

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
June 8, 2023 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Jean-Pierre Mahé (JPM)
Mr. Joshua Bernsen (JB)
Ms. Alexis Chicoine (AC)
Mr. Brian Newton (BN)
Mr. Rafael Santa Ana (RSA)
Sgt. Kevin Bracewell (KB)
Mr. Kelvin Lit (KL)
Ms. Nancy Paul (NP)

REGRETS: Mr. Nathan Shuttleworth (NS)

STAFF: Mr. Alfonso Tejada
Mr. Andrew Norten (Item 3 a and b)
Mr. Kevin Zhang (Staff Liaison)
Mr. Graeme Budge (minutes)

APPLICANT:

1. Panel welcome and dinner

JPM opened the meeting at 6:03 pm.

- Attendance was taken and panellists and staff introduced themselves.

2. Administration

A motion was made by RSA, seconded by JB, and carried, to adopt the minutes of the Advisory Design Panel meeting of March 9 and April 13, 2023.

3. NEW BUSINESS

a.) Address: 1915-1987 Glenaire Drive & 1974-1990 Bell Isle Place

Project: "Belle Isle North"

Details: OCP Amendment, Rezoning and Development Permit for 112 Townhouse Units.

Mr. Norton, Development Planner, provided a brief presentation on the project.

- Presented site and adjacency, context within the area, Lions Gate Village Centre, broader OCP and compared existing and proposed zones and designations.
- Presented the Development Permit Guidelines against which the project is reviewed
- Presented the village centre context map showing neighbouring development and applications

- 10 three-storey stacked townhouse buildings; FSR of approx. 1.27 including density transfer; 112 stacked townhomes: 47x1-bed, 7x2-bed, 58x3-bed; all market strata; 6 units with lock-off suite; 179 car parking spaces (ratio of 1.6 including visitor spaces).
- Discussed design concept as connection site between the community node that is Capilano River. greenway, Belle Isle Park, rapid transit, community centre
- Identified matters to be commented on by the panel:
 - Site layout, connectivity, permeability, and movement hierarchy
 - Design and orientation of pedestrian site entrance (especially at SE of site)
 - Building form and materiality (especially park frontage at Belle Isle Place)

Mr. Steve Watt, Integra Architecture, presented the project

- Noted site history, previous concepts, project adjacency context
- Presented site constraints, including negotiated density transfer from Ebb & Flow; 11-13m FCL; Belle Isle Pl. dedication; accessibility challenge with stacked building type; storm detention confines subgrade parking; small footprint and density challenge
- Presented site opportunities, including opportunity to improve neighbourhood connectivity; full road perimeter good for CPTED; proximity to LGVC Rec Centre; accessibility at ground level and lock off ground level suites; roof decks
- Presented project overview: attempt to move rooftops away from street edge;
- Presented site plan: g/l flats; parkade elevator access on central west and central east (*green on site plan*);
- Presented parkade plan: visitor accessible stall
- Presented design elements: vertical expression of 3-storey unit, even though g/l is separate unit; accent corners with corner brow roof and corner windows; point of entry with architectural defining feature to mark special node; parapets block rooftop decks; window shrouds provide relief on a flat façade; limited use of brick in key feature areas;

Matt Grey, ETA Landscape Architects, presented the project

- Explained landscape illustrative plan: concrete planters with hanging planting to soften the structures and appear green; bike parking and fix station, seating; children's play feature in central west amenity area; generally flat interior grade with ease of access to each unit; focus on low-maintenance evergreen space to maintain appearance throughout year;
- Presented landscape sections
- Presented video flythrough

The Chair opened the floor to the Panel for clarification questions.

Q: Are there underground parking gates – general & resident? What about pedestrian paths?

A: Yes, two vehicle gates. No gated point of pedestrian entry, but can add pedestrian gates.

Q: What is lighting like throughout?

A: Lights built into walls and balconies, and can work with electrical to provide lighting plan throughout.

Q: Will there be/can you provide wayfinding map for entry to building (for emergency services)?

