

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 1C on Wednesday, March 18th, 2020**

MINUTES

Present:	N. Petrie R. McGill K. Ross M. Messer
Staff:	M. Friesen, Planner R. Fish, Committee Clerk
Guests:	<u>2160 Lonsdale Avenue (Development Permit Application)</u> Helen Besharat, BFA Studio Architects Grant Fahlgren, PFS Studio Landscape Architects
Absent:	Councillor A. Girard K. Bracewell, RCMP M. Muljiani J. Ralph K. Humenny S. Mitchell

A quorum being present, the meeting was called to order at 5:35 p.m. via conference call.

1. Minutes of Meetings of the Advisory Design Panel held February 19th, 2020

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held February 19th, 2020 be adopted.

Carried Unanimously

2. Business Arising

None.

3. Staff Update

Staff gave an update on the status of the COVID-19 pandemic response by the City and notified the Panel that Committee meetings are cancelled until further notice.

4. 2160 Lonsdale Avenue (Development Permit Application)

This is the Panel's second time reviewing the design associated with the development permit application at 2160 Lonsdale Avenue. The application proposes the development of a senior's facility within a six storey structure located along Eastern Avenue and is being prepared by BFA Studio Architects.

The project was previously review by the Panel on January 22nd, 2020, and provided the following resolution:

“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.”

Staff asked the Panel for feedback on how well the applicant responded to the January 22nd motion and if the changes introduce additional comments.

Comments from the Panel were submitted to the Chair electronically prior to the meeting and included but were not limited to:

- Focus on improving the detailing of the rooftop equipment screening.
- Building more institutional in character than residential, but this is suitable to the nature of the facility and context. Comforting residential aesthetics can be pursued at the main entrance, canopy and the interiors.
- The panel's previous requests that the massing, materials, clear expression of the entrance, be improved has been met.
- The panel's request to see the west facing programme rooms at grade relate better to the park have been addressed.
- The outdoor terraces, particularly at the SW, have been improved and will be sunnier and warmer.

- The panel's request to see the west facing above grade common rooms relate better to the park/interior have been addressed. We also note that they are central to the private rooms and well connected to the circulation core.
- The panel's request to see the park facing dining terraces improved and made more architecturally coherent have been met.
- The panel's previous request to see the entrance aligned to look through to the park (West) has been met with great success.
- The panel's previous requests to see an entrance canopy more complimentary with the architecture has been met.
- The panel's request to see overlook addressed, ideally with the addition of green roofing, has been met. The proponent is asked to be mindful of access considerations for the green surfaces at L5.
- The panel's request to see sun shading and overhangs developed has been met. At the L1 terraces, the proponent might consider geared extending fabric awnings to increase the shaded area available in the summer months.
- The requests to see the Western landscape improved have generally been met. The panel takes no offense to the western-most paths projecting (apparently) over the PL.
- The panel appreciates that the western connection to the park has been replaced with a path to the north.
- The western planting plan mitigates the geometry between the terrace and the park beautifully.

For Clarification:

- It appears that the western outdoor amenity at grade may have exceeded the PL.
- At 8'3" width a panelist wishes to clarify that the stalls are compliant.
- Panelist requests that the energy targets highlighted in this application are compliant with CNV policy, and Harry Jerome Lands targets specifically.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 2160 Lonsdale Avenue and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Consider improving the detailing of the rooftop equipment screening;
- Pursue comforting residential aesthetics at the main entrance, canopy and interiors;
- Consider access for the green surfaces at Level 5 roof;
- Further design development at the Level 1 terraces with consideration for extending the fabric awnings to increase the shaded area available to the west in the summer months;
- Reconsider the extension of the western outdoor amenity past the property line
- Ensure parking stalls are bylaw compliant
- Ensure energy targets highlighted in this application are compliant with CNV policy and Harry Jerome Lands targets specifically

AND THAT the Panel wishes to thank the applicant for their submission.

Carried Unanimously

5. Adjournment

There being no further business, the meeting adjourned at 5:50 p.m.

The next regular meeting of the Advisory Design Panel is cancelled until further notice.

A handwritten signature in black ink, appearing to be 'R. S. M.', written over a horizontal line.

Chair