

MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON February 13th, 2025 AT THE DISTRICT OF NORTH VANCOUVER

ATTENDING: Ms. Emily Blair
Mr. Koosha Kheradmandnia
Sgt. Kevin Bracewell
Ms. Farnaz Sharifi
Mr. John Gilmour
Mr. Joshua Bernsen
Mr. Tieg Martin
Ms. Mahnaz Mohamadloo

REGRETS: Mr. Stuart Rothnie

STAFF: Ms. Tash Cheong (Staff Liaison), Development Planner
Mr. Alfonso Tejada, Urban Design Planner
Mr. Liam Butler, Development Planner (Item 3.a.)
Mr. Dennis Wong, Planning Assistant

APPLICANT: Behrang Amini (Rodcon Holdings)
Thomas Grimwood (Grimwood Architecture)
Daryl Tyacke (ETA Landscape Architecture)

1. PANEL WELCOME AND DINNER

The meeting was called to order at 6:03 PM by Ms. Tash Cheong, staff liaison, who then took attendance.

2. ADMINISTRATION

A motion was made by John Gilmour, seconded by Tieg Martin, and carried, to adopt the minutes of the Advisory Design Panel meeting of September 12, 2024.

The newest panelist, Ms. Mahnaz Mohamadloo, introduced herself and a round table introduction followed.

A call for nominations for the new chair of the Panel was made. John Gilmour and Stuart Rothnie self-nominated for the Chair. It was carried, with non-opposed, that Stuart Rothnie be elected as new Chair.

A call for nominations for the new vice chair of the Panel was made. Joshua Bernsen nominated John Gilmour as Vice Chair. It was carried with non-opposed.

Staff Announcements

Ms. Tash Cheong, staff liaison, provided a brief review of the ADP's role and explained that the forthcoming ADP Awards of Excellence and Merit will likely be in May of this year.

3. NEW BUSINESS

a.) 1883 & 1901 Glenaire Drive – OCP Amendment, Rezoning, and Development Permit for 12 townhouse unit project

Staff Introduction:

Mr. Liam Butler, Development Planner, introduced the project with a brief description of the existing site context in relation to the proposal, followed by an overview of the existing general policy framework, including the Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines. Liam concluded with a description of the site, a summary of the planning proposal, and set the expectations of the built form guidelines for this project.

Staff sought input from the Panel on the following:

Potential for the reconfiguration and circulation

Mr. Liam Butler asked about the reconfiguration of circulation and service areas to further soften the northwestern frontage or have the corner units "wrap the corner" of Glenaire Drive and Belle Isle Place.

The Panelists were invited to ask any clarifying questions.

Applicant Presentation:

The applicant, Thomas Grimwood, Architect noted design objectives of the project and gave a general overview of the project. Daryl Tyacke, Landscape Architect then gave a presentation on the landscape strategy.

The Panelists were invited to ask any clarifying questions.

Urban Design Presentation:

Mr. Alfonso Tejada presented to the Panel and sought input on the following:

The prominence and integration of the project's northern entrance. As proposed, it appears to not have a smooth transition into the overall form. The elevator seems

disconnected, and the entrance geometry seems misaligned with the roofing. There should be efforts to make the entrance harmonize with the rest of the project.

Mr. Alfonso Tejada invited the Panel for further comments.

Summary of Panel Commentary and Consensus Items:

The Vice Chair thanked staff and the applicant team for their presentations and invited comments from the Panel.

Summary of Panel Commentary:

- Panelists noted the project generally works well, but further design development is needed to address the northwestern section, including the entrance and the relocation of bicycle parking to help activate this space.
- Panelists commented on liking the generously sized backyard patio area.
- Panelists noted that the roof design was interesting, but that safety must be taken into consideration. Potential to reflect on the patterns in relation to the landscaping.
- Panelists suggested the placement of trees need to be carefully considered.
- Panelists commented that the interior yard and walkway should enhance the building form and allow for lighting to ensure shadows aren't made and make it feel unsafe.
- A panelist noted that emergency services will need to have clear direction in addressing and wayfinding for emergency responders. Security measures in relation to underground parkade must be considered to reduce opportunities for crime. A robust lighting plan to improve safety is also required.
- A panelist commented on the structure above the parkade which should change in materiality and suggested modifications given potential seismic issues.
- A panelist commented on the large size and colour of the planter boxes and suggested making refinements to make them smaller and warmer.
- A panelist noted the outdoor amenity area should be covered and questioned the fire features of this area, suggesting omission.
- A panelist suggested reconsidering the narrow roof sections at the ends that currently resemble flat roofs with parapets; instead, incorporating a sloped element on top could simply drainage. Additionally, at the building ends, the transition where the shingles meet the metal fascia will need detailing

Summary of Panel Consensus Items:

- **Northwestern Section & Activation:** Further design development is needed to refine the entrance and relocate bicycle parking to enhance activation of the space.
- **Safety & Security:** Clear wayfinding for emergency responders is necessary. Security measures for the underground parkade should be considered to reduce crime, along with a robust lighting plan for safety.
- **Planter Box Refinement:** The large planter boxes should be resized and use warmer materials, given their proximity to the road.
- **Roof Design & Integration:** Opportunities to extend its patterning into landscaping and modification to the roof edge detailing should be explored.
- **Outdoor Amenity Space:** A covered outdoor amenity area is recommended. The proposed fire feature should be reconsidered or omitted.
- **Tree Placement:** The placement of trees should be carefully considered to complement the design.
- **Interior Yard & Walkway:** these spaces should enhance the building form and incorporate sufficient lighting to prevent shadows that could create an unsafe environment.

The Vice Chair then invited the Panel to compose a motion:

MOVED by Farnaz Sharifi and **SECONDED** by Tieg Martin:

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.

4. ADJOURNMENT

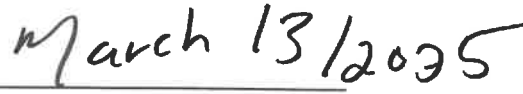
The meeting was adjourned at 7:35 p.m.

5. NEXT MEETING

The next ADP will be on March 13, 2025


Chair

Signed on
behalf of chair,
Stuart Rotnie


Date