

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
January 11th, 2024 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Stuart Rothnie (SR)
Ms. Emily Blair (EB)
Ms. Farnaz Sharifi (FS)
Mr. Rafael Santa Ana (RSA)
Mr. John Gilmour (JG)
Ms. Alexis Chicoine (AC)
Sgt. Kevin Bracewell (KB)
Mr. Joshua Bernsen (JB)
Mr. Koosha Kheradmandnia (KK)

REGRETS: Mr. Brian Newton (BN)

STAFF: Ms. Franki McAdam (Development Planner, Item 3.a)
Mr. Alfonso Tejada (Urban Planning Designer)
Mr. Kevin Zhang (Staff Liaison, Senior Development Planner)
Mr. Dennis Wong (Development Planning Assistant)

APPLICANT: Abdul Jiwan, Applicant (Redbrick Properties)
Aly Jiwan, Applicant (Redbrick Properties)
Eric van der Putten, Architect (WNDR Architects)
Christy Voelker, Landscape Architect (Prospect and Refuge Landscape Architects)

1. PANEL WELCOME & DINNER

Mr. Kevin Zhang opened the meeting at 6:02 pm.

2. ADMINISTRATION

AC nominated RSA as new Chair for the ADP. It was carried with none opposed.

RSA nominated AC as new Co-Chair for the ADP. It was carried with none opposed.

A motion was made by RSA, seconded by AC, and carried, to adopt the minutes of the Advisory Design Panel meeting of December 14th, 2023 without edits.

Staff Announcements

Mr. Kevin Zhang explained the ADP Awards of Excellence and Merit that will be awarded this year:

- April 11th for discussion and scoring.

- April 22nd Award reception and ceremony.
- Panels this year will be allowed to vote on awards for ADP awards of excellence and merit.

For new members, there will be links to design guidelines to familiarize themselves to further help discussion in an email.

3. NEW BUSINESS – Project review

Presentation team was invited into the meeting to present by Staff.

a.) Address: 1149 – 1155 Lynn Valley Rd

Project: Rezoning, OCP Amendment, and Development Permit for the construction of one six-storey building with 66 rental units.

Ms. Franki McAdam, Development Planner, provided a brief presentation on the project:

- Project is located in the Lynn Valley Town Centre.
- Future greenway will be present southeast of the site in the Lynn Valley flexible planning framework connecting to a future pathway extending north to Lynn Valley Road.
- DNV Service Lane east past the pathway will connect Lynn Valley Road to 27th street North to South.
- Two potential neighbouring sites for future consideration up to 3.5 FSR:
 - Blackbear pub site 5 Stories
 - Safeway site 12 Stories
- OCP designated 1.75 FSR but application is proposing 2.9 FSR.
- Historically DNV Council and Staff was approving of such FSR increase.
- All units are purpose-built rental units which would be secured by covenant.
- 66 units, 55 one bed, 11 two bed, 5 units to enhanced accessible standards.
- Access easement was registered for access to site in the west for vehicle access.
- Discussion is still in progress with applicant for off-site requirements.
- Site doesn't include the Future Greenway and pathway. Both are confirmed by DNV to be created.
- Site slopes downs from north to south down to the greenway and pathway.
- Connection of greenway and pathway will have a cut towards the Safeway site in the future.
- **Matters of considerations for ADP:**
 - Bulk of building, especially massing on top floor.
 - Amenity space improvements.
 - Site impact of surroundings (public realm) and integration of building with immediate surroundings.
 - Interface of building with greenway and walkway.
 - Character and material use.

SR asked for clarification about the relation between OCP and the Flexible Planning Framework, whether or not the greenway and pathway designs are applicant responsibility, and what is the Mountain Village Character.

Ms. Franki McAdam explained that the OCP is the overarching prevailing document and framework supports OCP on guidance. The timing for Greenway would work concurrently with the site for upgrades. Only the greenway will be upgraded for now. Alfonso can clarify on Mountain Village Character later.

The applicant team introduced themselves and presented the project.

The Chair thanked the applicant team for their presentation and opened up the floor to Panel for questions to the applicant team:

