

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel  
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.  
In Conference Room A on Wednesday, January 22<sup>nd</sup>, 2020**

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**MINUTES**

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- Present:** W. Chong  
N. Petrie  
R. McGill  
K. Ross  
J. Ralph  
M. Messer  
B. Harrison  
B. Jones  
K. Bracewell, RCMP  
Councillor A. Girard
- Staff:** D. Johnson, Planner  
M. Friesen, Planner  
R. Fish, Committee Clerk
- Guests:** 2160 Lonsdale Avenue (Perkins & Will)  
David Jacobson, Darwin Properties  
Andrew McMillan, Darwin Properties  
Brent Welty, Perkins & Will  
Chris Phillips, PFS Studio  
Grant Fahlgren, PFS Studio
- 2160 Lonsdale Avenue (BFA Studio Architects)  
Helen Besharat, BFA Studio Architects  
Jamie Richardson, BFA Studio Architects  
Ashique Zaman, Associate  
Grant Fahlgren, PFS Studio Landscape Architects  
Chris Philips, PFS Studio Landscape Architects  
Dugan Doherty, S+A/Footprint  
Spencer Behn, Bunt Engineering  
Daniel Fung, Bunt Engineering
- Absent:** C. McLeod

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A quorum being present, the meeting was called to order at 5:30 p.m.

**1. Minutes of Meetings of the Advisory Design Panel held November 20<sup>th</sup>, 2019**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held November 20<sup>th</sup>, 2019 be adopted.

**Carried Unanimously**

## **2. Staff Update**

D. Johnson reviewed the status of ongoing development projects.

## **3. 2160 Lonsdale Avenue (Development Permit Application)**

The City has received two development permit application for the Harry Jerome Neighbourhood Lands. One application from Darwin Properties to permit a 5 storey commercial building at the corner of Eastern Avenue and East 21<sup>st</sup> Street, and one application from Sunrise Senior Living to permit a 6 storey residential care facility (seniors' assisted living) along Eastern Avenue.

The proposed project is part of the first phase of the Harry Jerome Neighbourhood Lands (HJNL) development located on a site currently occupied by the Harry Jerome Community Recreation Centre.

The proposed commercial building is five (5) storeys tall and abuts Rodger Burnes Green to the west, Eastern Avenue to the east, and East 21<sup>st</sup> Street to the south. The project is proposing 90,721 square feet (8428 m<sup>2</sup>) of commercial gross floor area on a lot that is 35,177 square feet, for an FSR of 2.58. The ground floor of commercial is oriented towards East 21<sup>st</sup> Street, with a patio area oriented towards the park.

The proposed residential care facility is six (6) storeys tall and is adjacent to the Harry Jerome Community and Recreation Centre to the north, Rodger Burnes Green to the west, and Eastern Avenue to the east. The project is proposing 81,864 square feet (7,225 m<sup>2</sup>) of gross floor area on a lot that is 28,785 square feet, for an FSR of 2.85. The entrance of the building is oriented to Eastern Avenue, and the project proposes a stormwater management feature to its rear adjacent to the proposed park.

Staff is seeking the Panel's input regarding the following:

Site Design Considerations:

- Transition to public park area to the west;
- Path between the buildings connecting Eastern Avenue to the park;
- Animation of East 21<sup>st</sup> Street and connection to Lonsdale Avenue;
- Consideration for Eastern Avenue (pedestrian infrastructure and respect for neighbours across the street);
- The inclusion of CPTED principles in the design.

Architecture:

- Appropriateness of the design when considering the Form and Character Guidelines;
- Distinctiveness of the design and the buildings' contribution to the urban realm;
- Quality of the materials;
- Weather protection and how that protection integrates with the overall design;

- Sustainability of the design and façade;
- Incorporation of greenery into the overall building design;
- Expression at the corner of Eastern Avenue and East 21<sup>st</sup> Street.

Landscape Architecture:

- Preservation of existing mature and significant trees wherever practical;
- Edge conditions and transitions from private to public realms;
- Appropriateness of the stormwater management feature and its contribution to the park's character;
- Adaptation to changing grades and the effective use of retaining walls;
- Planting plan (pollinator friendly and drought resistant);
- Ground materials;
- Accessibility.