A: Can provide wayfinding plan/map for emergency services.

Q: Reasoning for no through-path from Glenaire to Belle Isle?

A: No strong rationale for this, but could explore layout/mix that creates a connection between the two streets.

Q: Where is the change in the two landscaping materials?

A: Concrete wall is perimeter, and allan block walls within courtyards just inset from main entrance.

Q: Assuming planting on slab, might damage surfaces with tree growth through root barrier?

A: Proposed to be located where there was expected to be soil volume and desire for something larger, but can explore other planting species.

Q: Obviously limited in open space, very tight layout, why not more open space; relief for interior units who might feel choked?

A: Density transfer from Ebb & Flow leads to denser site layout.

Q: Can you clarify the provision of accessible units noted on page A.9, 16.8 accessible units, noted above unit bedroom ratio?

A: For ground-oriented development, 15% of units where feasible to meet basic accessible design features. 10 provided which is below this guideline requirement

Q: Re: rooftop accessibility, rationale for maximum height at rooftop decks being orthogonal?

A: To reduce the impact of the massing.

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

- The main issues to be addressed: connectivity; balance; materiality;
 - Site plan connectivity with N-S context:
 - Needs more effective connection from park, river, internal play area, village centre; is too broken.
 - A revision to site access and building configuration would positively impact proposal.
 - Built form character recommendations:
 - Siting adjustment would clear the blockage to pedestrians and improve visual continuity.
 - Create a break of continuous and repetitive massing.
 - Elevations varied with the use of materials would compliment the overall character.
 - Two-colour palette in the buildings could be softened by using a warm third colour or material that balances cold and blank ends.
 - Warm the amenity space (eg. use of wood) and improve character of elevator penthouse
 - Introduce a breaking feature on the flat end surfaces of buildings

- Materiality:
 - Avoid blank walls with minimal fenestrations, or plain walls without variation of material patterns.
 - Balance end of buildings to be consistent with front elevation treatments.

The following comments were provided from the panel:

- RSA: Don't mind the building blocks, as this is private property and doesn't necessarily demand public pedestrian passage through the site; appreciates use of materials and appreciates the affordability challenges; landscaping could be used as a way to fill-out the building blocks; opportunity to articulate buildings.
- KL: Little relief of view through site; would be nice to have some view or path through site; suggests play with articulations and materiality eg. bay windows to provide relief along otherwise flat façade "dead zones"; material board – suggest better quality wood appearance or cedar.
- NP: Circulation is troublesome, mazy, unintuitive; acknowledges site constraints, however light penetration appears poor.
- JB: Connectivity not intuitive; needs visual alignment; main entry on southeast is poorly aligned onto a building end - needs thought and realignment; focus on childrens' play area is too narrow; too concentrated in maple trees – would benefit from greater diversity of tree species; allan block walls can be challenging and site settling can cause failure; brickwork carried down into landscape frontages would be a nice transition from building.
- KB: single entry/exit route is poor design; wayfinding for emergency responders needs improvement; use appropriate, sturdy, and robust security measures on communal area doors; gates are a statement of territoriality.
- AC: accessible entry point is a must; needs accessible flat-entry to each unit; aligned closet columns can facilitate future accessibility lifts; zero threshold showers in place of bathtubs; play area too specific for an amenity area – make flexible for organic use.
- JPM: Permeability not necessary at each slot between buildings, though splitting the unit/building pattern would allow alignment of the North-South pathway; pathway intersections between buildings could be more spacious; 6 middle units appear exceptionally large creating awkward pinch points on Northwest and Southwest; elevator too utilitarian – make vertical circulation elements more pavilion-like in the hardscape, and provide a relief feature in the amenity space; addition of colour accent would be a nice expression.

Applicant team has opportunity to respond to Panel comments:

- Will rectify accessibility issues addressed; materiality issues will be addressed; will explore building arrangement for vistas.