- **Q:** SR inquired about what is various wood-like (phrases) not clear on intent for this. Is Fibre-cement the dark material you are showing? What is the surface decking material?
 - **A:** The team responded with the following:
 - Only very few wood products can be used for non-combustible cladding. Most material should be fibre-cement / wood-like but can use heavy timber for columns. Fibre-cement looks like a dark stained material. Decking will be light grey liquid applied polyurethane and possible vinyl membrane.
- **Q:** EB inquired about concerns for the 7ft wall separating public at grade to visible space for safety. Any room for parkade to lower the onsite amenity to bridge the distinction for the grade?
 - **A:** No, the parkade cannot be adjusted as there is no room to fit.
- **Q:** FS inquired about calculations of height for the average grade and are there any exits on the west side of the building? What is the easement?
 - **A:** The team is aware and is discussing with Building Code consultants. Can't classify west exit/window as an exit. Parking ramp is existing and don't have flexibility to change it.
- **Q:** JG inquired about Building Code steps. Why are there suites have no storage and does the bathrooms have to be this large? Is Garbage staging at the end of the driveway ramp and how is it going to be accessed? Is the driveway shared? Where are the metal sunscreens?
 - **A:** It is required for bathrooms to be that large. The garbage area has to be accessed by driveway. The driveway is shared. Metal Sunscreens are on the south facing façade.
- **Q:** AC inquired about inside amenity room intention for the 200 sq ft. Any opportunity for revamping both Unit A3s into additional amenity space? Balconies: can the team confirm that all B3 are wheelchair accessible? Have u developed a refuge area for accessible? Is outdoor amenity accessible?

- **A:** Client base enjoys a workout space and the project is providing for that in the ~200 ft. Amenity space could grow but there is already a nearby community center in consideration. On wheelchair access historically the team gave the option for a ramp as an alternative but is hard for accessible threshold door. Refuge area is not a requirement. Outdoor amenity is accessible.
- **Q:** Sgt. KB inquired about lighting on the parking wall area. Anti-graffiti measures for the wall on driveway down to parking. Is bike rack area in the front see through?
 - **A:** The team had not considered the lighting requirements but envision bollards for drive isle. There is some screening to hopefully deter bad actors. The bike rack area is not see-through.
- **Q:** JB inquired about if natural stone was considered for the front of the building? Is Planting on-grade on the south?
 - **A:** Applicant stone was considered but decided current more consistent. Planting is on grade.
- **Q:** KK inquired about the northern side of the laneway, location of the mail room, and the wall level for parking. How did they end up with a shared driveway?
 - **A:** Ms. Franki McAdam confirmed about northern corner for site and provide continuation but dependant on Blackbear site. It will remain clear until more plans for the cycleway are created. The mail room will be on the end of the hall. In terms of the shared driveway, the easement was created a decade ago and the mayor of that time required an easement for future.
- **Q:** RSA inquired about an extension for the wing wall at the entrance and discrepancy on the feature stonewall.
 - **A:** The columns are structural for canopy, but the solid wall may not be. The team clarified the difference between the render and sample about discrepancies.

Franki clarified after questions that the project has looked at TOA measures, it is not a TOA identified site from the provincial mandates.

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

- Review is about fitting project with the existing Mountain Village theme envisioned in the OCP for Lynn Valley Town Centre.
- Bearpub submission proposal before was cancelled and avoided as the public wanted to retain the character of Bearpub but needed transition from Bearpub corner to the entry of the main street neighbouring the site.
- Contextual reference for Bearpub also wanted stepping to the main street entrance with natural progression.
- **Main Issues**
 - Site impact

- Community perception of area. Lynn Valley Road has lots of traffic and character. Project is lacking trees in front.
- Greenway connection to the project as it will be a very active portion. What will happen to the interface from the building to the Greenway.
- Loss of trees on Lynn Valley road and will have a visual impact.
- Build Form
 - Should connect with neighbouring housing and sites for heights.
 - Stepping Edges should be used to connect (4-2 on one side, 5-6 to Bear pub site).
 - Stepping edges should be considered highly to give a transitional feeling.
 - The amenity space is small, could the space be relocated / placed towards the greenway side and interactive space between building and greenway?
 - Roof line build form to change from heavy profile to a softer style, stepping lines to be compatible.
- Character & Materiality
 - Materials should go more towards natural materials and north shore character.
 - Authenticity of the materials.
 - Relate building with Lynn Valley Road and area characteristics currently existing.
 - Discourage a continuous roofline.

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

- KK
 - No Comments
- JB
 - The character from neighbours are mature trees and helps with stepping and can't perceive bike lane being in the right spot and more trees are better.
 - Agree with Alfonso for natural stone for weather and character.
 - Metal railings lacks relation to building for natural quality. Opportunity for natural quality for gates.
 - Coordinated plan for mature landscaping can probably help mask the 7 storey wall in the back. Reminded of Sealand Village. Greenwall together softens edge.
 - Like outdoor amenity design. Provides different opportunity for residents.
 - Nice mix of plants and gives quality to landscape.
- Sgt KB
 - Look at lane for lighting for underground driveway parking as it seems vulnerable and have a perfect canvas for bad actors.
 - Bike room has direct access from the visitor side. In the past other developments did not properly secure bike rooms and theft was abundant.
 - Front entrance needs first respondents in mind and pop out for them.