**Darwin Properties Commercial Building:**

Brent Welty, Perkins & Will, described the project to the Panel:

- The site will be unique and a vibrant mixed-used community.
- The building is facing 21<sup>st</sup> Street to the south.
- Sets the context for the new community.
- The design draws from modern architecture from the 1950s.
- Authentic materials, simplicity in form, cohesion of inside and outside space.
- The ground floor is a transparent box with a restaurant and retail uses that animate the park.
- The west corner is set back in response to the property line.
- The material palette is comprised of robust, high quality, modern, civic materials, white brick, triple glazed panels and wood soffit under the canopy at retail grade.
- Secured parkade entrance with room for cars to queue on the ramp.
- 2.5 levels of parking in the building. Visitor, retail and car share stalls.
- First level bike parking and provision for electric vehicle charging.
- Handicap parking adjacent to secure entry to lobby with elevators.
- CRUs are connected by an internal service corridor.
- Green roof provides stormwater retention and is visually more attractive.
- Alternating panels of brick and triple glazing
- Will reach Step 3 targets.
- External stair that takes the second floor down to Eastern Avenue.

Chris Phillips, PFS Studio, reviewed the landscape plan:

- Preserving a lot of the big heritage trees on the site.
- Buildings are stepping in relation to the slope.
- Lot connections are an important part of the connectivity to the park.
- Provision of an outdoor active edge to the park and very open visually.
- Streetscape follows the guidelines for the Lonsdale neighbourhood.
- The lighting plan ensures the building is well lit.

## Questions from the Panel included but were not limited to:

- Have you considered how the garbage will be picked up in the loading bay? **A:** The truck can back out if it needs to, we envision smaller bins and infrequent service.
- How will someone get a bike into the storage room, have you considered their safety being in a room behind a room? **A:** We have not included a consultant. We understand the passage issues and will look at a more direct access route.
- Have you looked at a shading strategy for the south elevation? **A:** Yes, in earlier versions of the design. We ran some studies and we weren't getting the benefit from it that we were expecting.
- Why have you located the parking gate so far down the ramp? **A:** To allow for queuing on the ramp. The gate is for after hours. The only people in and out would be a doctor that would be working late and have key access.
- Is there visitor parking on-site? **A:** It's past the security gate but that will be timed and on business hours.
- *6:13PM to 6:19PM - tour of the models*
- The programming around the amenity seems like it wants to have an indoor/outdoor balance, wondering the functionality of what that's going to be? **A:** It has to do with the feedback from the purchasers of the strata and retail space. There is an opportunity for the city to utilize it as a temporary overflow space.
- What efforts are being made to keep the large cedar tree? **A:** There are two big conifers. The challenge is the new street alignment. The sidewalk falls reversed away from 21<sup>st</sup> Street and is sloping downhill. It will be difficult to retain the tree. There are issues around having the parking garage entry coming in here. All these forces implied that we had to bite the bullet and replace the tree.
- Is there enough depth with the parkade to allow for the trees to survive? **A:** They are not on the structure. They are in the ground.
- How will you prevent the greening of the edges of the building from the rain? **A:** The green roof will have downspouts and bring it back from the edge to reduce run over.
- Is the parking designed just for employees, staff and visitors? **A:** Yes.
- Will it remain open during business hours? **A:** Yes.
- Area any of the access doors into the lift area going to be fobbed? **A:** We will engage a security consultant, typically not fobbed during business hours as its public access.
- Is the ramp too close to the intersection? **A:** A traffic consultant is looking at it. We are trying to deal with the other side of 21<sup>st</sup> Street and understand the traffic patterns to make sure we can get turning that doesn't interfere with each other.
- Have you considered the rooftop to be used by the strata owners or office staff? **A:** We looked at this and the limitation was height in the zoning. We would have to create an enclosure out there and are limited to how high we can go with the building.
- The extent of the park will determine the scope of the public art, do you have a separate public art plan? **A:** Yes, but it is still to be determined if the city would take a cash in lieu. There could be something more meaningful as a single project.
- Have you considered altering the shape of the building to accommodate the tree, making the building narrow east to west and wider north to south? **A:** The building envelopes are tightly defined, it would affect the building to the north. It wasn't an option at this stage because the zoning established the boundaries.
- Have you looked at the effectiveness of the height of the canopy on the west side? **A:** The projection of that canopy is as far out as we can go. On the west elevation, there is more building mass extending over there as well. We are tucking the commercial space back as best we can.

- What height is the canopy on the west? **A:** Higher than 12ft.
- Will there be significant lighting at the canopy and parkade entrance? **A:** Yes.
- On the east side, can it be perforated to add visual component? **A:** Countered with safety and security, yes.

