

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON  
February 11, 2021 AT THE DISTRICT OF NORTH VANCOUVER**

**ATTENDING:** Mr. Andrei Chisinevschi  
Mr. Rajesh Kumar  
Mr. James Blake  
Ms. Carolyn Kennedy  
Ms. Nancy Paul  
Mr. Don Aldersley  
Mr. Nathan Shuttleworth  
Ms. Alexis Chicoine  
Ms. Grace Gordon-Collins  
Sgt. Kevin Bracewell

**REGRETS:** Mr. Eric Tinlup Ng

**STAFF:** Mr. Kevin Zhang (Staff Liaison and Item 3.a.)  
Mr. Alfonso Tejada  
Ms. Holly Adams

Ms. Carolyn Kennedy opened the meeting at 6:12 pm

## **1. ANNOUNCEMENTS AND ADMINISTRATION**

- Mr. Kevin Zhang took attendance.
- Mr. Zhang announced that the ADP and Heritage Awards is planned for April 12, 2021. He explained he'll send an email to the Panel outlining the projects being considered and that he anticipates the same rating system and criteria being used as last year. Panel members expressed they would like to gauge finished projects only. Mr. Zhang explained that due to COVID-19, a group tour will not be possible and Panel members will need to visit on their own time. However, it's possible the applicants/Kevin may be able to put together a "virtual tour" information package.

## **2. ADOPTION OF MINUTES**

A motion was made by Ms. Nancy Paul and seconded by Mr. James Blake, and carried to adopt as circulated the minutes of the Advisory Design Panel meeting of January 14, 2021.

**Passed**

### 3. NEW BUSINESS

#### a.) **600 West Queens Road – Development Permit Application for an 86 Non-market Rental Housing Building.**

Ms. Carolyn Kennedy explained the order of events to the applicant.

Mr. Kevin Zhang, Development Planner, introduced the project, gave a brief presentation about the project, and posed questions to the Panel for consideration.

Mr. Kevin Zhang, Development Planner, introduced the applicant team, being: Alan Kwinter, Chairperson, Hollyburn Family Services Society; Collin Truong, Principal, Integra Architecture Inc.; and Peter Kreuk, Principal, Durante Kruek Ltd.

The applicant team gave a presentation about the project.

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

- Was there consideration given to not locating the outdoor amenity space to the north side of the building where it will not receive as much sun? Where there other building configuration options to increase sunniness or are there site constrains which made it necessarily to have it where proposed?
  - Having an outdoor amenity space facing West Queens was explored. There are challenges with the site, grading and access to building/parking. The added benefit of the north location is that it provides connection to the future park next door. It'll be a secured outdoor space away from noise, the road and public view. Activities like urban agriculture will be taking place in this space meaning it's less desirable to have those be open to public view from road.
- What is the District of North Vancouver "touch" in terms of appearance? For example, considering a pitched roof.
  - There was effort to create a "west coast contemporary" style and the building aligns with similar projects under this style. For example using wood inlays, wood-like soffits and panels and cultured stone. Have tried to find ways to minimize the building's massing and length however it is challenging with the building's program/use and energy emission requirements. In terms of the roof, the building is at the maximum height- a pitched roof is not possible without losing an entire floor.
- It's hard to get sunlight coming to the 3 or 4 corner units on the north sections of the building, of each floor.
  - These units won't be as much direct day-lighting as the other units. They will get more daylighting from the west later in the day and in the summer. Based on client's needs and programming, it's not desirable to start combining units to create the benefit of full eastern or southern exposure.

- How high is the fence on the north side (rear of complex)?
  - There is a 4 ft. high fence with gate, at the stair.
- The path on west side, is that public use or just for residents? What kind of lighting will be there?
  - It is open to the public.
  - There will be step-lighting and lighting off the building itself; lighting will be adequate as to see peoples' faces on the path.
- The main entrance has been identified as being unobstructed (uses power door), but other access areas have also been identified as unobstructed. Does that mean they're using power doors as well? Such as the laundry room, etc.
  - Yes, they will be swing doors which are power operated, and meet clearance requirements as per accessibility guidelines.
- Do the enhanced accessible units have zero thresholds from the unit to the balcony? There is no point building balconies that can't be accessed.
  - Wherever zero threshold entrances can be introduced or where they are required, they will be provided. There are some space challenges with providing balconies with room for turning and swing doors.
- Will access through doorways to the amenity room/common spaces be flush to ground such that there is no step or change in level at the transition?
  - The amenity/common spaces will be wheel-chair accessible, via flush transitions (no steps).
- Is the dog area fenced?
  - Yes.
- What are the factors in locating the building amenity space where you did?
  - Wanted to have an extension from the interior amenity space. It allows the residents to have a continuous connection between indoor/outdoor uses. It will also connect to the future neighbourhood park.
- Was there consideration to stepping the building across the site?
  - It has been considered in the past and it adds complication; is not as efficient; there are implications to the underground parkade; it would add another level of below grade parking (needs to be economic).
- Has there been any discussion on making the roof accessible to the residents?
  - It is challenging because the building height is maxed out; would have to have elevator/barriers above the roof-top; and there are cost considerations.
- Was any consideration given to a non-rectangular building- what about a straight slab rectangular form instead of an L?
  - Yes, but would have reduced the number of units. The current shape maximized the number of units.