The Chair invited the Panel to compose a motion:

MOVED by KL and **SECONDED** by JB

THAT the ADP has review the proposal and **recommends APPROVAL of the project**
SUBJET to addressing to the satisfaction of staff the items noted by the Panel in its review
of the project.

CARRIED 5-2

- b) **Address:** 2131-2171 Old Dollarton Rd, 229-291 Riverside Dr & 2102-2128 Front St
Project: “Maplewood Gardens”
Details: Rezoning with Development Permit for a 6-storey mixed-use development with
567 residential units and 8 CRUs

Mr. Norton, Development Planner, provided a brief presentation on the project.

- Revision to four, 6-storey buildings, 2.5 FSR from a previous proposal that was rejected by Council.
- 567 units; mostly 1 & 2-bedrooms, some studios, 26 3-bedrooms; 62% market strata, 21% market rental, 17% non-market rental.
- Noted context within OCP, zone, existing and proposed conditions, neighbouring development and applications.
- Staff want input on:
 - design of access points onto internal courtyard
 - design of side elevations for R1 and R2 buildings, as they have become publicly visible corner elements
 - public plaza and adjacent building form
 - internal layout viability and livability

Mr. Allan Seppanen, RWA Architecture, presented the project:

- ground level live-work space, commercial space
- presented context to trails, paths, adjacent natural areas and park amenities
- heart of transitioning older multifamily neighbourhood and Innovation District and Northwoods Village.
- Presented project history, past rejection due to including a 12-storey height concept, now absorbing above-6 into denser scheme at the lower, and decreased area courtyard
- Simple rectangular forms, with recessed entries, balconies, to break form and reduce perceived length of buildings; daylight stairways and provide views outwards to encourage use of stairs.
- 567 units, 213 rental; 2.5 FSR;
- Market rental building R2 on northeast; non-market rental R1 on southeast; strata on west with ground floor commercial and live-work units;
- Amenity space; 2-storey lobby entrance; outdoor stair wells; outdoor corridors; rooftop amenity space;
- Presents connectivity and routes to transit connections;

- 6.6 m FCL – effects east side access ramps, no effect on west side access ramps
- Applicant provides video flythrough
- Presents materiality.

Mr. JERGUS OPRAL, Landscape Architect, presented the project:

- Discussed robust timber furnishing elements that shapes the public realm, seating, and playground
- Ground plane is permeable, connecting N/S and E/W; desire paths traversing site.
- 2 plazas along Seymour River Pl., 1 at N, 1 at S; very pedestrian friendly.
- Edges along N and E framed with separated bike lane.
- Courtyard includes seating, co-work, BBQ, community space, play area, design elements that echo the nearby natural environment creek, river, mountain, forest.
- Smaller accessible roofs framed with irrigated planters.
- Presents sections between public and private realm transitions; and internal sections through courtyard.
- Applicant provides video flythrough.

The Chair opened the floor to the Panel for clarification questions.

Q: How did you get the ratio of unit mix?

A: Unit mix is based on assessment of demographics and anticipated market demand.

Q: Re: waste management plan (A111), route is quite long from staging – why?

A: Vehicle size constraints and road routing constraints due to bus layby zones.

Q: Thought all bedrooms must have windows; seeing bedrooms without windows.

A: Applicant notes that it would be a non-doored, studio style, in-board bedroom.

Q: Re: trellising at F7, are BBQs covered? – great idea, but if not covered would be made problematic by weather protection and likely impact usage.

A: Will address.

Q: Was there consideration of a access ramp on NW for inviting access similar to SW?

A: FCL has created height and grading challenges as parkade nears property edge

Q: Is courtyard public space?

A: Yes

Q: Is there an underground parking gate between the street, and visitor and private parking?

A: Yes.

Q: What is the wayfinding strategy for emergency responders – ie police and ambulance?

A: Unit addressing is correlated to building lobbies; open to suggestions and guidance.

Q: Is rubberized play space surface accessible for rolling (i.e. wheelchairs, strollers)? Is dog area entrance accessible? Zero threshold entries are needed for accessibility; furniture with waterfall edge is challenging to accessibility/people using mobility aides.

