

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
SEPTEMBER 14, 2017 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Craig Taylor (Chair)
Mr. Laurenz Kosichek
Mr. Steve Wong
Mr. Stefen Elmitt
Ms. Amy Tsang
Sgt. Kevin Bracewell

REGRETS: Mr. Samir Eidnani
Ms. Diana Zoe Coop
Mr. Tieg Martin

STAFF: Mr. Alfonso Tejada
Ms. Amanda McRitchie
Mr. Michael Hartford (Item 3.a.)
Ms. Tamsin Guppy (Items 3.b, 3.c)

The meeting came to order at 6:03 pm.

1. ADOPTION OF MINUTES

A motion was made and carried to adopt as circulated the minutes of the Advisory Design Panel meeting of July 13, 2017.

2. ANNOUNCEMENTS

3. NEW BUSINESS

a.) 1510–1530 Crown St and 420 – 460 Mountain Hwy (Fairborne): Preliminary Application Rezoning for one mixed-use mid-rise building and one high-rise building with attached town homes.

Mr. Michael Hartford, Development Planner, introduced the project and explained the context. The Chair welcomed the applicant team and Mr. Martin Bruckner of IBI Group Architects Inc. and Mr. Gerry Eckford of ETA Landscape Architecture who 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 width of the walking space?**
 - Sidewalk is 2m wide on each side of the planters, which are 3ft wide
 - Walking surface is 7-8ft
- **Is walkway in the mews at minimum width?**
 - They're slightly in excess of 2m requirement
- **Explain curved stairs in plaza?**
 - Will taper to meet grade
- **The parkades for both Fairborne and adjacent development are side-by-side?**
 - Yes
- **Does the frontage design comply with the Lynn Creek guidelines?**
 - Yes
- **How are they treating the grade?**
 - Using planters and stairs
 - Low-level planting
- **What is the flood-proofing elevation requirement?**
 - The finished floor is 2ft from gutter height
- **What are the lower residential buildings looking at?**
 - The middle building will be looking towards the high-rise building, but the view isn't expected to be an impediment
- **What is the commercial ceiling height clearance?**
 - Approximately 21 feet
- **The plaza grade is 2ft from street gutter?**
 - It will taper up towards grade by ramp or soft walkway with a slope of <3%
- **What is the grade at Mountain Hwy, east side of the plaza?**
 - 3%
- **The fire exit walkway is minimum required width?**
 - Yes
- **How do you access the plaza and the residential portion of the tower from the parkade?**
 - By elevator
- **Are there commercial loading bays?**
 - Yes, at grade
- **How is the ground-level parking lot secured? Is there good lighting? Clear visibility for sightlines?**
 - Currently planned for open access to the lot, but they want to encourage use so design may change to secured parking
 - There could potentially be screens, but at this early stage we have not explored the designs for them

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

The main issues include:

- Mobility and interconnectivity; pedestrian traffic through the plaza
 - The walk from the plaza to the parkade seems long – you must go around the building to access the front of it
 - For people carrying groceries, this could be viewed as an inconvenience
 - The entrance to the lobby seems suffocated from the two aspects of how the mews connect at the corners with Mountain Hwy
- Seasonal use of the restaurant
 - The space the patio takes up in the plaza may be put to better use
- Security of the ground-level parkade
 - There is another development on the east side of Mountain Hwy – residents of the neighbourhood are sensitive to development and will likely not appreciate increased traffic (both vehicular and pedestrian) through the lane. Need to be considerate of neighbour relations with respect to the construction of two proximal developments
- Character
 - Area at the S/W corner of commercial podium is not resolved. Mews to lane seems uncomfortable and could benefit from reconfiguration
 - Character of the lane needs to allow for a more gentle transition to the future development to the east
 - Architectural character needs some more refinement and better connections, better commercial podium and residential above

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

- The applicant was commended on a comprehensive submission for a preliminary application
- The largest element on site is the tower. The podium it sits on doesn't feel it's fully connected – seeing a lot of the L-shaped wings. There is no differentiation between the residential and retail façade – the building feels like it has no individual address
- The bi-level sidewalk could be a challenge – upper sidewalk will likely have challenges in attracting people, need more penetrations between upper and lower elements
- The bi-level sidewalk is less than 2ft decrease in grade it seems an unnecessary addition to the frontage. If the design intends for it to stay, then it will need more stairs and ramps, possibly the addition of benches at the top for seating (think of Cambie St between 5th and 7th Avenues)
- Entrance to the residential buildings are not prominent – does not have a 'homey' feeling to them
- The colour palette for the low-rise buildings are muted and need more colour
- The laneway frontage feels too strong for what is going to be residential (lower down to pedestrian-level)
- The long stretch of planters in the front of the grocery store ties the spaces together well, and is complimentary to how the difference in grade has been addressed