**Comments from the Panel included but were not limited to:**

- The double row of trees lacks variety and is too close to the building.
- The double columns of trees are a bit boring, make it a bit more varied and lush.
- Concerns with the parking level and access to bikes. Consider CPTED concerns around the recess, at the entry and parking ramp.
- Don't see a ton of operable windows, be sure that the building is looked at in terms of ventilation and cooling.
- The stair to the north feels utilitarian. It could be more sculptural with an aspect of furniture or benching.
- The canopy along the retail has a nice contrast with the wood accent.
- Consider wood on the north side of the building to add more warmth facing the park.
- Look at options to retain the tree on the corner and trees on the eastern edge.
- There is vulnerability with the underground parking entrance and in the parkade. The long driveway down will be open when cars are using it. Once it's closed, there's no natural surveillance of that area. Think about where you have your door.
- The bike lockers need to be reviewed in terms of security measures, ensure robust security. They are heavily targeted.
- There needs to be more variety in the landscape on the north side of the building and more trees, perhaps coniferous and deciduous to give more privacy.
- The east side could have more variety in species and height to soften the edge.
- Expressions to public art can be the piece that makes this project sing.
- On the north side, don't do punched windows. Take the same restraint and apply it to the north side.
- With fenestration on the north side, make the columns wider and windows narrower.
- There needs to be screening between the senior home and office.

**Presenter's comments:**

- There are a lot of operable windows in the project.
- Thank you for the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 2160 Lonsdale Avenue – Darwin Properties and recommends approval of the project;

AND THAT the Panel commends the applicant for the quality of the proposal and their presentation.

**Carried  
8 in favour  
1 against**

#### 4. Sunrise Senior Living Building:

Helen Besharat, BFA Studio Architects, described the project to the Panel:

- Unique and vibrant community for seniors.
- Responding to their needs is at the foreground of our design.
- Need to ensure they will stay connected to the community they live in.
- The Green Necklace is an important connection to the building.
- Clean and simple built form, flat roofs free of visual clutter.
- Stepped the building in two directions.
- Introduced frames, terraces and porches on the park side so the seniors are visually connected to the green space.
- There are parking stalls dedicated to visitors and employees.
- Short term bike parking.
- The entry porch is next to the entry of the building.
- Loading and offloading is off Eastern Avenue.
- Garbage and recycling is stored behind a screened, well-crafted wall.
- Upper and lower garage is divided, not connected.
- The elevator from the parkade lands in the main vestibule area.
- The western and corner porch synchronizes with the public space from the commercial building to the south.
- Level three and four are memory care and require special design requirements.
- The entry canopy is all timber.
- Most of the building is designed with punched windows.
- Targeting Step 3 of the Step Code.
- HRV is in all rooms with external and internal shading.
- There are EV charging stations, bike and end of trip facilities.

Chris Phillips, PFS Studio Landscape Architects, reviewed the landscape plan:

- Built a strong relationship to the park in terms of access and views.
- Providing landscape within all the small social areas with colour, fragrance, variety and interest.
- There is stormwater integration into the park.
- There is an outdoor space across from the dining area.
- Every floor has the larger outdoor terrace spaces which provide great views to the park and mountains.
- Planting is diverse and seasonal.
- Lighting is important for safety and security. We don't want to impede some of the views from inside.

#### **Questions from the Panel included but were not limited to:**

- Is there an at grade opportunity for large sliding doors to enhance the indoor experience? **A:** Yes, we will look at a push button sliding door.
- Can you take us through arriving at the palette? **A:** With the frame element we want to express the base of the building separate from above. The brick gives good acoustical qualities and is a domestic material widely used on the north shore. In the recess area, we were looking for an opportunity to use different material and ended up with metal boards.

- Why did you pick the colour combination? **A:** We need the base of the building to be dark and warmer, the reddish brown brick is a traditional colour.
- Can you explain intended detailing for the outdoor dining room? **A:** This is all metal with the same copper colour as the glazing. The height of the glass needs to be 6ft to protect seniors from wind and offers shading.
- Could the accent of the overhang be extended to add more shading for some of the windows on all sides? **A:** Yes. There is interior shading that will control light and provide shading as needed. Perforation of those shades will be decided based on orientation. Where we don't have punched windows, there is shading.
- Why is the stepping not uniform? **A:** We're not after a symmetrical building. It was a requirement by the design guidelines but also dictated by floor plans.
- Are you thinking about this building as being in the master plan and referencing things around it? **A:** We have kept it in mind, the massing was given to us. We modulated and articulated the building. There will also be social housing to the north that will be shorter. We cannot design a seniors building like an office building.
- Have you looked at aligning the front entry and lobby with the porch to create a line of sight? Shifting the lobby over 20ft would provide great alignment with the porch to see all the way through from the entry to porch to park. **A:** When seniors get off the elevator they will have a view of the park from the porch.
- The canopies are a departure from the rest of the architecture, have you explored ways to make it more of a component of the building? **A:** We like to use heavy timber and have a warm feel and smell from the wood at the front entry with a well designed entry experience. The only way to entertain this is to have it be a detached element.
- Is parking secured 24 hours? **A:** Yes.
- Are visitors allowed in by staff? **A:** No, they come to island and ask staff, then they will open the security gate.
- Can visitors access elevator 2? **A:** No.
- It looks like there isn't much room on Eastern Avenue if parking is allowed. Is there a designated lane on that side? **A:** Yes. The width of Eastern Avenue is being contemplated and we are seeking clarification as well. With a 9.5m width, assuming some parking gets removed, there will be enough width for two way parking. The floor to ceiling height in the parking garage is more than 8 or 9ft. There is a possibility to take shuttles down there.
- Is there an opportunity to have outdoor areas where they could garden or go outside? **A:** The program is more for visual access but any of those could be managed. We will have a conversation about having gardening in there.
- How is the water management dealt with on site? **A:** The building runs tight to the footprint. We're blurring the lines in this project by integrating the water from the building and park into the wetlands.
- What is the roof treatment intention? **A:** We will have some rooftop equipment and screens and have explored the idea of an amenity on the roof but given the age of seniors, we decided not to because of the proximity to the park. There will be an interesting pattern on the roof with colour and design.
- On the west face, the sunlight will come in at low angle and the overhangs will have no value for shading. How will you address that? **A:** We have provided vertical shading or moveable screens.
- Explain the rationale for the framing. **A:** We work with floorplans and massing at the same time, they inform each other. If we strip the frames, the building will look massive. As we introduced the frames, we were able to modulate and deal with the recess and bring the scale of the building down.

