

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, October 4th, 2017**

MINUTES

- Present:** B. Checkwitch
J.P. Mahé
A. Man-Bourdon
B. Phillips
P. Maltby
B. Harrison
- Staff:** D. Johnson, Development Planner
B. Hurley, Planner 1
R. Fish, Committee Clerk
M. Epp, Director of Planning
C. Perry, Supervisor, Development Servicing
- Guests:** Moodyville Phase 1&2
Martin Bruckner, IBI Group
Padraig McMorro, IBI Group
Smitha Vidyasagar, IBI Group
Grant Brumpton, PWL Partnership
Matt Gibbs, PWL Partnership
Bruno Wall, Wall Financial
Edmund Siqueira, Wall Financial
- Absent:** K. Yushmanova
J. Geluch
K. Bracewell, RCMP

A quorum being present, the meeting was called to order at 5:36 p.m.

1. Moodyville - Wall Financial (Overview)

M. Epp highlighted key components of the project:

- Instead of 1.25 FSR total, there is 1.25 FSR across all these lands with the ability to go up to 1.55 FSR. There is both apartment and townhouse potential which gives a broader range of housing in this area.
- Individual site planning is something we haven't dealt with yet but will happen now through DP process.
- We looked at the ability to create new transportation connections with the lanes.

- Attempt to present one of the first Woonerfs (Living Lanes) in North America.

Martin Bruckner, IBI Group, described the overall project to the Panel:

- There are 300 townhouse units varying in size and type.
- There is a proposed greenway coming through the site with a public right of way.
- The spirit trail will be enhanced and widened as part of Phase 3.
- Elevators will be near the stacked townhouses for easier access.
- The 3 storey town house units have lock off suites in the lowest level.
- The lock-off units are designed to be adaptable.
- There are private patios against the living laneway.
- In Phase 1 there is elevator access from the parkade.
- There are private roof decks at the top of the stacked townhouses.
- Units are designed with family living in mind.
- In regards to CPTED, all public spaces are overlooked by windows and patios.
- Underground parkade has a visitor section gated off from the resident parking.
- The building will be designed to meet LEED Gold Certification with energy performance 15+% better than ASHRE 2010.
- High performance buildings with less than 50% vision glass.
- The walls have a higher level of insulation.
- We are using the living lane for rain water slow down.
- There will be storm water cells to hold back water and slow down drainage.

Grant Brumpton, PWL Partnership, reviewed the landscape plan:

- Locations have been designated for new, significant coniferous trees.
- We would like to space the villas out but are playing up the large trees instead.
- In the living lane, we have 'wiggled' the lane for traffic calming reasons.
- The landscape areas within the lane are for storm water management and control.
- Our sense is to have a center inverted crown to pick up some of the water.
- There will be a combination of sheet flow or picking it up in the middle.
- There will be plants that are tolerant of more water along with ground rock to manage it.

Questions from the Panel included but were not limited to:

- What makes this place special? **A:** It is a fabulous location. We've created medium density housing that is well integrated into the site with generous landscaping being as close to single family housing as possible. It is convenient for families to live here, there is a bus nearby and is in close proximity to Lonsdale.
- Phase 2A and 2B – what are the focal points? **A:** The future green way, open space and access to the spirit trail and Moodyville Park.
- Is there opportunity here to enhance the community amenities by putting a recycling facility at grade? **A:** It's in the parkade.
- Is there opportunity to showcase this as a sustainable community rather than parking in the parkade and going home without there being an engaging socializing space? **A:** That will come up in the landscape presentation for Phase 1. We do have outdoor space with eating facilities with open lawn areas and children's play areas. The lane is intended to have that kind of function as well.
- Is there an ability to elevate the mundane for a sustainable social community? **A:** We can consider this. We are trying to create a community that is liveable. There is opportunity for community gathering spaces on the site. Our design with the units facing the living lane will enhance this. It is serving a significant storm water management function as well.