- The two parallel paths on the north side seem redundant – find some way to rationalize the two paths
- Clipped corner at north end of the podium is positive, but clip on west façade could be beneficial
- Edge of plaza uses seem positive but will require careful programming
- Streetscaping looks well designed
- Some concern with the proximity of the mid-rise and high-rise buildings, but provided laneway is well designed and livability issues are addressed the design could work
- The security of the lane on the east side needs to be considered – there is a lot of development in the area and could potentially be an area of vandalism
- Vulnerability is created by lack of clear direction and low lighting – ground-level parking needs to be clear and bright. Consider securing parking lot in overnight hours.
- The mews needs to have more added to the south-western edge
- Streetscaping between the low and high-rise buildings might be a better option than the little podium
- Where are the large delivery trucks going to go? If they can't fit into the loading bay then they will park in the lane – and if they're using the lane they're blocking it
- There isn't any outstanding architecture – consider the area and local materials
- South mews could use improvements through materials, but the lack of a defined terminus along lane is a problem
- Plaza activation will really rely on tenant selection but could be successful
- Like the variety in the face of the commercial podium and the change in angles
- Low-rise buildings should connect down to Mountain Hwy to form a street wall
- It's exciting to see change in the Lynn Creek town center – would be beneficial to see project in context of all the development in the town center

The following comments were provided by Mr. Tieg Martin who was not able to attend the meeting, and as such comments are added to the notes for review by the applicant but were not posed during the meeting:

- It's not clear on elevations where provision is made for venting of generators, either in the residential tower or at the commercial mezzanine. It's also not clear where provision is made for venting/exhausting the commercial mechanical

The Chair invited the project team to respond. Mr. Bruckner, project architect, acknowledged the Panels suggestions and provided the following responses:

- The grocery store will be a small, local retailer, approximately 20,000sq ft. Shoppers will not be going there to do big grocery purchases, so the route from the at-grade parking lot or parkade will not be an impediment. Similarly, it likely won't require large delivery trucks, so the commercial bays should be sufficient for that use
- The lower-level of the parkade cannot be any deeper due to the floodplain restrictions. As it is, they are already experiencing issues with the water table

The Chair invited the Panel to compose a motion:

MOVED by Steve Wong 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 this project.

CARRIED

b.) Waste Water Treatment Plant: Detailed Planning Application – Major Development Permit for a secondary waste water plant with an operations and maintenance building.

Ms. Tamsin Guppy, Development Planner, introduced the project and explained the context.

The Chair welcomed the applicant team and Paul Dufault of Metro Vancouver who further introduced the project. He advised the Panel that this project was first brought to ADP review in 2014, and the project has since been awarded to the design build team who are presenting today. Donna Clara the project architect and Matthew Thompson, the landscape architect both from Dialogue on behalf of the applicant Acciona presented the design.

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 fencing around the plant? Seems there is minimal barriers for the public.**
 - Majority of the north and eastern sides are secured, chain-link fencing
 - South and western sides are more open to the public
- **What is the grade on the northern elevation?**
 - That is the landscaped berm and it creates the step to the building to mitigate and soften the bulk and height of the building
- **Is there a door onto the moss wall?**
 - Yes. It serves as a connection to the second floor (staff only) and as an emergency exit. It is not publicly accessible
- **The staff entry has security gates, but are the public able to access the building from the outdoor stairs?**
 - No. The stairs are not publicly accessible
 - After hours, the 'fins' come down and close off access to the stairs
- **What is the purpose of the second entrance?**
 - A mudroom and entrance for classes
- **Is the facility staffed 24/7?**
 - No. It is staffed Monday-Saturday, roughly 8hrs/day
- **Is the parking lot secured? Is there lighting treatment?**
 - No, it is not secured parking. There are security cameras and adequate lighting
- **The public plaza area is on the east end of the public realm?**
 - The seating areas are extensions of the parking, and are meant to take you away from the traffic corridor section

The following questions were submitted in writing by Mr. Tieg Martin who was not able to attend the meeting, and as such questions are added to the notes for review by the applicant but were not posed during the meeting:

- Given the site is around 2.5m above sea level, does the plant design take into account or provide for future modification to adapt to projected sea level rises over service life (potentially 1m over 100 years)?
- What is the electrical service coming in, and are there transformers that will be located on site?
- It looks like switch gear and generators are located at south side L2; are there anticipated to be partitions between the generators and switch gear?
- What is housed in the space directly above the electrical room at L2?
- Where are the fuel tanks located to feed the generators?
- How will the generators be ducted? Supply air coming in from the south elevation could be very hot in summer daytime

