

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel  
Held via WebEx on Wednesday, September 16, 2020**

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**MINUTES**

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- Present:** N. Petrie  
R. McGill  
K. Ross  
Councillor A. Girard  
M. Muljani  
J. Ralph  
S. Mitchell
- Staff:** D. Johnson, Planner  
R. Fish, Committee Clerk
- Guests:** 333 Brooksbank Avenue (Development Permit Application)  
Fariba Gharaei, Urban Design Group Architects Ltd.  
Aaron Vornbrock, Urban Design Group Architects Ltd.  
Blair Eastland, Bentall Green Oak Canada  
Patricia Campbell, PGM Landscape Architects
- 63 Mahon Avenue (Rezoning Application)  
Brad Lamoureux, Lamoureux Architect Inc.  
Craig Thomas, Lamoureux Architect Inc.  
Kristina MacKenzie, Lamoureux Architect Inc.  
Marina Rommel, Connect Landscape Architecture  
Ryan Deakin, Havaal Real Estate Group
- Absent:** K. Bracewell, RCMP  
K. Humenny  
M. Messer
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A quorum being present, the meeting was called to order at 5:30 p.m. via WebEx.

**1. Minutes of Meetings of the Advisory Design Panel held March 18<sup>th</sup>, 2020**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held March 18<sup>th</sup>, 2020 be adopted.

**Carried Unanimously**

**2. Business Arising**

None.

### **3. Staff Update**

Staff welcomed the Panel back and provided an update on the status of development applications.

In the Chair's absence, the September 30<sup>th</sup> meeting will be Chaired by the Vice Chair.

### **4. 333 Brooksbank Avenue (Development Permit Application)**

The proposal is a new 4,000 square foot retail building located within a shopping mall site at the north west corner of Cotton Road and Brooksbank Avenue (a context map is attached). The area consists of mainly single storey retail shops with a central open area for parking. The location of the proposed building is at the north east corner of the mall site.

The subject site has a land use designation of Commercial in the Official Community Plan (OCP), which permits retail stores. There is no maximum floor area listed in the OCP.

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

- Building orientation,
- Architectural presentation; and
- Landscaping presentation

Fariba Gharaei, Urban Design Group Architects Ltd. described the project to the Panel:

- Replacing existing trees with new trees on the side.
- Intent is to integrate with the existing form and character of the shopping center and liquor store to the south.
- Proposing similar colour and material; beige metal cladding and contrasting dark brown siding and overhang.
- Proposing a large amount of glazing on the south.
- Proposing a set of stairs along the city sidewalk and an additional sidewalk to the north-east, north-west and coming down to the west side of building.
- The garbage enclosure will be renovated and expanded with a concrete enclosure, swing doors and a dark brown colour.
- LED light fixtures will help with natural surveillance of the shopping center.

Patricia Campbell, PMG Landscape Architects, reviewed the landscape plan:

- The existing parking lot has three trees along Brooksbank Avenue and the side street between the shopping centers, all of which are very large.
- The trees are being moved to a small center aisle.
- We are trying to tie in with the 1970s style of the shopping center.
- Using the frameworks of the Laurel hedge, we are adding Perennials and a colourful landscape.
- There will be Dogwoods along the south side of cannabis store.

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

- Have you consulted with the property managers in terms of the design? **A:** Yes, we have had discussions with the tenant that operates the liquor store as well as the new tenant. Both expressed their support.
- The new corner exit off of Highway 1 makes the site visually prominent. What is the plan for the landscaping around the mechanical rooms and doors on the north facing corner? **A:** The building is down lower from the road, the streetscapes existing trees cover the building. It will be screened with landscaping.
- Did you explore the use of working awnings to cover those entering the building? **A:** The roof overhang provides protection on the south.
- The north face lacks lighting and casual observation, what is the intent for lighting and managing CPTED concerns? **A:** We will have fixtures around the building to address site lighting for surveillance.
- Have you considered any other special provisions in terms of fortification of the building? **A:** We can add more bollards. All cannabis stores also require a security film to be added to the glazing.
- Do you anticipate any issues with traffic movement on Brooksbank? **A:** No, we are not concerned about this.

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

- The intersection 'pork chop' island at the corner is not a good pedestrian situation. Consider removing it and replacing it with a square intersection.
- Reconsider the simplification of the crosswalk at the south-west corner of the building.
- Ensure garbage enclosure is robust and has proper, aesthetically pleasing gates and is covered as much as possible.
- Consider the nature of the users using cannabis and the element of disability for accessing the store.
- Ensure there is some consideration with the bus stop on the opposite side of the street and the increase in use of the crosswalk. There might be some safety concerns that should be addressed.
- Ensure landscaping provides space for people on the sidewalks.
- Develop a ramp system for disability access.

**Presenter's comments:**

- None.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 333 Brooksbank Avenue and recommends approval of the project.

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

**Carried Unanimously**

*Break 6:20PM – 6:25PM*

*N. Petrie left the meeting at 6:20PM.*

## 5. 63 Mahon Avenue (Rezoning Application)

The City has received an unusual rezoning application for a private school at 63 Mahon Avenue. The proposal did receive Council approval in 2017, but is returning to add another floor to the proposal, requiring a text amendment to the Zoning Bylaw so they can adjust the allowable density as well as the building height.

The subject site is located along the north side of West Esplanade, at the end of the street where it turns northbound into Forbes Avenue. Other streets bordering the site are Mahon Avenue to the east and a lane to the north, separating the subject site from a new six storey mixed-use building fronting West 1st Street that is currently under construction, and another two storey building at the corner of West 1st Street and Forbes Avenue.

