

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
MARCH 10, 2016 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Dan Parke
 Ms. Amy Tsang
 Mr. Greg Travers
 Sgt. Kevin Bracewell
 Ms. Laurenz Kosichek
 Mr. Craig Taylor
 Mr. Steve Wong
 Ms. Diana Zoe Coop
 Mr. Tieg Martin

REGRETS: Mr. Stefen Elmitt
 Mr. Samir Eidnani

STAFF: Mr. Michael Hartford
 Ms. Ashley Rempel
 Mr. Alfonso Tejada
 Ms. Tamsin Guppy (Item 3.a.)

The meeting came to order at 6:01 pm.

1. ADOPTION OF MINUTES

- a.) A motion was made and carried to adopt as circulated the minutes of the Advisory Design Panel meeting of February 11, 2016.
- b.) A motion was made and carried to amend the previously-adopted minutes of the Advisory Design Panel Meeting of November 12, 2015 to correct an error in one of the resolutions from the meeting.

2. ANNOUCEMENTS

Michael Hartford advised the Panel that the Advisory Design Panel Awards presentations were held at the Council Meeting of February 22, 2016. The two recipient teams were in attendance to accept their award certificates and positive comments made about the work of the Panel.

3. NEW BUSINESS

- a.) **2035 Fullerton Ave. – Detailed application for Phase 1 Development Permit for the “Larco” mixed-use project with the public plaza, commercial space, and approximately 260 dwelling units**

Ms. Tamsin Guppy, Community Planner, introduced the project and provided some background on the 6 years of work that led up to the current Development Permit application, including highlighting the Official Community Plan, the Lower Capilano Marine Implementation Plan, and the Lions Gate Design Guidelines.

Key concepts from the policy work include building a new cross road, thereby reconnecting this neighbourhood which has been divided by Capilano Road. The new cross roads would lead into the heart of the village and the centre of the LARCO site, where the community centre and central public plaza are proposed.

The rezoning application, reviewed in 2014, was consistent with policy direction and was supported by ADP, who did ask that more work be done on connectivity and the public plaza.

The Lions Gate Public Realm Design Guidelines driving concept is the flow of water, to connect the village to the adjacent Capilano River. Workshops were held to further explore the design of the woonerf, and the central plaza, and the current application reflects this work.

The application currently under review is a detailed application for Development Permit for "Phase 1" of the project, which includes the southern half of the project. The second phase will be presented later this spring, and the hope is that construction will be virtually simultaneous.

From staff's early review of the project it appears the "Phase 1" development permit application is generally consistent with the zoning and design guideline provisions in terms of form, density, use, as well as with the design intentions for the central plaza.

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

1. Does the proposed mixed-use building adjacent to the plaza space provide sufficient animation for the plaza or could more be done to animate the space and invite visitors to the area from Capilano Road?
2. Considering the design guideline provisions regarding softening the architecture with lush landscaping both at grade and on building balconies and roof tops, is the proposal sufficiently lush?
3. Is the proposed materials palette too dark?

The Chair invited questions of clarification from the Panel and the following points were raised:

- What constitutes Phase 1 of the project? South half of the project – the elements of the project currently under consideration.
- How do the intersections work on Capilano Road? There would be three intersections on Capilano Road: at Fullerton, the "Crossroads" and at Curling – all intersections would be signalized with timing coordinated to the larger intersection at Marine Drive.
- How does the greenway along the west edge of the site work? The intention is that this function as a north/south connection between Curling Road and Fullerton Avenue – it will be formatted as a multi-use trail that will accommodate pedestrians and bicycles.

- What uses are proposed to the northwest of the site? The plan designates the area for townhomes as well as an enlarged park based on the existing Belle Isle Park.
- The implementation plan shows some red areas along frontages – do these designate continuous commercial storefront? Yes, the red areas are noted as being important areas for commercial uses while the striped red areas are optional for commercial uses.
- What is proposed on the east side of the woonerf? These lands are currently zoned to accommodate mixed-use development at up to 1.75 FSR but are designated in the plan to allow for up to 2.5 FSR. Given the existing land ownership and consolidation requirements, it is expected that this redevelopment will only come in the longer term.