- Is there opportunity to have a renewable energy community based, for example solar hot water or solar PV? **A:** One of the requirements is to connect to LEC. The project will have to take its energy from the LEC.
- Can that be celebrated and put on show instead of underground? **A:** We can look at this, yes.
- Can you speak to the site planning rational and site planning massing character? **A:** This is the flattest portion of our site; it makes sense to utilize it for as much building as we can. The form and development there will be quite different. The buildings step down the site. We can put grade level lock off units at the entrance. Units on the south are focussed on angled views away from the grain elevators.
- Is there any way to do something with the architecture that isn't as linear? **A:** Because of the grades we don't want to have too much stepping, it's difficult to build for structural reasons. We want each building block to have the floors level. The max building length is 150ft. They are less than they could be.
- Can you talk to the engagement on a day to day basis living off these walkways and lanes? Any vision of play activity to animate the outdoor space? **A:** Every unit has private outdoor patios. There is a good transition from public access units to semi-private spaces. This is a good opportunity for interaction and engagement with neighbours.
- The Moodyville plan is to make the units look a little bit more individual, can you make the units their own with not so much rhythm to make things different? **A:** When we get to Phase 1 you will see the varying material and colours on the facades.
- Have you planned for an integration of the holding properties when they become available? **A:** Yes.
- Are there no site-wide amenities like a rentable party room or gym? **A:** No, that's not currently planned.
- Is the intent that the entire development, all phases read as one community? **A:** Yes.
- What is it that unites these communities? **A:** In the living lane treatments, the ability to walk through the sites and the greenways. The landscape expression has a form language developing within that. The intent is that it's a piece of North Shore forest. The marker posts for the different units and the lighting treatments will be consistent across all phases.
- What else is there that makes this project unique to North Vancouver besides the living laneway? **A:** It will be fronting on the Spirit Trail which will be enhanced; there is a pedestrian way through to the spirit trail with a view across the water. This is a community that takes advantage of the views and terrain on all sides.
- Is the living lane inverted, catching water in the middle? **A:** Yes, it has a channel in the middle and shows the point where two cars could pass each other.
- The water areas are passing areas? **A:** Yes, there is no intent for parking on the lane.
- Staff: there is the ability for laneway parking but this project has not shown this.
- We should be able to meet the city's requirement for onsite storm water management.
- Could you create well defined and visible entrances to and crossings of the laneways using some form of art, signage and colours? Have you considered having a public art person on board that could show how to integrate art into the project? Is this a requirement? **A:** Staff: The Moodyville guidelines do not require it.
- Staff: Is the pad mount transformer in the lane? **A:** No.
- Staff: There's another one on the south east corner of Phase 2B and the center of Phase 2A. BC Hydro is asking for them along the street edges as opposed to the lanes.
- Will there be charging stations for cars and e-bikes? **A:** Yes.
- Are you reusing any of the storm water? **A:** We are not contemplating that right now. It would need to be cleaned and recycled. We have reviewed rainwater barrels.
- It is part of the guidelines and recommendations.
- Will it achieve LEED gold certification? **A:** Yes.

- Why are there no interior public amenity spaces? **A:** We reviewed this but we thought not to do that. Because of the location and because of the outdoor aspect, it was more important to focus on that instead of a space inside which doesn't really celebrate that.
- Are the spaces between buildings a, b and c gated? **A:** No, the public can move through.
- There may be quite a few vehicles moving down the lane, has this been studied? **A:** No.
- Staff: A traffic study was done but looked at Moodyville in general and the additions to the network, it explored whether or not Ridgeway was reopened. We didn't look specifically at the volumes on the lanes.
- I don't see a wide variety form, was that the intent? **A:** We have 3 unit types with a variation in height and design. We are using articulation of facade and colouration of the materials. Our focus has been to pay attention to the richness and detailing of the ground floor space and living lane. The buildings are low key but built to a high standard of materiality.
- Staff: Have you considered noise mitigation in the structure? **A:** Yes, we are doing a study on acoustics.

