

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, June 20th, 2012


July 10
2012

MINUTES

- Present:** B. Allen
B. Harrison
J. Marshall
S. McFarlane
M. Messer
J. O'Brien
M. Saii
Councillor Bell
- Staff:** C. Purvis, Development Planner
C. Perry, Supervisor, Engineering Services
S. Kimm-Jones, Committee Clerk
- Guests:** **1308 Lonsdale Avenue (Rezoning Application and OCP Amendment)**
Martin Bruckner, IBI/HB Architects
Beau Jarvis, Onni Group
Dionne Delesalle, Onni Group
Joanne Sawatzky, Lighthouse Sustainable Building Centre
Cameron Owen, IBI/HB Architects
Mladen Pecanec, IBI/HB Architects
Vivian Tong, IBI/HB Architects
Jeff Mok, IBI/HB Architects
201 East 6th (Rezoning Application)
Merdad Rahbar, Vernacular Design
David Rose, PD Group
Creek Crossing – 720 West 2nd Street (Detailed Design Review)
Dale Staples, Integra Architecture Inc.
Mike Patterson, Perry & Assoc. Landscape Architecture Site Planning
Norm Couttie, Adera
Brad Jones, Adera
246 East 1st Street (Rezoning Application)
Kent Halex, Halex Architecture
Kelvin Humenny, inhabit Modern Dwellings Ltd.
Craig Henderson, Contractor
2340 Western Avenue
Farzin Yadegari, Farzin YadegariArchitect
Gloria Venczel, Cityscape Design Inc.
David Rose, PD Group
Nik Langroudi, Farzin YadegariArchitect

Absent: K. Kallweit Graham
Y. Khalighi
K. Bracewell, R.C.M.P

A quorum being present, the Chair called the meeting to order at 5:35 p.m.

1. Minutes of Meeting of the Advisory Design Panel held May 16th, 2012

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held May 16th, 2012 be adopted.

Carried Unanimously

2. Business Arising

ADP Terms of Reference: Copies were distributed to members; CPTED will be addressed.

3. Staff Update

Projects

364 West 15th Street: The Public Hearing was held on June 18th to subdivide the existing lot into two equal parcels with a single family home on each. First reading was given on May 28th with the Public Hearing as well as 2nd and 3rd reading being given on June 18th.

Low Level Road: Approval to proceed was deferred to June 18th. A motion submitted by a Councillor to extend the June 30th deadline to consider alternative designs: the City to provide enough land to accommodate one not two rail lines to create multi-modal path on the south side of the Lower Level Road, and to remove the proposed suspension bridge and 3rd Street overpass from the agreement was defeated 5-2 at the June 18th Council Meeting. Approval to proceed was carried 5-2 with the added requirement of a new noise study being commissioned by port Metro Vancouver and how that would impact residents.

211-217 West 1st Street: This project had First Reading on May 28th. A Public Hearing was held on June 18th, 2012 and the project given 2nd and 3rd readings.

730 Marine Drive: This project had First Reading on May 28th. A Public Hearing was held on June 18th, 2012 and the project given 2nd and 3rd readings on the same night.

Harbourside OCP Amendment: On May 28th Council approved a public hearing to be held on June 25th. If the OCP Amendment is approved the owners will be required to enter into a covenant that the following would be provided as part of a subsequent rezoning process: detailed traffic and parking studies, commitment to traffic demand measures, preparation of a Kings Mill Park Plan, utility upgrades, development of a commercial building on the westerly edge of the lands as a buffer to Seaspam, a phasing plan, community amenity calculation based on land values at the time of the OCP amendment, a noise attenuation strategy, confirmation that the lands will not be sold without the purchaser being notified of the obligations contained in the covenant.

OCP Amendment application – 10 Gostick Place (Burrard Yacht Club): A application by the Burrard Yacht club to add residential density to their industrial use which would be

transferred offsite, was rejected at the May 28th Council. The applicant was encouraged to pursue an option for the Burrard Yacht Club that complies with the Regional Growth Strategy to achieve the BYC long-term needs and accommodate the extension of the Spirit Trail through the subject property.

TUP Renewal: On May 28th Council approved a two year extension of the Lions Gate Christian Academy Temporary Use Permit.

