

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON  
MAY 12, 2016 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Ms. Amy Tsang (Vice Chair)  
Mr. Greg Travers  
Ms. Laurenz Kosichek  
Mr. Steve Wong  
Mr. Tieg Martin  
Mr. Stefen Elmitt  
Mr. Craig Taylor

REGRETS: Mr. Samir Eidnani  
Sgt. Kevin Bracewell  
Mr. Dan Parke (Chair)  
Ms. Diana Zoe Coop

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

The meeting came to order at 6:05 pm.

**1. ADOPTION OF MINUTES**

A motion was made and carried to adopt as circulated the minutes of the Advisory Design Panel meeting of April 14, 2016.

**2. NEW BUSINESS**

**a.) 2035 Fullerton Ave. – Detailed Application for Phase 2 Development Permit for the “Larco” mixed-use project**

Ms. Tamsin Guppy, Community Planner, introduced the project and provided background on the past work supporting the Development Permit application, including the District’s Official Community Plan, the Lower Capilano Marine Implementation Plan, the Lions Gate Design Guidelines, and the rezoning application for the site.

Ms. Guppy reminded the Panel that they had previously reviewed the “Phase 1” Development Permit proposal for the south portion of the site and that this phase of the project is the north portion, containing the community centre, a 12 storey tower, townhouses, and two purpose-built rental housing buildings: one oriented to seniors and one market rental.

Ms. Guppy concluded by posing the following questions for consideration by the Panel:

1. Does the community centre look sufficiently like a public building?
2. Based on past Panel input, has sufficient simplification taken place in the material palette?

The Chair welcomed the applicant team and Ms. Amanda Ross of Wensley Architecture, introduced the project. Ms. Ross noted the following points in her presentation:

- This phase contains a 12 storey tower, the community centre, a seniors rental building, a market rental building, and townhomes;
- Larco will build the shell of the community centre with the District of North Vancouver being responsible for the interior. Larco's task is to ensure that all of the programming will fit within the envelope of the community centre building;
- The intention is that at time of occupancy the entire project be operated as rental. This may continue indefinitely, but the elements of the project that are not purpose-built rental will be stratified and have the potential to be sold individually at some point in the future;
- The purpose-built rental components of the project will be protected by legal agreements to remain rental in perpetuity;
- Individual project elements are differentiated to give the impression that the elements have been built at different times;
- Strong vertical elements are included in the design of the proposed tower;
- Residential components have a softer character than the institutional component;
- The community centre component has been designed with a unique character including a distinctive "saw tooth" element in the design which will help the building stand out as a public facility. Its location provides a bridge between the village green and the woonerf element. The building has an open feel with extensive glazing and the ability to open the interior space to the plaza. Large signage mounted on a metal mesh feature will be located at the entrance to improve wayfinding, and lighting and glazing will work to contribute to this "beacon" element in the evening hours;
- Ms. Ross reviewed the layout of the underground parking areas, including the inviting lobby area for the community centre, and the facilities for Red Cross Lending nearby;
- Finish and colour selections for each of the buildings were reviewed, including the differentiation between the various elements of the project, and the more muted approach for colours and materials in the proposed seniors' rental building;
- Accessibility issues were reviewed, with confirmation that "Basic" accessibility features are provided in all units, except the proposed townhomes due to internal stairs. The project exceeds District policy requirements with 5% of all units at the "Enhanced" level. In the seniors' rental building, all bathrooms will have the possibility for a barrier-free shower. Individual unit balconies for all units will include sills that allow for conversion to accommodate accessibility. Common area roof decks will have step-free accessible doorways;
- A mix of 1, 2 and 3 bedroom units is proposed as well as 2 and 3 bed townhomes. A minimum of 8% of the units are 3 bedroom layouts;

- Sustainability measures were reviewed, including hydronic heating with the ability for future connection to a district energy system. It was confirmed that this phase includes the same suite of features as Phase 1 of the project.

Ms. Mary Chan of PMG Landscape Architects presented the project to the Panel with reference to the following concepts:

- Landscaping has been developed to accentuate the north-south and east-west connections through the site;
- The landscape approach has been informed by the Lions Gate public realm guidelines and lush, native species are proposed with large canopy trees;
- The potential for closure of the woonerf for community events has been reflected in the tree planting and planter proposals for this area;
- In the west portion of the plaza area a stage has been created for impromptu performances, as well as a playground area with sculptural elements;
- Cascading waterfalls and pools are proposed as transitional features;
- Townhome entries include landscape transitions between public and private spaces;
- It was noted that on Fullerton Avenue there are several large mature trees which are proposed to be retained - the sidewalk layout and parkade excavation have been designed to avoid disturbing these trees;
- The greenway at the west side of the site is bordered by townhome entries and ground-level patios with landscaping for privacy, as well as seating opportunities for greenway users;
- A green roof is proposed on the podium elements of the community centre, as well as for other elements of the project;
- Recreational opportunities in the landscape plan include children's play equipment, a life-sized checker board, space for sunbathing, a fire pit, and BBQ areas;
- A drip irrigation system will be utilized to keep plants healthy through dry conditions;
- Paving materials, lighting, seating, and bollards are all proposed in accordance with the Lions Gate Public Realm Design Guidelines.