Comments from the Panel included but were not limited to:

- Consider the slope and small streams that used to flow down them. Emphasize not only the east-west directional pathways but in a similar way, enhance and beef up the north and south ones.
- Overall, the geometric rigor is appreciated. I don't object to similarity from one Phase to the next
- This community has great potential to showcase social community events and gatherings.
- Where is the nearest community center, several blocks away? There will be a lot of people living here, I recommend some kind of amenity, building, pavilion or covered area. Consider some areas of respite for different age groups.
- I recommend that when the two other lots become available to not fill them in with more units but to consider a community centred area.
- Celebrate the views; you could have lookouts here and there.
- Consider a way to celebrate the water.
- Along E 1st Street there needs to be more pedestrian crossings to get people moving through the site.
- Consider what makes this place special that would make someone want to live there.
- There is an opportunity to express sustainability beyond just off the shelf sustainable features.
- Consider EV stalls for a community car share program and a spot for a covered bike share.
- Look at communities like BedZED in London and Malmö, Sweden where sustainability is showcased as part of life.
- There's an opportunity to create a whole new community but the uniqueness factor is lost.
- Encouraged to look at the public art component as a direct expression of our culture.
- Lack of porosity is a disappointment.
- Look at the activities for young and old, outdoor picnic tables and benches. You have the ability to animate the public open space, consider liveability.
- Look at the individual treatment of the buildings. The colours and materials could be changed.
- The empty parcels in the middle are an opportunity to create a core of the site with a larger play or picnic area.
- I'm challenged by the lack of varying architecture in all three phases. If I went to visit a friend of mine I would not remember their unit.
- There are opportunities for uniqueness within the site.

- There should be more pedestrian permeability north to south.
- For the sense of a community, being able to move through is important.
- A quote from Jane Jacobs: *“There is no way of overcoming the visual boredom of big plans. It is built right into them because of the fact that big plans are the product of too few minds. If those minds are artful and caring, they can mitigate the visual boredom a bit; but at the best, only a bit. Genuine, rich diversity of the built environment is always the product of many, many different minds, and at its richest is also the product of different periods of time with their different aims and fashions. Diversity is a small scale phenomenon. It requires the collection of little plans”*
- There is an identifiable lack of diversity of architectural form within this whole site.
- The Moodyville guidelines support the appearance of incremental development and this project does not support that.
- The uniformity across the sites contradicts the intent of the Moodyville guidelines.

Presenter’s comments:

- I’m concerned that some of the comments have been made without the benefit of presenting to you the architectural approach of the building.
- There is a lot more variation on the irregularly shaped sites.
- I’d like to take you through the detailed design presentation.
- The Moodyville plan provides for a variety of buildings.
- I think we are taking advantage of the large site by providing as much family living as possible.
- Thank you for all the comments.

7:01PM - 7:07PM - Break to view the model.

2. Moodyville Phase 1 & 2

Phase 1 (DPA2017-00021): 509 – 603 East 2nd Street

This application is for a development permit under the East 3rd Street Area (Moodyville) DPA Guidelines. The proposed 1.47 FSR design is for a 7 building project with a mix of 26 three and four storey townhomes and 36 four storey stacked townhouses (the upper 18 of which are accessed from a shared unenclosed corridor with elevators and stairwells). 5 required adaptable units are provided as accessory lock-off units at the lower level of townhouses facing the lane. The townhouse buildings have pop-up shed roof structures with no rooftop deck and the stacked upper two-level units have roof-top decks accessed with hatches. All buildings have units that access a central courtyard over structured parking. The building is proposed to have 112 parking stalls located in an underground garage (max defined in guidelines is 93) accessed from the lane. The design presents 6 of these as visitor stalls. The proposal intends to fully pursue LEED® Gold Certification for mid-rise buildings under ASHRE +15%.