Design Awards : 160 building permits have been built and completed since the last awards were presented in 2010, 120 of them are single family/duplex units. Discussion ensued on whether there were enough projects for Design Awards to be given in 2012 in a meaningful way. It is important to understand how nominees fit the criteria. The Awards Terms of Reference should be circulated. A Sub Committee could be struck to establish a short list.

Action: Staff to work on preparing a presentation for the Panel to give a clear determination if there are enough projects for 2012 Design Awards. C. Purvis will work on a detailed list and email it to the Chair prior to possible fall site visits.

4. 1308 Lonsdale Avenue (OCP Amendment and Rezoning Application) 5:50 p.m

Staff provided background on the project. The Rezoning Application was first made in December 2010 with the original configuration including three towers (two 180' towers and one 120' tower), 150,000 sq ft retail outlet within a three-storey podium with assorted CRU's facing onto 13th Street. A new location for the North Vancouver Museum was also included. Concerns were expressed about the view corridors from the north and the proximity of the Grande and massing of the three-storey podium. Staff provided a refresher regarding the context, and read the motions from the ADP April, 2011 meeting and May 9th, 2012 APC meeting.

At the May 4th, 2012 meeting Council gave direction to continue processing the application proceeding to a Town Hall. Changes from the original submission include: reduced from three towers to two (240' and 180' respectively), reduced floor plates, shrinking massing, 5.7 FSR reduced to 4.56, provision of a pedestrian access path from 13th Street to Stella Jo Dean Park, the removal of the department store and museum, the inclusion of 80,000 sq. ft. of office space, bonussing for amenities: 1.9 FSR for employment generation (80,000 sq. ft. of office space) \$1 million, exemption of affordable housing, daycare location and setup, green building features and a Lonsdale Energy Corporation mini-plant.

Martin Bruckner, IBI/HB Architects, presented the project to the Panel:

- The roof area and top of the towers are accessible and usable for the residents of the buildings.
- The office building roof will be a partial green roof.
- The roof to the entry ramp to the parkade has a sloping green roof.
- The owner has been in extensive consultation with owners to the east and west, Chamber of Commerce and the Lower Lonsdale Business Association. A public open house was attended by 200 people.
- The height of the podium has been reduced to an average height of 37 feet.
- There are two floors of retail with mezzanine space on Lonsdale Avenue which will be animated at the corner with outdoor dining on the second floor.
- The tower on 13th Street has been moved away from Lonsdale.

- The north tower is 240 feet and has been moved away from Stella Jo Dean Park.
- Outlook through the site has been increased from the north and east.
- There are two pedestrian paths through the site; one through the park. The breezeway is high and illuminated; pedestrians will be able to access the food store and below grade parking.
- The loading docks are located behind locked architectural gates.
- There are smaller Commercial Retail Units (CRU's) closer to Lonsdale Avenue and also to the east on 13th Street to break down the facade.
- Deliveries for the office building will be from 13th Street.
- The design at the corner of 13th Street and Lonsdale Avenue will frame the gateway to Central Lonsdale, will match the scale of the development on the southern corner, and will feature a prominent art feature.
- Trucks for the Grande Tower will be able to access garbage etc.
- The two towers have smaller floor plates than before.
- Shadowing on the park has been improved; it will be in sunlight at 2 pm. The shadow at 10 am is caused by Gerry Brewer Building and the Grande.
- The orientation of the towers has been rotated; one presents a narrow face to the Grande and the other to the tower across 14th Street, relating to the Prescott to the south.
- The view is now open to the harbour looking south and more open from the Grande.

Cameron Owen, IBI/HB Architects discussed the landscape plan:

- CPTED issues have been addressed: the breezeway through the building is well lit and has glazing on both sides giving visual access to the grocery store and the opposite CRU's. Pedestrians will not have the feeling of walking down a back alley. The breezeway will be paved with special paving adjacent to the asphalt vehicle path. There will be glazing and view lines through the corners for a sense of safety and visual access.
- The second connection has multiple routes with a connection to the back of the Grande, to the park and out to 13th Street. The path is wide and generous with views through to the parkade ramp and the sloping green roof; there is a small pocket park with low planting with seating.
- The scale of the building has been pushed down in terms of the podium height so stepping is more inviting and friendly.
- At the north edge of the site the building has been pushed back to provide a plaza space with elevator access to the daycare.
- There is a rich landscape edge between the project and the park.
- There will be features to capture rainwater off the roof of the parkade access into a shallow water feature.
- The stepping of green landscape up the wall to the podium gives a human scale.
- There will be rain gardens with tree planting along the sidewalk.
- The daycare playground has access to sunlight.
- The density is less than that for some of the other rezoning in the neighbourhood e.g. The Vista. It is a large site than can absorb density.