The Chair welcomed the applicant team and Mr. Neil Banich, Wensley Architecture Ltd, presented the project to the Panel. Mr. Banich noted of the following key points:

- The project was originally expected to be four phases, and is now proposed as just two, with the plaza and woonerf both proposed in Phase 1;
- All dwelling units are intended to be stratified, but operated as rental. The project includes 3500-4000 sq. ft. of retail intended as service for residents, rather than as destination retail;
- The lowest level of the underground parking garage is a 100,000 square foot self-storage facility with access from Curling Road. The garbage compactors and pick-up facilities will also be proposed in this space. The P2 garage level has access from Curling Road for resident parking, bike storage, while P1 is accessed from Fullerton Avenue and includes a mix of public and visitor parking as well as resident parking;
- Pedestrian pathways are provided throughout the site, with the woonerf street including protected pedestrian walkways, but also a street design intended as a pedestrian zone where pedestrians, cyclists and traffic can safely mix;
- Townhouse unit entrances and patios are elevated to provide privacy;
- Sustainability has been kept in mind for all aspects of the project design;
- Each component of the project has unique colour and materials palette to help make the elements feel like a cluster of buildings - intent is that the project appears as if it were developed over time as opposed to one big project. Natural materials such as wood concrete, stone, metal panels, cementitious siding, and masonry elements are used with focal points of timber and glass at entrances to give a North Shore character. A stucco wall system proposed for free-standing townhouse building to provide for more variety. Colour palette has purposefully been selected in darker tones to warm-up the buildings and to provide a transition between the more urban downtown and the suburban flavour to the north.

Amanda Ross, Wensley Architecture Ltd., commented on the sustainability measures:

- Project target is LEED “Gold” equivalent and proposal includes LED lighting and sensors, energy efficient appliances, high efficiency glazing and mechanical systems, minimized thermal bridging, low flow plumbing fixtures, and high efficiency drip irrigation;
- Environmentally-friendly materials are proposed with durable finishes such as concrete, metal, cementitious panel;

- Good bicycle facilities, easy access to transit and shopping, and electric vehicle charging will all contribute to the sustainability aspects of the project;
- Stormwater will be managed on-site to allow for detention and slower runoff;

Mary Chan Yip, PMG Landscape Architects, commented on the projects landscape design:

- The site layout is pedestrian-friendly, with the Capilano River edge used for inspiration, and pedestrians being given priority. Along Curling Road, a 2m wide landscaped strip will help to provide a buffer between pedestrians and the street. The greenway along the west edge of the site will provide a 4m wide concrete pathway linking Curling Road to Fullerton Avenue – the format of the pathway is intended to reflect a river bank experience;
- Front yard areas and townhouse entries have a grade separation to allow for privacy, with landscape screening selections assisting in this regard;
- Planters throughout the courtyard and social amenity spaces are proposed with dense landscaping along all edges of buildings. The project includes green roof areas with a mix of accessible and decorative areas. Accessible areas will include amenity spaces for BBQ'ing, socializing, yoga, children's play, and community gardening;
- The landscaping proposed reflects the idea that the individual buildings each have their own character, and different planting and lighting will complement each building;
- The location of the plaza space adjacent to the community centre and the woonerf means that people will tend to be drawn into this space and the plaza has been designed as a flexible space that can be used for community events such as a farmers' market. To the west of the plaza is a village green space with more angular forms – an area that will allow a variety of activities including a stage, open lawn area, play options, a waterfall, and lush landscaping to buffer the adjacent townhomes. The angular forms allow for seating pockets and an accessible ramp system is proposed to provide access between the upper and lower levels;
- Lighting is proposed throughout the site, including the townhouse and building entrances, along the woonerf, and in the plaza;
- Plant selections have been informed by drought tolerance and trees will provide a shade canopy.

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 overhead lighting proposed for the plaza? Yes, but the catenary lighting has not been designed yet. It will be designed in Phase 2 with the community centre facility;
- How will the parkade venting be dealt with? Working to hide the shafts in landscaping and commercial mechanical equipment will be screened;
- Is the LEED scorecard current? Current scorecard shows 60 point, the minimum for LEED Gold, but the project is targeting 64 points;
- What is the rationale for the angular overhang feature on the south edge of the plaza? Intent is to incorporate angular elements into the building design as a sculptural focal point;

- How will the window walls be dealt with? No exposed slab edges to avoid thermal bridging;
- Are the balconies and decks intended to be accessible by the handicapped? Some of the private balconies and decks will be, and all of the common decks;
- Enhanced Unit E's bathroom appears to require a 180 degree transfer, could this be redesigned? Yes, this can be re-examined;
- What is the commercial use at the south-west corner? Office space for self-storage;
- What type of retail is proposed for the space adjacent to the plaza? Would like to have a bakery, café or coffee shop, but the tenancy of the space has not been determined;
- Will there be separation from resident and visitor parking? Yes;
- Will visitor parking be secured after hours? Yes, gated and secured by an enterphone;
- Will users of the project know where to go for parking with two access points? Yes, residents will know where to park, and visitors will be directed by signage;
- How will skateboarding be discouraged in the plaza? This has been taken into account in the design, but additional features could be incorporated as further deterrents;
- Has way-finding been considered? Currently in discussion with the fire department, each building will have its own address, but numbering has yet to be determined;
- Is district energy proposed? Yes, the building is designed to connect and a mechanical room is proposed;
- What is the heating and ventilation strategy in the residential units? Each unit has an individual heating/cooling unit;
- How did the mini-storage come about? It is part of LARCO's business model and locating it at the garage level seems a better use of land;
- Does the loading bay have enough space for truck maneuvering? Yes, this has been carefully analyzed;
- Is there any accessible parking on P3? Not currently proposed, but some could be added;
- What access is available to the P3 level? Due to security issues for the storage facility, access is currently proposed only by stairs and the vehicle ramp. But elevator access from the office area to the P3 storage facility is being considered.