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 the developer building only the shell of the community centre and the District completing the interior? Yes, the developer will also be providing a cash contribution toward a portion of the cost of the interior;
- Are the common roof decks fully accessible? Yes – there will be no curbs at the entrances;
- What access is available to the patio on the second level of the community centre? The art studio and the seniors' lounge both have access to the patio - the doorways are intended to be accessible, without a step;

- What is the room adjacent to the elevator in the tower floor plan? Electrical closet which will also contain corridor pressurization and plumbing equipment;
- How does the metal screen element over the windows of the community center work? The screen element only covers the corner of the building, not the entirety of the windows;
- Is access to Fullerton Avenue available through the courtyard at the north side of the site? Yes it is a breezeway that connects to provide access;
- Is only the north elevation of the stair tower glazed? Both the north and south elevations of the stair tower are proposed to be glazed;
- Is public art proposed? The community centre absorbs so much of the community amenity contribution that the District is not formally requiring public art. The community centre and plaza will likely include some art element however, possibly by allocating amenity contributions from other projects in the area;
- Does the greenway trail connect to the cycling network? The greenway is a multi-use trail and is not intended to be a cycling commuter route - it will be more of a recreational and slower family zone. The cycling network connections have been reviewed by the community and by the District's transportation department;
- Have user groups provided input into the interior programming of the community centre? Community centre objectives for Lower Capilano have been explored in the past. More recently, an architect who specializes in community spaces has come up with a design brief for the programming of the space and the applicant is showing that the required facilities can fit within the proposed envelope. The District will undertake final space planning to ensure that the footprint can work prior to a building permit being issued.

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

- What techniques might be considered to further accentuate the main entrance to the proposed community centre?
- The front entrance to the proposed 12-storey tower would benefit from a stronger presence on the street frontage;
- Consideration should be given to an amended design which would allow for the roof areas at the west of the townhomes to be available for resident use;
- The internal courtyard in the north portion of the site is not a large enough space to accommodate the selected tree species – an alternate species should be considered.

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

- Overall, it was suggested that the site layout and building massing are successful, with the stepping of the buildings noting as being particularly positive;
- There was general agreement that the proposed community centre does have the appearance of a public building, but it was noted that it could benefit from a more identifiable and distinctive theme as represented in the plaza design;
- The 'folded' façade of the community centre is a unique and interesting element, and could benefit from being further strengthened;

- It was suggested that the use of brighter more inviting colour could be considered to ensure that the community centre is a focal point for the neighbourhood;
- Metal screen elements appear as an "add on" rather than an integrated component of the project and could benefit from reconsideration, perhaps with the use of some colour in the screens;
- The two "beacon" elements at each corner of the community centre look somewhat similar and could create some confusion as to where the main entrance is, also the beacon approach detracts somewhat from the other building forms;
- There would be a benefit in having the community centre better interact with the plaza, particularly if the entire main level of the community centre could open to the plaza space;
- For the project as a whole, it was suggested that the colour palette has not been sufficiently simplified. Having colours and materials applied across the building features tend to obscure the successful massing elements rather than accentuating them and the building masses are broken-down excessively with articulation and variation in colour;
- Further simplification of the materials was suggested, for example the three types of brick proposed could be scaled back to one or two types;
- The tower was noted as having the most successful approach to colours and finishes;
- The seniors' building as proposed reflects more muted colours and materials, but there might be merit in more vibrancy for this building;
- Detailing and selection of the cementitious panel material needs to be handled careful to avoid large expanses of a single colour and texture;
- Metal cladding materials need to be of high quality and the galvalume balcony cladding seems to be an odd choice in the material palette;
- It was suggested that consistent punches of colour throughout the project could be a positive addition;
- Entry to the tower lacks definition and should be made more prominent;
- The glazed stair tower on Fullerton Avenue is an attractive feature, but the detailing of the interior and the lighting need to be considered carefully due to visibility;
- The relationship between the 12 storey tower and the 5 storey wing to the north would benefit from some re-consideration;
- The interior programming of the community centre should be reviewed carefully, with particular attention to the dimensions of the gymnasium space to ensure a full-sized court can be achieved, as well as confirming that the adjacent dwelling units are sufficiently soundproofed;
- Floorplans show door swings overlapping and these should be reviewed both for livability and code compliance;
- Balconies proposed are quite small, and the swinging doors providing access should be reviewed;
- Roof overhangs should be reviewed for balcony spaces and weather protection;
- The design of the proposed west townhomes seem to be a bit too urban and could benefit from a more residential approach;

- Proposed unit types "S1" and "S2" include bathroom fixture locations that create the need for a challenging 180 degree transfer – moving fixtures to provide for a 90 degree transfer would be a positive improvement;
- The landscape proposal was noted as being successful in its specification of native plant materials and in creating positive relationships between the buildings and public spaces;
- The courtyard in the north portion of the project was noted as an attractive feature, but somewhat tight in its dimensions and worthy of careful design attention to make best use of the available space and to avoid it being dark;
- Some of the roof areas are proposed in river rock and it seems odd that the green roof approach did not continue to all of the roof areas;
- Would be a benefit to see a public art element in the project and the proposed metal screens and signage elements could be suitable locations;
- Redistribution of the bike racks should be considered to provide better bike storage near building entries.

The Chair invited the project team to respond. Amanda Ross of Wensley Architecture confirmed with the Panel that the proposed flat galvalume siding was the material noted as a concern to the Panel, and then concluded with comments that the design team appreciates the input from the Panel and will work with District staff to further refine and improve the design.

The Chair invited the Panel to compose a motion:

**MOVED** by Craig Taylor and **SECONDED** by Tieg Martin:

**THAT** the ADP has reviewed the proposal, commends the applicant for the quality of the proposal, and recommends **APPROVAL** of the project **SUBJECT** to an appropriate resolution of the interface of the community centre to the public plaza, as well as addressing to the satisfaction of staff the items noted by the Panel in its review of the project.

**CARRIED**

### 3. OTHER BUSINESS

None.

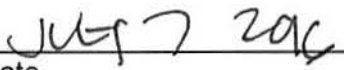
**4. ADJOURNMENT**

The meeting was adjourned at 7:55 p.m.

**5. NEXT MEETING**

June 9, 2016

  
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Chair

  
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Date