- Is there a rationale for using the same material as the frame with the terraces? **A:** We looked at different colours; light and dark and it doesn't match the frame. It's the same as the vertical elements and we found this grain was more successful.
- Why is there no use of a green roof? **A:** It's not as feasible as we had hoped. Because we had the stormwater system, we thought we would take advantage of that. We can look at this.

*Councillor Girard left the meeting at 8:02PM.*

**Comments from the Panel included but were not limited to:**

- It appears that the expression of building is like its applique. It's confusing on what you are trying to compliment.
- The massing and the expression is lacking. Consider looking at the key areas like the entrance, the corner and move that program around a bit. Instill the idea of what it is materially you are looking to do.
- The white brick and grey panel doesn't appear to be working with the brown brick below.
- There is an opportunity to align the entry with the terrace space at grade on the park side. This will simplify the canopies.
- There needs to be more refinement on the wind protected areas, make it feel like part of the façade.
- All CPTED concerns have been addressed.
- Look at how the plan will evolve with the plants and what you're putting where. It's nice to have some green roof on the top of the building for on-looking buildings.
- The expression needs to be uplifting, something people want to go to that makes you laugh and smile.
- Encourage you to look at the liveability on every level.
- More outdoor connectivity as an important part of the expression.
- Explore the use of the roof. Getting people up in a wheelchair and to be able to get their hands dirty is extremely therapeutic and beneficial.
- There are glazing and shading concerns on the west face.
- On the north face, consider a patio to see the north shore mountains.
- Try to get the garbage out on Eastern Avenue inside.
- Watch the sightlines around the entry to the ramp parking.
- The garden wall edge behind the stormwater system needs more work.
- Consider open sliding doors between the theater room and activity room to create interaction between the north and the south.
- There should be a guiding principle for your architectural moves. There are other ways to frame the massing.
- It looks like you're outlining the building which 'highlights' or emphasizes the massing. It does not diminish the massing or scale as previously mentioned.
- The edges where the frames don't finish well and will be an odd detail from the west and north.
- Consider other options on how to break down the mass.

**Presenter's comments:**

- Garbage and recycling is in the parking level.
- Thank you for the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 2160 Lonsdale Avenue – Sunrise Senior Living and does not recommend approval of the submission pending resolution of the issues listed below:

- Address the massing and articulation of the materials within the context of the Form and Character Guidelines;
- Encourage a relationship to the context;
- Further design development of the architectural expression with the colour and massing;
- Simplify the form in the building to encourage alignment of the entry with the porch;
- Further refinement of the canopy roof while considering the relationship to the building itself and the articulation of the canopy to the building;
- Redefine the western edge of the property line with more articulation and detail;
- Review the ramp entry sequence, especially the solid walls at the perimeter;
- Further design development of the landscape architecture;
- Encourage livability at each level and find inspiration for outdoor connectivity;
- Further design development of the wetland integration with the building and park;
- Explore the use of the rooftop to consider overlook from other towers and programming; and
- Design development for the shading should be reviewed.

AND THAT The Panel looks forward to reviewing the applicant's response at a future meeting.

**Carried  
8 in favour  
1 against**

**5. Design Awards Discussion**

This item has been pushed to the February meeting.

**6. Business Arising**

None.

**7. Adjournment**

There being no further business, the meeting adjourned at 9:05PM

The next regular meeting of the Advisory Design Panel will be held on Wednesday, February 19<sup>th</sup>, 2020.



Chair