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

- The buildings surrounding the plaza are going to create an urban room and the corners of the buildings are important to give character to the plaza spaces in terms of lobby entrances and community activity – these elements need to be handled carefully;
- For the townhouse units fronting Curling Road, the glazed features at the entries seem at odds with the design of the main building entry and should be re-considered;
- The free-standing townhouse buildings on the Greenway Trail include a roof design that fails to create a functional space;
- The material and colour selections seem dark and should be re-considered;
- Continuity in the landscape and plaza design as a connection to the west is important.

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

- Overall the project design was noted as being successful, with attractive public spaces, a successful mix of uses, sensible massing, and opportunities for movement between parks and other nearby development;
- With regard to the plaza design and the potential for the adjacent commercial space to animate the plaza, Panel members were generally supportive and it was noted that the plaza and the adjacent green would serve as the physical heart of the community. The success of the space will rely on the choice of retail tenants;
- Suggestions for improvements included the opportunity for more texture in the plaza, and landscaping along the plaza edges, better integrating the plaza water feature and the waterfall to the west, and that the play area near the slope could be better integrated with the green area to work better for parents and children;
- A Panel member commented that the building corner design at the south-east corner of the plaza seems to interrupt the commercial linkage from Capilano Road and there might be a benefit in pulling the commercial space closer to the woonerf and wrapping the corner;
- Plaza design and programming should take into account shading from the taller buildings;
- Panel members noted a general appreciation for the landscape plan proposed, suggesting that the plantings for the public and semi-private areas appear to be successful. Specific comments noted support for the river theme, and that the plan includes a successful progression from public to private space;
- There could be value in expanding the amount of space available for community gardening;
- It was noted that appropriate soil volumes for tree plantings should be ensured, and that if sufficient soil depths are available, it would be positive to see some large feature trees;
- Given the complexity of the project, coordination and integration of the mechanical and ventilation systems should be given consideration;
- In general Panel members expressed few concerns regarding the selected colour palette and supported the darker colours, but encouraged consideration of lighter accent colours, and the potential for more contrast in the colour scheme with dark colours being darker and light colours being lighter;
- As the project is comprised of five main building masses with each element broken down into smaller components and finish variations, simplification of the individual building masses could be explored, while still allowing each mass to be differentiated;
- Some members of the Panel noted that consideration should be given to the more general simplification of materials, colours and proportions on all the elevations;
- The transition between the tower and six-storey building is somewhat awkward and might benefit from some more differentiation in materials or stepping of architectural elements;
- Views from the suites will be a very positive aspect of the project so team should consider clear glass in windows and clear guardrails on decks and balconies;
- There would be value in seeing better integration of the westerly townhouse building with the project, as the proposed finish material is make it seem disconnected – a bolder finish selection might be a preferred choice, and the north face of this building could be reformatted to address the village green and take advantage of the outlook;

- The townhouse units along the east façade look more like commercial units and would benefit from revisions to highlight residential character;
- Potential for skateboarding in the plaza should be considered, and there may be a benefit in providing a designated area for skateboarding rather than prohibiting it in the plaza;
- Would be a benefit to see improved accessibility for handicapped visitors, with regard to the location of the accessible parking spaces and proximity to elevators, and the objective to allow for a 90 degree transfer in the bathrooms of as many units as possible;
- The project was commended for its accessible and seniors units, as well as the proposal to operate the project as rental housing;
- It was noted that some of the interior corridors in the project seem very long and could benefit from variation.

The Chair invited the project team to respond.

The applicant team noted an appreciation for the comments made by the Panel and made the following remarks:

- The project team will explore further the objective of accenting the townhomes' finishes to provide more contrast;
- Balconies have a low parapet topped with a glass rail and this should allow for residents to be able to enjoy views from a seated position;
- Retail animation will come from the tenants of the commercial space and the project team recognizes the need for appropriate tenant selection to encourage this animation.

The Chair invited the Panel to compose a motion:

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

THAT the ADP has reviewed the application, considers the project to have successfully addressed the posed questions regarding the animation of the plaza space, the landscaping of the site and buildings, and the appropriateness of the colour scheme, and recommends **APPROVAL** of the project **SUBJECT** to addressing to the satisfaction of staff the items noted in the Panel's review of the project.

CARRIED

4. OTHER BUSINESS

None.

5. ADJOURNMENT

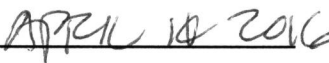
The meeting was adjourned at 8:15 p.m.

6. NEXT MEETING

April 14, 2016



Chair



Date