Jeff Mok, IBI/HB Architects, described the materials palette:

- The buildings are glassy and transparent with a muted colour palette in shades of grey and white, highlighted with accent colours. The majority of the accent colours and playfulness will be at the ground plane.
- Glazing will be 50% of the facade. There will be signature fenestration along the public walkways in a mosaic type pattern offering peek-a-boo views into the back of the retail unit.
- The passive sustainability design includes overhangs with thermal breaks; the western facade will have moveable screens to act as solar shields.

Questions from the Panel included but were not limited to:

- Where do visitors park? A: P1 and P2 are entered from 13th Street and contain visitor parking for the two towers, office and food store. There is also private secured parking on P1 for the daycare.
- To staff: Do you have any concerns with the project as it is presented? Staff: The project was taken to Council with a recommendation that it be processed. Most of the changes have happened in consultation with staff e.g. two towers, the breezeway. Staff is comfortable with how it is being processed. Council still have to consider the amenities.
- Public art? A: The location has been supported by the Advisory Planning Commission and Onni will be going through a public art process. It may not be only place for public art; it could also be on the podium treatment. Staff: The public art process is not too prescriptive.
- Is there space for teenagers in the outdoor amenity areas? A: On the podium level there is a large games room opening on to a gathering deck and outdoor lawn area. There will be a significant indoor fitness facility as well.
- Do the residents to the north object to the height of the north tower? A: We have met with residents of Springhill but it was later in the process. We tried to anticipate some of their concerns; they would like a third tower with no tower on 14th Street. The tower locations are per staff recommendations. We have improved their outlook.
- What is the band on the roof? A: It is a sculptural screen to screen the mechanical. Staff: the screen will have an impact on views.

Comments of the Panel included but were not limited to:

- I complement the applicant on the thoroughness and thoughtfulness of the project. I like the massing form and character. It is significantly improved. The circulation is well done, especially the breezeway. The relationship of the podium to the corner is a highlight. The programming of the open space is well thought out; it is difficult because of the different levels. I like the solar shading and the different facade treatments. I would like to see more public art connection throughout the project. I am very supportive of the density.
- The variation of the height is a great improvement; the porosity of the site has been improved. The distinction of the parks and breaking down of the massing makes it look like a number of different buildings which is good. The second floor restaurant will be enjoyable.
- I have some concern over the relationship of the office and residential tower; the massing is a little uncomfortable, contextually; a giant scale versus mini. I am concerned about the views from the offices into the residential units; you should use planting as a screen. I do support making the mechanical screen shorter. It is a strong project. Comment to staff: Applicants should provide "man on the street" views.

- I like the different landscaping between the building types and commend the strong, simple palette of plants and trees. It helps pedestrians understand that it is all connected.
- I have some concern re the truck traffic in the breezeway.
- The move from three to two towers is the right thing to do. I acknowledge the sensitivity the team has brought to it. There are vast improvements in the public realm at the streetscape level especially the modifications to the podium in scale and architectural treatment.
- I share the sentiments about the commercial piece; it does not sit well with me, it feels underdeveloped; the tower forms feel much more developed. I am confident it can be improved. The slab extensions do not help the building accentuate the difference in scale. It should be the quietest piece in the development; let it recede into the background.
- It is much more successful as a gateway piece.

Presenter's comments:

Thank you for your comments and encouragement.

Councillor Bell left the meeting at 7:05 p.m.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the OCP Amendment and Rezoning Application for 1308 Lonsdale Avenue and recommends approval, subject to the approval, by the Development Planner, of the following:

- Further refinement of the scale of the office component of the development to improve its integration in the overall design scheme.

The Panel commends the applicant for their submission, civic mindedness and thorough presentation.

Carried Unanimously

Jeanette O Brian joined the meeting at 7:15 p.m.