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

The main issues include:

- Pemberton Terminus (A):
 - Arrival point seems cold. We understand why it is that way but the public may not
 - Requires clarification of what this part of the building is for – education purposes
 - Make the plaza/outdoor area more classroom-like
 - The second entry seems like they go around the building and the greenspace is almost an after-thought
 - The industrial part of the building may need more material design consideration as it will be dominant when looking at the building from the west

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

- This is a very unique and well-designed project that is a big improvement of the existing plant
- The NW corner seems to be lacking something – is it a little corner of left-over space?
- The east-west connectivity looks great so extend it like a rain-wall to create fluidity along the extension of the building. Make the building itself a piece of artwork
- Why do they have the rain water from the roof infiltrate into the system – isn't the point of it clean water?
- Not sure about the analogy to canyon walls in the entrance gallery as it may be more algae than moss in the months with little rainfall
- The public entrance sequence has a lot of potential – consider how to make it more engaging as you ascend the walkway
- The building feels it is in 3 parts - and while the 3 parts are related they could be celebrated as distinct and use materials differently

- The public plaza seems more like an arrival place and not an amenity. Consider its use as an outdoor classroom, provide more permanent structures such as benches and information signs that are accessible to passersby
- The plaza is a lost opportunity for education and amenity given its proximity to the Spirit Trail
- Could the forested area on the north side benefit from a meandering pathway and seating areas?
- As the entrance is in a negative space the entrance sequence is not readily apparent
- Concern that the shoreline interpretation that is applied to the façade is too abstract and too much of an applique and may be one too many stories for this project
- Can the paving bands be moved into the wetland area?
- Consider diversifying the planting along the berm – it is a large area and could benefit from adding texture and a seasonal dynamic
- The perimeter fencing is obscure and doesn't match well with the design of the building
- The Pemberton Avenue vista has excellent views and it seems like it's not taking advantage of the southern end
- The industrial aspect of the building looks great – it serves a very important purpose so don't try to hide what it does
- Support the choice of materials for the site with the contrast of the metal glazing with dichroic glass

The following comments were provided by Mr. Tieg Martin who was not able to attend the meeting, and as such comments are added to the notes for review by the applicant but were not posed during the meeting:

- Having generators and switch gear in the same room is risky because when the generators are on the air currents will kick up any dust/debris and contaminate the switch gear (and transformers if there are any). Also, when the generators are running, the heat and build up in the room would not be good for switch gear or transformers (good idea though to have discharge louvers and exhaust at south elevation and not the north elevation where noise could be an irritant for residential neighbourhood to the north)
- The electrical room approximately 42m x 19m may get tight if partitions and MC transformers are added
- Consider what is to be located above the main electrical room and make sure to avoid non-electrical services penetrating through to electrical space below. Also consider flood risks from above to below and design to mitigate
- Consider pavers instead of wood for rooftop amenity space – wood is expensive to maintain and there is risk it gets slippery in wet weather

The Chair invited the project team to respond. Mr. Dufault of Metro Vancouver acknowledged the Panels suggestions and provided the following responses:

- The rain-water collected is recycled and not infiltrated into the clean water

- It looks like a very large building but in comparison is 1/3 the footprint size and with the same capacity as Richmond's facility, which is why it must be stacked

The Chair invited the Panel to compose a motion:

MOVED by Laurenz Kosichek and **SECONDED** by Steve Wong:

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

c.) 1923 – 1959 Purcell Way (Lynnmour): Detailed Planning Application – Rezoning for a mix of six-storey apartments, stacked townhomes, and student housing

Ms. Tamsin Guppy, Development Planner, introduced the project and explained the context.

A question was posed by the Panel for Ms. Guppy regarding what constitutes a 'lock-off unit'. Ms. Guppy advised that these units are part of the townhouse that can be used as a studio or extra living space or can be closed off from the primary unit and used as a rental unit, similar to a secondary suite.

