well that there is a need to take into consideration any conflicts between BCBC and the District's proposals for amended Level 3 guidelines to ensure they are compatible and workable.

#### Design Impacts of Implementing Guidelines

Floor area impacts of implementing Level 2 and 3 guidelines can create different unit dimensions and can complicate the building design and the replication of standardized floorplates in taller buildings. If each floor has one or two units complying with a particular guideline level, then it may be possible to stack the units and avoid conflicts. In other situations, it may make more sense for adaptable units to be placed on lower floors to facilitate grade level access.

#### Townhouse Accessibility

It was noted BCBC does not require adaptability for townhome units at grade level, so there is limited opportunity to achieve level access to townhomes through BCBC. The District's guidelines would require that some but not all units in a townhouse development show some level of adaptability.

Staff noted that the BCBC is a lower standard for adaptability for townhouse units, but the trade-off is the BCBC provisions could create adaptability in 100% of all apartment units built, which would be greater than the existing situation of creating Level 2 and Level 3 adaptability in only a portion of apartment units.

In summary, it was recognized by Panel members the problems with differing regulations between municipalities and that some standardization could be a benefit. In general, the update to the District's guidelines was encouraged and supported.

A Panel member noted that achieving 100% BCBC units could be difficult, and that the code provisions will typically not allow for exemptions from specific design elements that may be difficult or inappropriate, particularly for smaller units.

Kevin Hanvey left the meeting at 9:00 pm.

The Chair thanked Mr. Chapman for the presentation, and the Panel members for the discussion.

It was agreed to note in the minutes of the meeting that the Advisory Design Panel had received the presentation, hoped the comments from the Panel could be considered in the work to update the guidelines, and looks forward to seeing the revised adaptability policy when complete.

**4. OTHER BUSINESS**

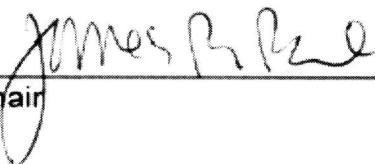
None


**5. ADJOURNMENT**

There being no further business, a motion to adjourn was carried, and the meeting adjourned at 9:15 p.m.

**6. NEXT MEETING**

June 12, 2014

  
\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Date