5. 201 East 6th Street (Rezoning Application)

Staff provided background on the project and read the resolution passed at the May 16th Advisory Design Panel meeting.

Merdad Rahbar, Vernacular Design, reviewed the response to the ADP resolution:

- Bike storage space has been moved to a new closet on the east side for the main house; everyone will have their own closet
- The third bathroom in the infill was changed to a powder room and a new closet introduced.
- The windows on the infill were changed to two larger windows.
- The overhang over the bike storage was extended.
- The colour scheme was changed.

David Rose, PD Group, reviewed the changes to the circulation:

- The circulation has been simplified; pathways around the whole building have been broken to remove the steps and add a small patio to the infill building, freeing up bike storage access on the east side of the infill.
- There are three access points; one for each unit.
- There is direct stair access to the pathway on the east side from the deck to the east.
- Patios on the north have been changed to lawn areas.

Questions from the Panel included but were not limited to:

- Will the lawn areas work on the north side of the building? A: Yes, it will get south west sun; there is a single storey home opposite.
- The upper deck appears to be covered, do you need it? It looks close to the infill. A: It does not have a roof at the moment and is not practical. The tenants complained that they could not use the balcony because it was not covered.
- Is there lighting on the walkway to the east? A: There will be motion sensor lights.

Comments of the Panel included but were not limited to:

- You should remove the planter at the infill to make a larger outdoor space.
- I am not convinced about moving the infill patio to where people can look down from the duplex at it; possibly keeping the patio where it is and adding a second one might make more sense. It would be more useful to have it paved rather than gravel.
- The issue that remains is the space between the two units; you have pinched the space which gives a sense of overlook in the 16 foot space. It creates a nasty little space between the two units.
- With the upper deck maybe you could install an awning to use in case of rain instead of a roof.
- Maybe you could switch the patio and bike storage.
- The circulation is much better than it was.
- I have a general comment in response to the letter you addressed to me. Your assertion of unnecessary delay caused by coming back to the Panel is inappropriate. It is important to respect what the panel is looking for. There is a level of professionalism which is expected e.g. presenting loose paint chips on the material board lacks a level of care. There is still a lack of coherence in the drawings; I encourage you to build a model of the project. Greater attention to resolution and detail will improve the process for you.

Presenter's comments:

- Staff should be able to handle the changes. Colour is very personal. We want to bring more delight to North Vancouver. Drawings are not coherent and consistent. There are more serious issues with designs that are referred to planning staff. There is frustration from the client. Small projects cost a lot of money. Senior staff know us well; we are familiar with the process and have 15 years of experience.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 201 East 6th Street and recommends approval subject to the approval, by the Development Planner, of the following:

- The overhang of the balcony at the back of the duplex.
- The potential of exploring the outdoor living of the infill unit.

**Carried
5 in favour
2 against**

There was a short break at 7:45 p.m.

The meeting recommenced at 7:55 p.m.

6. Creek Crossing – 720 West 2nd Street (Detailed Design Review)

Staff provided background on the project and read the motion passed at the May 16th Advisory Design Panel Meeting

Dale Staples, Integra Architecture Inc., reviewed the response to the resolution:

- The traffic engineer reviewed the flow of traffic through the circle and said that it works; curb bulges will be added to direct the traffic. The Fire Department wants traffic to go in one direction but does not specify which way; the circle will slow people down because they are not used to the direction. There will not be a lot of traffic; it is not a through route to a parking garage.
- We have simplified the building and landscape materials to make the buildings more unified in their appearance with more complementary colours and simplified window treatments. Cedar is a dominant material unifying the three buildings. Trim colours are consistent between the buildings. The colours have been changed for Buildings 2 & 3 along the creek and Building 4 along West 2nd Street; the horizontal banding has been eliminated on all the buildings. The main distinction between the buildings is the treatment of the balconies.
- A view study was done based on future anticipated development. It is an isolated site surrounded by potential development sites. There is a high grove of trees along Mosquito Creek.

Mike Patterson, Perry & Assoc. Landscape Architecture Site Planning, reviewed the landscape plan:

- There has been overall simplification and distillation of the previous plan.
- The grading for the children's play area has been simplified and pushed it down below the landscaping creating a leafy surround. Stairs have been added. The changes have resulted in a curvilinear shape for people to use to access units. A sand play area has been added and boulders integrated in the concrete wall of the planters. Seating was added under the trellis.
- The paving materials around the circle have been simplified. There will be a vertical public art piece in the island. The central zone has been quietened.