The Chair welcomed the applicant team and Mr. Bryce Rositch, Architect with Rositch Hemphill Architects and Steven Bracewell, Landscape Architect of Durante Kreuk Ltd who 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 percentage of units at grade level are accessible?**
 - All of the units are accessible, with the exception of the stacked townhomes
- **Is the student housing part of the strata or part of the University?**
 - They are part of the University and are separate from the strata
 - The student housing is located primarily on campus lands but a small dedication of private land to the University is also proposed.
- **There is only one elevator up from the parkade?**
 - Yes
- **What material will be used for the fire lane access?**
 - Reinforced grass
- **Have they reviewed this project with the Fire Department?**
 - Yes; they've discussed building materials and trees
- **The hammerhead turn-around will accommodate the fire trucks?**
 - Yes, it meets the minimum requirements
- **Do the ground-level units have doors leading outside?**
 - Yes, they all do including the lock-out units
- **Is the clubhouse secured?**
 - Yes, it will be fob-access only
- **How are they making the fire lane emergency access only?**
 - There will be removable bollards at the entrance
- **Is there lighting in the courtyard?**
 - Yes
- **Is this single access for the parking enough?**
 - Yes, as per Bundt's transportation study
- **Is there an elevator to Block 'C' and the student housing?**

- Yes

The following questions were submitted in writing by Mr. Tieg Martin who was not able to attend the meeting, and as such questions are added to the notes for review by the applicant but were not posed during the meeting:

- Looks from the routing of the fencing that the acoustic berm will be green space accessible to the residents of the student housing, is this correct?
- Will students have access to any other spaces in this development?
-

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

The main issues include:

- This is a very difficult area to develop, but they have done a great job with what they had to work with
- There is a loss of networking system around the buildings because of the fire lane
- The character of the entrance, while it looks nice and is good materials, is not well identified – how do you know which is the entrance to the property?
- The ramp to the clubhouse seems complicated and understates the great facility it leads to
- The transition of the scale between the regular height townhomes and the stacked townhomes makes the two seem separate and not part of the same property
- Need to find a way to disguise/beautify the Hydro box and garbage bin area
- Is there the possibility of putting a sidewalk adjacent to the student housing?
- Create colour in between elevations on the student housing building
- Length of the northern wing of the student housing needs some work – potential use of colours or materials to break up the length

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

- Territoriality – needs a strong indication of who's allowed to go where
- The bollards for the fire access lane are fine if there's a fire, but they are less accessible for other emergency vehicles and first responders
- Need to have a clear identification of the buildings for first responders
- Navigating around the site – the pathways don't feel they provide clear directions
- The courtyard doesn't really feel like a courtyard, and the reinforced grass products is not comfortable to walk or sit on
- They've done a great job on the tree preservation and buffer areas
- While it's fair that the student housing should feel separate and institutional, it could benefit from some more substantial materials, and conversely the condominiums could benefit from more vibrant colours

- The choice of putting the play area in the furthest corner of the site makes it less accessible for those families that wish to let their children play without them
- Supportive of the overall massing of the buildings on site
- Enjoy the palette and design of the club house and town house units
- The location of townhouse building number 3 seems like it could be moved, or have a unit removed from it and added onto another, to create better navigation through the site and open up the area to allow for better design of the fire lane
- General support for the student amenity space shown in the renderings, but they're not shown on the plans
- Wayfinding around the site seems confusing, but recognized that it may be misleading from looking at drawings
- Understanding of the progression that led to this layout would be helpful

The following comments were provided in writing by Mr. Tieg Martin who was not able to attend the meeting, and as such comments are added to the notes for review by the applicant but were not posed during the meeting:

- The articulated build out on the student housing building shown on at Ls P1, 1, and the A deck at L2 (orange cladding, right at the outside of the building's elbow) is not reflected on the floor plans

The Chair invited the project team to respond. Mr. Rositch and Mr. Bracewell acknowledged the Panels suggestions and provided the following responses:

- Site layout had more space prior to all of the tree retention areas
- Are trying to provide diverse units

The Chair invited the Panel to compose a motion:

MOVED by Amy Tsang and **SECONDED** by Laurenz Kosichak:

THAT the ADP has reviewed the proposal and **SUPPORTS** the general concept but recommends revisions to the proposal and a further presentation to address the items noted by the Panel in its review of the project.

CARRIED

4. OTHER BUSINESS

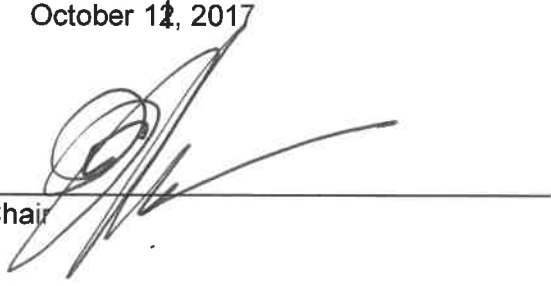
5. ADJOURNMENT

The meeting was adjourned at 10:17pm.

6. NEXT MEETING

October 12, 2017

Chair

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right, positioned above a horizontal line.

Date

OCT 11, 2017.