- Dividing screen between entrance and bikes can hide unauthorized users. A crime prevention and safety issue.
- AC
 - Appreciate outdoor amenity and like to keep the amenity size.
 - Want to see indoor amenity revamped to be bigger by rethinking the neighbouring units sizing.
 - Units on second floor has no outdoor space is not good.
 - Accessible parking needs to be looked as there are not enough accessible parking spots. The residential parking area only has 1 which is not enough.
 - B3 units design are not favourable: Primary suite is not acceptable and no turning radius. Only having accessibility for the secondary bathroom is not enough to consider.
- JG
 - Building is very attractive.
 - Costs seem to be the issue.
 - Dollar per square foot isn't great.
 - Apartments may have single stair case soon in the west coast from rumors for the BC Building Code, there may not be need for an extra stair case. Like to see the design of the future.
- FS
 - Main entrance should be in center instead for equal entry access.
 - Garbage location is far from elevator not as safe and easy to access.
- EB
 - Planting – bear / wildlife issues present and blueberries might be too appealing.
 - A lot of District owned land could probably help create a suitable interface for the wall.
 - Bring the wall to human scale would be best approach for the edge.
 - Stepping walls along path edges on the Greenway lane are working to help with visual scale.
 - The vine wall may add to vertical view scale.
 - Swale location may not be in the best location and could be moved.
- BN – Absent (As read by Kevin)
 - Aesthetic well design on modern style.
 - Hallmark style of thick flatline roofs.
 - See horizontal volumes.
 - Modern elements are included in.
 - Fits organically.
 - Can stand as landmark building for corner site like that as it is a perfect balance.
 - Want to see more public art component.
- SR
 - Bulk of building and massing of top floor
 - Not supportive 6th floor massing and needs to do more for scale especially to 4 storey building next door.
 - Lynn valley road over dominant top floor be recessed back.

- These ideas would create the reduced scale.
 - Not sure if we can leverage future development of Blackbear pub site for this site.
 - Supportive general massing and site but want 6th floor amendments.
- Site Impact
 - Likes the fact trees will be gone on Lynn Valley road for day lighting on that area and supportive of it.
- Interfaces with the Greenway and laneway
 - Greenway in dire need of help and project does a lot to repair the damage.
 - Challenges are there for timing and critical for this project.
 - Entrance needs to be observed now.
 - Like the outdoor amenity space's separation as it is elevated from the Greenway providing privacy which tends to be an issue if it was placed on the same level.
- Amenity space
 - Extremely small and almost unworkable.
 - Small space could create a lot of discomfort.
 - Not supportive of the current design.
 - The location is visible from street.
 - Is there a different use of value for the project for the space?
- Character and material
 - Like the black cladding but concern about width of paneling.
 - Want to see more variation of width for character.
 - Curved end of project especially troublesome (detailing problems) for the size of the paneling.
 - Like colour and material choices but detailing should be looked at except for the white colour.
 - White material too stark and joints obvious to view is dangerous.
 - Recommended design colours could be nice.
- Mountain Village character
 - Think pitched roof isn't good, like the roof as it currently is designed.
 - Current form and point is nice and supportive of the design.
 - Top of building needs rework.
 - Reconsideration of colour.
- The project is very needed but needs a bit more design changes to get it really good.
- RSA
 - Agree with other panelists and the building is very well composed.
 - Landscaping is very good as it tries not too hard to do what it needs to do and keeps a natural look.
 - Articulation of planes are a concern. The elevator shaft could serve as an entry point with more pride to instill dynamic for the users of the building.
 - Concerned about Lynn Valley Road's view experience from vehicle travel as the design looks not at a brick anchoring point but a view of the thin wall.

- If amenity is not required then remove and enhance main entryway otherwise will be not visible.
- Be mindful of transitions of cladding: interesting opportunities for edges to introduce new material and contrasting colour.
- Careful of design of lighting and modulation for windows.
- More design passes and this could be a brilliant looking building.
- Entry should really be highlighted for residents.

The Chair invited the applicant's team an opportunity to respond to Panel comments:

- Not a high return for costs for project but willing to take it on.
- Entryway design will be explored further.
- Clarified on challenges for upper floor height:
 - Wood frame projects want to be stacked vertically in general.
 - Challenging to waterproof wood decking that is open to the sky.
 - Tried to limit costs associated with exposure from the sky for deck including beaming.
 - With wood frame, it is challenging to relay upper units when taking significant amount of area from the upper units.
- Clarified on relation of Blackbear site heights and project height:
 - Interface:
 - Trees will outshine the building of which should add softness between the sites.
 - Stepping Back:
 - With the District taking dedication on Lynn Valley Road, the site is constrained so stepping back from the top would make it very difficult to configure units to get reasonable square footage and be cost prohibitive.

The Chair invited the Panel to compose a motion:

MOVED by AC and **SECONDED** by JG

Option #3

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


None opposed.

3. ADJOURNMENT

The meeting was adjourned at 8:40pm

4. NEXT MEETING

The next meeting will be on March 14th, 2024.

	<u>May 10 2024</u>
Chair <u>Tash Cheong</u>	Date
(Signed on behalf of Rafael Santana)	