Staff would be interested in the Panel’s input regarding the following:

- The design, façade, and architectural vernacular of the buildings as they respond to and potentially coordinate and demonstrate individuality with other buildings of the Moodyville Area and each other;
- The overall massing and form of each building as it relates to both the street edge, greenway edge, and the internal spaces of the proposed development;
- The quality and effectiveness of the typology of the proposed shared corridor upper-level stacked units;

- Quality and overall cohesiveness of the landscape plan, pedestrian circulation, as well as, transitions between common and private outdoor spaces;
- The nature and quality of the shared open spaces provided in this plan;
- The design quality and approach towards incorporating a Living Laneway as part of the design;
- The interface with the neighbouring house and property to the East;
- Design regarding sustainability and energy performance goals; and
- Quality of livability and CPTED responses for the townhouses, apartments, and associated accessory lock-off units in this proposal.

Martin Bruckner, IBI Group, described the project to the Panel:

- There is the ability to walk all the way down the laneway.
- There are private patios and entryways.
- The units onto East 2nd have private access.
- There are elevators and stairs on either end of the buildings.
- The main living level has a formal entrance off of the living lane.
- Lock-off units can be adaptable units.
- Top floors have a hatch exit.
- The building treatments are different in terms of colours and materials.
- There is a use of brick at the base and an articulation of the façade with pop out windows and guard rails at the top.
- We have used three different types of brick and different colours for the hardie board paneling.
- We have used real wood on the overhangs.
- The aim is to provide high quality exterior materials.

Grant Brumpton, PWL Partnership, reviewed the landscape plan:

- We have a variety of vegetation in the courtyards, using columnar trees and coniferous trees to create a number of different spaces.
- A rain garden is included as well.
- There are ribbon walls to provide additional soil volume in the courtyard.
- We have used a curvy path. Our concern was that it may feel quite long if we don't provide some interest to that. There are a variety of trees with a Japanese maple caricature and nodes with seating that break that up and subdivide the space into a series of rooms.
- The ribbon wall helps to get more soil volume and define where there is some seating.
- The paths provide a straight through way to get through quickly.
- There are clustered, informal nature landscapes with a children's play area.
- The mail is also in this location with an entry element that provides a landmark on the street and a clue of where to enter.
- There will be variation with the plant material and landscape walls.

Questions from the Panel included but were not limited to:

- The west of building G has a green space; could that be a small park as well? **A:** Yes, it could be. We have proposed two large coniferous trees.
- From 2nd street looking in, is there an opportunity to make the elevator shaft more transparent as well as the lobby? **A:** Yes, we can consider that.