Staff does not have any particular items that they wish to hear from the Panel, however the addition of the fourth floor and the façade material are the only changes from the previous proposal.

Brad Lamoureux, Lamoureux Architect Inc. described the project to the Panel:

- Some aspects of the original design have been saved and altered.
- The fourth storey is an event space to support up to 150 persons as a community space and will be offered to community groups.
- Close to major transportation hubs, two blocks from Lonsdale Avenue.
- Provided 11 underground, secured parking spaces, 12 bike stalls, one charger per two bikes and chargers for cars.
- Secured 11 parking stalls 450m down Esplanade at Lonsdale Avenue.
- The school and event space will not be used at the same time. The fourth floor is only to be used on evenings and weekends.
- Aiming for a higher energy efficiency than City is asking for.
- The west, south and east edge elevations are set back from the leading edge.
- Two distinctive colours articulate the building levels.
- Intervention at third floor breaks up the massing.
- Articulated building with less glazing.
- Added fins to windows to provide sun shading.
- Natural wood soffit on third floor.

Marina Rommel, Connect Landscape Architecture, reviewed the landscape plan:

- We haven't changed the ground level plan and have created a social area for children and parents.
- Landscaping is on the opposite side with a multi-use path that connects to the original path on Esplanade.
- There are new street trees along Forbes and planting areas along Esplanade.
- There is screen planting along the edge of the building.
- The roof plan has changed to open air with coverage and flexible space.
- There is seating on the south end and a stage for presentations and events.
- Flexible seating could be used for lunch or studying.
- Main landscaping to the south includes low planting with seasonal, flowering plants.
- There are screens with vines placed along Mahon Avenue.

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

- Residents of the new building directly north may find it hard to look at the back of the building. Is there any way to integrate natural greenery on it? **A:** We will reflect more on this.
- Have you had any consultation with the Squamish Nation? **A:** We haven't had direct consultation with them but did reach out and offer the use of the space. We did not consult on the design the space but the space is versatile.
- To staff: can you confirm the height variance? **A:** They are going above what the current zone allows for. In the rezoning process we will look at height, density and site coverage of the building.
- Are there any outdoor playground requirements for a school? **A:** Young students set the mandate for outdoor requirements, there are no requirements for older students.
- Is the material cementitious? **A:** Metal panels, hoping they will be ACM.
- How will you deal with the safety of the volume of kids during drop off and pick up? **A:** There was a study done and a proposal into having a queuing system to drop off and pick up, this has gone to ITC and they supported the proposal. We are also promoting students and staff to use public transit. A lot of programs at this college are off site.
- Have you considered the safety of children with disabilities in terms of the third floor space, incorporating more natural elements and sounds to allow for self-soothing areas and places to recover? **A:** More time needs to be spent on this third floor space and programming. We will explore this to fully benefit staff and students.
- Have you considered a healthy way to drown out the traffic noise? **A:** We can consider a water feature and explore other possibilities.
- What is the program for the school to use the space on the fourth floor? **A:** It is un-programmed learning space for the school and will be offered to community groups.
- Was there any consideration for an active staircase or exterior stair at the front of the building to reduce the impact to the neighbours? **A:** This can be explored. The school was hoping students would use these stairs primarily to get to classes.
- Where is garbage collection located? **A:** It is in the secure underground parking. There hasn't been an analysis yet on the number of containers to be provided.
- Can the gate to the parkade be further up the ramp to address CPTED concerns? **A:** Yes, it could. There are two columns and quite a bit of visibility to the door from the sidewalk and the public realm.

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

- Encourage consultation with The Squamish Nation.
- The project pushes the limit of the height and setback.
- Impacts of the north side of the building needs more attention to reduce the impact on the neighbours.
- There is a lot going on in the front entrance, it has an aggressive feel to it.
- Consider making the stairs glass to open and loosen it up a bit.
- The community space feels heavy. This needs further development.
- The community space sends a message to the students that can foster community oriented thinking.
- Soften the edges of the third floor space and provide places for the students to relax.
- The neighbourhood would be more supportive if you lower the fourth floor into the third. It is impactful on the neighbours in a residential context.
- Consider making it less forward up top and a green wall on the north façade.

- The upper masses need some resolution, they are a bit blocky.
- The current footprint and articulation may be the issue.
- The floorplans and use of the infill is well done.
- Consider if the mass couldn't be friendlier if tending more towards silver or champagne colours, something a bit brighter for a more contextual look.

**Presenter's comments:**

- Thank you for the comments.
- We will consider looking at the colours of the building and the façade to the north and a more integrated approach in the architecture to the different levels.
- We will explore the third floor landscape and the relationship with the students to upgrade the experience.
- We can look at more private seating and nooks for people to sit as well as planting along the edges with natural materials.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 63 Mahon Avenue and does not recommend approval of the submission pending resolution of the issues listed below:

- Further explore and refine fourth floor massing and the balance of the third floor deck to demonstrate a stronger connection to the overall building identity and how it addresses neighbouring properties and streets;
- Consider the north elevation and how the design might improve upon balancing privacy and providing a level of softness or interest to the elevation for the neighbour property;
- Improve sightlines for the neighbouring property at the north end of the building;
- Ensure the creation of breakout spaces with the landscaping and exterior furniture layout with a safe design to consider student mental health and well-being;
- Explore acoustic protection from traffic for the third level; and
- Consider dialogue with the Squamish Nation.

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

**Carried  
For 4  
Against 1**

**6. Adjournment**

There being no further business, the meeting adjourned at 7:55 p.m.

The next special meeting is scheduled for Wednesday, September 30<sup>th</sup>.



Chair