Questions from the Panel included but were not limited to:

- There was a suggestion about moving the play area away from West 2nd Street? A: We looked at a couple of other areas; one was shaded and cool, the other one had a stream setback and descending grade with the wall of the overpass next to it.
- Why not two buildings for Buildings 2 and 3? A: The FSR of 300,000 sq. ft. is not achievable on the site if the buildings are separated.

Comments of the Panel included but were not limited to:

- The centre piece falls short at the ground plane. The buildings frame it well. There is a lost opportunity to create a sense of community, sense of arrival and gathering place.
- You have accomplished a nice job with the type of architecture; I have an issue with the massing. It is disappointing that it is not more responsive to the site. There is no difference in elevation treatment of the context. Staff: Council saw specific massing models and approved the current concept.
- Given the constraints you did address the concerns raised last time. It is still a little busy. The play area will be a much more habitable space with sun exposure. You have done a great job with the location.
- Some way to encourage gathering in the central space would be good; perhaps the water feature could be smaller. It needs to be a very visual space with a lot of people looking at it. Public art could be spread through the site.
- I am wrestling with the six storey wood frame typology.
- It is important to invest in the ground plane.

Presenter's comments:

The clients are also concerned about the central courtyard; they want to do more in that area. It will evolve to become better than it is now. They are looking at four locations for public art; there will be a wayfinding piece along the trails.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the design for 720 West 2nd Street "Creek Crossing" and recommends approval, subject to further development of the central courtyard and the incorporation of the public art component throughout the site as well as the overall landscaping ground plane treatment.

The Panel commends the applicant for the presentation and manner in which previous concerns have been addressed.

Carried Unanimously

*There was a short break at 8:35 p.m.
The meeting recommenced at 8:45 p.m.*

7. 246 East 1st Street (Rezoning Application)

Staff provided background on the project and read the motions passed at the May 16th Advisory Design Panel Meeting and May 9th Advisory Planning Commission.

Kent Halex, Architect, reviewed the response to the resolution:

- The glazing has been unified on the front Façade.
- Galvanized metal has been used on the street level.
- All the railings match and parapet was moved back.
- The railing and the green roof on the top roof were eliminated but the rear green walls remain.
- The herb garden is one level lower; the solar panels will be kept.
- The cladding on the rear elevation was simplified to one, uniform material.
- The proposal is lower at the back because the stair and railing have been removed.
- A special parking system has reduced the parking variance to four.
- Circulation requirements are met with the elevator in the building.

Questions from the Panel included but were not limited to:

- Who is the parking designed for? A: The Bylaw requirement for the building is 19. The occupants of the building will be using the special system.
- How many businesses are there now compared to the future? A: There are two automobile businesses on first floor, a u-brew and spice company on the second. The ground floor will be similar; the east side will be industrial, west for the owner, there will be a catering business and industrial storage on second floor; the top floor will be offices.
- The cornice line on the street side of existing building will be higher when the third storey is added? A: It will be restructured for the load and will be deeper. We have assumed two feet but if it can be narrower, we will lower the parapet to get it close to what it was originally.
- Question to staff: Is the adjacent building heritage? A: I believe it is primary but not registered so it is not protected.
- What is keeping you from lowering the three feet to five feet - stepping? A: The owner would like to keep the space uniform. It would be more costly and complicated.
- What size of vehicle will be used for the catering business? A: It would back up to the loading bay and load and unload. The owner says that there is not a requirement to park the van onsite.
- The landscaping along East 1st Street is the original plan? A: Yes.
- Bike storage is the same? A: Yes.
- Why did you need to screen the stacked parking? It would be fun to see. A: It is not common here; we are anticipating the reaction from the neighbours who could easily see it as cluttered with lots of yellow steel. It is to keep it looking neat.

Comments of the Panel included but were not limited to:

- You have come a long way in the simplicity but need to go further. It is really key to align with the neighbour.
- You should use the same design as the fencing for the wood railing at the rear but in steel.
- I like the look of the building. The parking looks clean and contained. It is a significant improvement to the neighbourhood.
- Alignment with the heritage building is critical to improve the overall success of the project. It is a shame not to take advantage of the heritage neighbour.
- You should celebrate the innovation of the parking system.