- Where do you come out of the parkade other than the elevator? Can you put a staircase coming up at the same location or create a light well from that area for safety purposes? **A:** Yes.
- Is there an opportunity to bring some glazing into the parkade? **A:** We will have to check that.
- In the recycling room with the access out, is there an opportunity to bring light into that room and separate the garbage and recycling? **A:** If you have to go to a different location for garbage than recycling that will create issues.
- Can you bring natural light into the garbage room and parkade? **A:** Yes.
- Is there a way of using Hardie panel that doesn't look like wood or vice versa? With an honesty in materials, can you introduce more wood and a punch of colour? **A:** Yes.
- What is the room at the top of the pitch roofs with the strip glazing? **A:** There is a bedroom on that level.
- Is there an opportunity to use that for passive means, say ventilation? **A:** Yes.
- Does the landscaping add variety? **A:** Yes.
- In the parklets, there are trellises, logs and benches is there an opportunity to have covered outdoor areas? **A:** Yes.
- Have you considered e-car and e-bike infrastructures in the parking? **A:** Yes.
- Is there an opportunity on the north building on 2nd to have any more potential articulation of the building facades? **A:** We don't have much freedom given the space we need between the buildings. We may have a bit of leeway. The concern is to make the upper units more easily accessible for families by the elevator and shared access. That means the walkway up at the top needs to be running pretty straight. We could shift a center block a foot or two. We will think about this.
- The two coniferous trees that you're saving, what is the health of the trees? **A:** They have been reviewed and are identified as good quality mid-life douglas firs.
- With the impact of the excavation, has there been an assessment on the sustainability and life of the trees? **A:** There's work that needs to be done with this as we develop the design.
- On drawing A1.12, what is the exit deck? **A:** It's a three storey building; we need a deck within 6 feet of the grade.
- Can the 4th floor deck walk way have more roof covering? **A:** Yes, we should cover the whole thing and make them more continuous.
- Is there space for closet storage and dressers? **A:** Yes.
- On the east side of the property, is the greenway being developed separately? **A:** No, we are doing it.
- Will it be publically accessible? **A:** Yes.
- Will it be more private in the long term? **A:** Yes.
- Is there a steep slope where the walkway comes to a T? **A:** The grading is not totally on point in the rendition. There is a gentle slope west to east.
- What is the width of the space between buildings B and C? **A:** 6ft.
- On the lane side, there are townhomes that access the lane, is there a traditional curb on the lane? **A:** We haven't fully determined this detail yet.
- Buildings A, B and C, when you enter the units are you entering the kitchens? **A:** Yes.
- How will a first responder identify the upper level units? **A:** It has stair and elevator access, there would be zones indicated on the alarm panel. How that is annunciated will be looked at.
- At the ends of the buildings, is there more that can be done at the corner? **A:** Yes, we could put windows into the stairs.
- Can the roofs do something different unit to unit, or be sloped in different directions? **A:** We can take a look at this.

Comments from the Panel included but were not limited to:

- The landscaping does help the variety in the smaller courtyard areas.
- Undulation of the building façade could help animate the streetscapes.
- Consider the permeability of the landscaping by using storm water to create water features to reflect the individuality of this site.
- I appreciate the planning of the units; you haven't crammed a lot of rooms into one space. Interior living has been considered.
- Consider using the roofs to some purpose to ventilate the units.
- You have done a good job on the modulation and façade treatment. You have identified the units and entries.
- Harkens to a contemporary "Brownstone".
- Something could be done with the elevators and stairs to make them all glass enclosures to help separate modules.
- The lobby into the 6th floor walkway elevator could be a greenhouse feature.
- Revisit the Hardie panel colour, even in the glazing, instead of black vinyl. Avoid being "Muddyville" on a grey day.
- Look at the permeability in between the units and at the end with the stairs
- Look at separating the garbage from the recycling.
- Consider rain protection for some outdoor spaces with water features that celebrate watercourses.
- The massing is relentless, especially on the north building.
- Consider a way to break up the straight line of the north building.
- Could replace the two coniferous trees into native soil.
- Appreciate the variety in the landscaping; it adds great contrast to the building architecture.
- I'd like to see a story with the project. It needs heart and soul. The creativity in the landscape needs to be reflected in the architecture.
- From a liveability standpoint, break up the buildings somehow.
- Work more on the roof protections at the 4th level and some of the entrances.
- I'm challenged by the length of the frontage. Consider how to break this up.
- The addition of the elevators and walkways at the top of the buildings is unique can create unique forms.
- I'm challenged by the space of the buildings being so narrow and feeling as if it is one building.
- Permeability through the site is crucial.
- Providing access through the buildings and down into the living laneway is critical towards making the spaces work.
- The use of the coniferous trees is important and ties into the spirit trail.
- Look at expanding the outdoor space to two smaller seating areas.
- The sky bridges across the fourth level are unique and can be played up more.
- Address specific guideline comments regarding an effort to make large sites appear more incremental or break them up.
- The end walls of the blocks will benefit from more design development.
- Explore opportunities for more interaction and play in the living lane.
- Consider the opportunity for some sort of public art on the tall narrow walls or green walls.