A: Will address.

Q: Is the density achieved the same as the previous 12-storey concept?

A: Yes.

Q: Is there potential for pedestrian connectivity and relation to future OCP developments?

A: Traffic study is available and will be referenced.

Q: Re: page 19, proposed F&C: balcony horizontal slats, please explain material.

A: Aluminum extrusion with colour finish - aiming for corten colour (which is brown), could be galvalume, black, etc.

Q: Is it one amenity space?

A: Several across site.

Q: Amenity spaces are not covered from sun or rain – is there opportunity for sheltering from weather? Would a canopy or umbrellas be suitable?

A: In conversation with code consultant, sheltering structures would cause it to be a 7th storey which is not allowed. But furniture would not alter code-matters.

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

- 3 main points:
 - Courtyard accessibility & character:
 - Seymour River Place entry seems more like a service entrance, rather than a pedestrian entrance.
 - SW courtyard access walkway walls too flat and need more vibrancy.
 - Built form edges:
 - NE corner articulation good and strong; SE too blank.
 - Buildings are oddly segmented and hard to read; would appreciate more order.
 - Columns at external corners to breezeways to courtyard appear thin and weak.
 - Unresolved and confusing edges at the double-height breezeway/lobby entrance.
 - Unresolved contrasts between actual and apparent different buildings, in particular re: varieties of fenestrations.
 - Blank ends are most challenging part of a project;
 - Built form exploration:
 - Lobby & elevator zone is indirect and hidden
 - Would benefit from a transfer of some density from lower tier to a taller section, and add emphasis of building form at corner or edges

The following comments were provided from the panel:

- RSA: strong precedent images, and encourages exploration of punchy material appearances; mural or filigree on end walls.
- AC: accessible and inclusive playgrounds as baseline; zero threshold showers instead of tubs; loose gravels poor option for accessibility and hazard; accessible parking should show cross hatching.
- KB: good visible stairwell features; road-fronting individual addressing is best for emergency response, alternatively an ideal wayfinding system; solid waste location and protection can prevent conflict with binners; bikes/storage/motor vehicle theft is omnipresent issue at multifamily living; robust security measures and hardware that prevents forced entry; public courtyard is nice, however can be inviting to persons who may conflict with residents.
- JB: appreciates materials, and overall composition; play area would benefit from increased inclusivity for sensory and diverse individuals; would appreciate a continuity from courtyard materials to roof-top materials; planting palette should pay attention to lighting, heat, aspect; appreciates walkways, permeability, connectivity through site.
- NP: loves landscape, circulation, kids usability of area, BBQ amenity, size and light permeability; likes the buildings, columns in corner treatments, clean lines. Good composition.
- KL: good presentation; strong precedents; rendering makes it difficult to determine where the edges are; 6-storey wood-frame limits covered rooftop, and is peculiar type for live-work; columns used to support the triple-height which is awkward now with reduced height; corners modulated to extend height and challenge Council for an appearance that varies height - play with echoing of mountains; blockiness could be varied; R1 lacks the attention that other buildings have received.
- JPM: likes project; Riverside Dr façade is a respite from the other accents and activity and is okay; in open areas, covered areas would benefit shelter from weather; challenge the code consultant for a covered roof feature that provides some shelter with some filtration – perhaps a sculpture.

The Chair invited the Panel to compose a motion:

MOVED by AC and **SECONDED** by RSA

THAT the ADP has review the proposal and **recommends APPROVAL of the project**

SUBJET to addressing to the satisfaction of staff the items noted by the Panel in its review of the project.

CARRIED unopposed

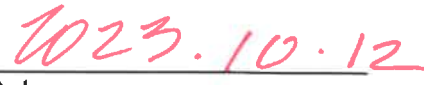
3. ADJOURNMENT

The meeting was adjourned at 9:20 p.m.

4. NEXT MEETING



Chair



Date