Mr. Alfonso Tejada, Urban Design Planner, gave a brief presentation and provided the following comments for consideration:

- In terms of the site plan, while the northern view of the mountains is a benefit, the north orientation (site layout) may compromise the functionality and value of the outdoor amenity space due to weather considerations.
- The built form is quite strong. It's a residential building, in a residential area and not an institutional building. The design guidelines help to address the length of the building (to break up the form and linearity). There is also the good neighbour relationship in terms of how the roof-lines can respect each other. This building has a strong topographic constraint which impacts the parkade design guidelines.
- Flipping/reversing the building to face the street gives many benefits. It will give better street connection and increases light to the corner units. Putting the amenity space right beside the elevator makes more functional sense.
- Suggestions to give more thought to breaking the building's continuous length and frame; play with roof lines to help; use components to break-up and soften (the streetscape requires a lot of softness and character and is residential character) such as wall finishes with light natural stone, framing the parking entrance, introduce fenestration, introduce bench spaces where landscape steps down. Doing things like adding benches gives people more of a pleasant pedestrian-scale breaks.

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

- Most panel members are supportive of Mr. Alfonso Tejada's comments to flip the building, to have the amenity space on the south side to increase sunlight, to put the amenity room near the entrance to encourage use, and to soften the design to make it fit better into the neighbourhood.
- Agreeance the north facing amenity area is problematic due to weather and climate (lack of sunlight). The amenity space to the north will only act as a transition to the park but probably won't be well used.
- The building design currently feels less residential but rather institutional. The building needs to have some more character, a bit more thought as to how it fits into the rest of the neighbourhood.
- It may be more beneficial to do away with the units not receiving direct sunlight and to use this to re-work the amenity space.
- Concern with the fake wood and hardie panel, concern with appearance unless it's done really well.
- There should be a drop-off/pick-up area for residents. Can be used for emergency vehicles/other uses.
- The 6m site slope could be used more advantageously- if the parkade could be put onto different levels, this could stagger the building height to follow the contour.
- The walk-way to the west for the public will get minimal lighting. Need to look at lighting for safety reasons.

- All the accessible units should be thought ahead and designed beyond the bare minimum. For example, wheel-in showers; oven/fridge side-by-side; the balconies absolutely need to be zero threshold; ramps can be used by everyone so change stairs to be ramps when needed; if people exit from the back of the building during an emergency the Stanley Street exit needs to be a ramp. If the roof stays as a flat roof-line, it's a big miss. Despite being an extra cost, a roof deck would add ability for sun exposure and better liveability.
- The building is clean and tidy and works, perhaps it's just re-thinking the frames themselves. It is an arterial street and 4 storeys isn't out of line. Some smaller improvement could be improving the parkade entrance; could add windows into the garbage room, break-up length with more landscaping, etc. The tiered planters in the front are good to hide the stepping and grade change.
- The corner units not receiving sunlight are problematic, could put more thought into their layout.
- Would be nice to separate the play space from the dog park and to have some amenity space out front visible from units.
- The panel recognizes the project's need to maximize units and to create affordable housing and expressed mixed thoughts on the building design and style.

The Chair invited discussion amongst Panel members. The following discussion ensued:

- Confirmation the parkade will be concrete and the rest of the building will be wood framed. This helps with cost.
- The Chair summarized the Panel's discussion by noting there was a large proportion of the Panel in agreeance with the Urban Designer's comments in terms of flipping the building. There were a few concerns about making the building more residential character/home-like/finer grained. The Chair asked if any more concrete suggestions for the applicant could be given. The Panel offered the following comments:
  - Would not push the applicant to re-frame the building/change it greatly due to cost and energy efficiency requirements. Other smaller improvements can be made to give it more of a residential and north-shore/west-coast contemporary feel (less modern contemporary and institutional) and break up the length and massing without adding a large amount of cost;
  - One smaller improvement could be a sloped roof with stepping using the slope of the land. This can be cost effective;
  - A certain amount of modulation on the façade can help to break down the mass;
  - It would be nice if there was a way to create a path through the building, into the community space into the back as this would improve light and embrace the courtyard;
  - If there is a way to utilize the roof it would provide different benefits but recognize height constraints; and
  - The building needs to have a "quality" of home and must have elements which fit into the community.

- A Panel member enquired whether larger design issues should have been discussed at the preliminary stages of the application considering this application is at the detailed stage.
  - The staff liaison, Mr. Kevin Zhang, explained the project progressed directly to the detailed application stage to provide cost and time savings. Mr. Zhang expressed the Panel's comments are fair and can be considered by both the applicant and staff.
- The Panel discussed which motion may be most appropriate.

The Chair invited the Panel to compose a motion:

**MOVED** by Ms. Nancy Paul and **SECONDED** by Ms. Alexis Chicoine

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.

**NOT CARRIED**

The Panel discussed being given feedback on which suggestions were included in the final design and which were not able to be included, and why. The staff liaison suggested that the Panel be provided with a memo addressing how the Panel comments were addressed by the applicant prior to Council's consideration of the Development Permit.

**MOVED** by Mr. James Blake and **SECONDED** by Mr. Nathan Shuttleworth

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 and **SUBJECT** to staff reporting back to the ADP in regards to how the ADP's comments have been addressed prior to District Council considering the application.

**CARRIED**

The Chair invited the applicant team for response.

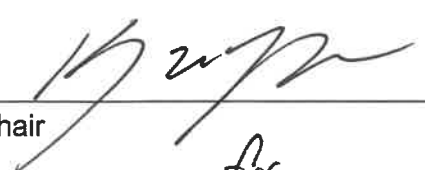
The applicant team expressed they appreciate the ADP's comments. The applicant team will endeavor to incorporate the Panel's suggestions.

## b.) **ADJOURNMENT**

The meeting was adjourned at 8:30 p.m.

c.) **NEXT MEETING**

March 11, 2021

  
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Chair

*March 11 / 2021*

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Date

*for  
Candlyn Kennedy*