Presenter's comments:

Thank you for all the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 509-603 East 2nd Street and does not recommend approval of the submission pending resolution of the following issues listed below:

- Encouraged to develop a story into aspects of the project that will make it unique to Moodyville;
- Bring more variety and individuality into the architectural form;
- Consider the use of water above grade to create unique features;
- Explore the opportunity to express sustainability in an effort to make the project more unique. For example: with passive ventilation;
- Explore opportunities to make the vertical circulation cores more unique in terms of different materials or glazing;
- Encouraged to use more colours in materials;
- Explore potential for public art in the project;
- Ensure more connectivity from north to south through the site;
- Ensure visual and pedestrian connectivity;
- Consider covered outdoor areas for seating;
- Ensure more seating groups in outdoor gathering spaces;
- Examine increasing the space between the buildings on the north side;
- Review the repetitive forms along the north elevations;
- Encourage more roof protection at the 4th level;
- Consider more flex uses in the living lane;
- Explore more design development at end walls;
- Explore opportunities to introduce light into the parkade; and
- Consider separating the garbage and recycling areas.

Carried Unanimously

Phase 2A (DPA2017-00025): 548 – 602 East 1st Street

This application is for a development permit under the East 3rd Street Area (Moodyville) DPA Guidelines. The proposed 1.13 FSR design is for a 3 storey set of 13 townhouse units across 3 buildings including 3 required accessory lock-off units facing E 1st St. The buildings have shed roof structures with no rooftop deck and a shared courtyard. The building will have 20 parking stalls located in an underground garage with ramp access from the lane and with grade level doors to the E 1st St. There are also 2 parallel visitor stalls on the laneway. The proposal intends to fully pursue LEED® Gold Certification for mid-rise buildings at ASHRE +15%.

Staff would be interested in the Panel's input regarding the following:

- The design, façade, and architectural vernacular of the buildings as they respond to and potentially coordinate with other buildings of the Moodyville Area.
- The overall massing and form of the building as it relates to both the street edge and the internal spaces of the proposed development;
- Quality and overall cohesiveness of the landscape plan, pedestrian circulation, as well as transitions between common and private outdoor spaces;
- The design quality and approach towards incorporating a Living Laneway as part of the design;
- The interface with the neighbouring house to the West;
- Design regarding sustainability and energy performance goals; and
- Quality of livability and CPTED responses for the townhouses and associated accessory lock-off units in this proposal.

Martin Bruckner, IBI Group, described the project to the Panel:

- This is a smaller space.
- The east side is the future green way.
- To the north is the living lane.
- To the south is East 1st.
- There is more breathing room between the buildings.
- The PMT is on 1st Street.
- The articulation and colouration is similar but muted.

Grant Brumpton, PWL Partnership, reviewed the landscape plan:

- The landscaping is consistent with what we've seen previously.
- There is a covered outdoor seating area.

Questions from the Panel included but were not limited to:

- For the building on the North West corner, is the angle of the sidewalk edge a separate area to draw pedestrians off? **A:** We wanted to allow for a catching area for water, we can look at this to angle it off the other way.
- What is the patio treatment for that unit? Is there a vertical separation for more privacy? **A:** Yes, we can look at this.
- **refer to previous comments for Phase 1*

Comments from the Panel included but were not limited to:

- The open space and the layout of the units could have permeability in the center by the PMT if feasible.
- The units and the form are pleasing; however there could be some distinction with colour.
- Adding distinction by colour in the materials can go a long way. Look at the materials using brick as a base and look at glazing.
- This speaks more towards the Moodyville guidelines with the building massing, the way they step and the relationship to the park and that they all have a front door.
- Architectural tweaking with colour is all it really needs.
- Encourage you to have that living lane as animated as possible.
- Look at the two parking spots with columns in them.
- In relation to permeability at the south by the PMT, look at a vertical element.
- There are two visitor parking stalls with boulders beside them, consider moving those.
- Consider the amount of dark materials on the backside of the buildings, consider lightening them.
- As a standalone development it's great, but I can't deny that it has the same formal language and colour palate as the rest of the development.