Presenter's comments:

We can certainly go back and look at the relationship with the heritage building although it can be good to be different.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 246 East 1st Street and recommends approval subject to the approval, by the Development Planner, of the following:

- Further revision to the facade to align with the heritage neighbour.
- Consideration of exposing the innovative parking initiative to the community.

**Carried
6 in favour
1 against**

8. 2340-2370 Western Avenue (Rezoning Application)

Staff provided background on the project and read the motion passed at the June 13th Advisory Planning Commission.

Gloria Venczel, Cityscape Design Inc., presented the project:

- They are exploring how ASHRAE relates to EnerGuide 80.
- The project will be prewired solar-ready.
- The lock-off units can be affordable housing and legal mortgage helpers and will help to make the back lanes safer.
- To break up the streetscape along Western Avenue the massing is shifted and bay windows give articulation.
- The units can be considered family size housing with a potential fourth bedroom in the lock-off unit.
- The architecture is very linear complemented by an asymmetrical, organic, lush Japanese landscape plan.

David Rose, PD Group reviewed the landscape plan:

- Since the Advisory Planning Commission, the open space programming has been increased with low key solutions added to provide seating and play areas for small children using timber and stone.
- The central open space provides a good gathering space.
- The existing swale on Western Avenue has been extended across the site frontage.
- The slab steps down following the slope.
- The plan has a loose organic approach and avoids formalized walls using an asymmetrical arrangement of walls with berms.
- There will be a cascading central water feature.
- The planting is a mix of ornamental species and indigenous materials.
- The sunken patios for the lock-off units are not shaded by trees.
- The private patios have a combination stone and timber deck close to the unit.

Questions from the Panel included but were not limited to:

- Is there formal space for the playground? A: It is suitable for toddlers. Older kids will go to the skate park; there are ample opportunities close to the site. It is a cul de sac.
- Staff: Have you hired a civil engineer to confirm the grades? A: Yes.
- Are there bridges across the swale along Western Avenue? A: Yes.
- What soil depths and voiding will you achieve? A: We are trying achieve 300 ml. for groundcovers and up to 900 ml. for the small trees.
- The paving will be 300 ml. above the finished slab? A: Yes.
- Is there natural light for the lock-offs? A: Yes; there are double glass doors.
- What is the cementitious board? A: The rainscreen is built into the system.
- How will you achieve Energuide 80? A: We have a consultant who will tell us that.
- The north and south facades are completely blank; why no windows? A: We cannot have many windows because of the fire separation requirements and prefer to have it simple. There is a privacy issue.

Comments of the Panel included but were not limited to:

- The design is bold given the location. I like the simplicity of it. I like the creative floor plans and accessing units directly from the parking. I love the organic nature of the landscape with individual entries over the bridges.
- I have concerns for liveability of the rear lock-off units and am concerned about going down into a hole especially on the north east corner. It is a commendable approach to affordable housing but is important it is done really well especially giving more access to daylight.
- I question the sustainability of the plant material over the slab; it needs to be brought up more to achieve what you want to achieve which means more load on the slab.
- The material palette seems strong. I find the package lacking in sectional information; especially regarding the lock-off units.
- Design development is required to get better light into the lock-off units.
- The arch seems out of context; you should delete it.
- It is a great scheme. I am excited to see it happening. It conjures up images of great housing done in the past on the North Shore. There is a richness to the simple forms, straight lines. It is edited and elegant. I like the simple inversion of the material palette to create variety. You are using good quality materials. The drawings do not do you any favours; they are not as sophisticated as the scheme.
- It is important to execute the landscape well.
- Detailing will be critical with the thin roof lines.

Presenter's comments:

We appreciate the comments; we may consider putting in more windows. We agree detailing is important.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 2340-2370 Western Avenue and recommends approval subject to the approval, by the Development Planner, of the following:

- Improving the liveability of the lock-off units.
- Removal of the entry arch.
- Achieve adequate soil depths without excess retention.

The Panel commends the applicant on the elegance of the design, the architecture and the complementary landscape design layout.

Carried Unanimously

9. Other Business

None.

There being no further business, the meeting adjourned at 10:10 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, July 18th, 2012.

Chair