Presenter's comments:

Thank you for all the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 548-602 East 1st Street and does not recommend approval of the submission pending resolution of the following issues listed below:

- Create permeability through the site from north to south down to the PMT;
- Explore more opportunities to use colour to break up architectural expression;
- Encouraged to animate the laneway where possible;
- Encouraged to move the boulders next to the visitor parking stalls; and
- Explore varying materials on all four facades of building.

Carried Unanimously

Phase 2B (DPA2017-00026): 502 - 528 East 1st Street

This application is for a development permit under the East 3rd Street Area (Moodyville) DPA Guidelines. The proposed 1.13 FSR design is for a 3 storey set of 13 townhouse units across 3 buildings including 3 required accessory lock-off units facing E 1st St. The buildings have shed roof structures with no rooftop deck and a shared courtyard. The building will have 20 parking stalls located in an underground garage with ramp access from the lane and with grade level doors to the E 1st St. There are also 2 parallel visitor stalls on the laneway. The proposal intends to fully pursue LEED® Gold Certification for mid-rise buildings at ASHRE +15%.

Staff would be interested in the Panel's input regarding the following:

- The design, façade, and architectural vernacular of the buildings as they respond to and potentially coordinate with other buildings of the Moodyville Area.
- The overall massing and form of the building as it relates to both the street edge and the internal spaces of the proposed development;
- Quality and overall cohesiveness of the landscape plan, pedestrian circulation, as well as transitions between common and private outdoor spaces;
- The design quality and approach towards incorporating a Living Laneway as part of the design;
- The interface with the neighbouring house to the West;
- Design regarding sustainability and energy performance goals; and
- Quality of livability and CPTED responses for the townhouses and associated accessory lock-off units in this proposal.

Martin Bruckner, IBI Group, described the project to the Panel:

- The parking entrance is on the high side of the site from the lane.
- From 1st you can come up and walk through to the living lane

Grant Brumpton, PWL Partnership, reviewed the landscape plan:

- This Phase is very similar to other two Phases.
- There is also a ribbon wall feature with large pockets of planting.
- There is good connectivity with a shared amenity space and secondary gathering spot.
- There are the same landmark features to provide clarity on where the entrance is.
- We have integrated more of a play area in this layout.
- The planting is similar.

Questions from the Panel included but were not limited to:

- To staff: do they need two parking stalls per unit? **A:** No, the max is 1.5 in the guidelines. Some units will have two and some wont.
- Could you have one car per unit and use the 4 stalls in the parkade as one stall per unit? **A:** We could deal with that.
- Could you do something with those parking garages? **A:** We would want to try and get two car private garages.
- To staff: would the bylaws accept carports? **A:** No, it's the access that's the issue.
- The north unit on building D, the patio at the end doesn't connect to the pathway? **A:** The patio is sitting higher than the neighbours' patio by a few feet. Approx. 4ft.
- Is there going to be a concrete wall between? **A:** There will need to be some screening.
- **refer to previous comments for Phase 1*

Comments from the Panel included but were not limited to:

- Find some way to extend the common area with stairs overtop of the parking area in the courtyard.
- Provide natural light into the interior spaces that go into the parkade.
- The end units are a great size.
- Encourage honesty of materials; play with colour for some individuality.
- Break up some of the facades to add animation the street.
- Pay attention to the facades of all the buildings to break them up. Weigh odds to break the façade up with garages through a council process.
- The roof forms with flat roofs and pitch roofs adds a real interest as you look up.
- The circulation through this Phase is much improved.
- It's great that they all have a front door to the lane or park.
- There's an opportunity with the blank walls to animate them more with windows.
- Reconsider the building façade colours.
- Building D does do a good job of breaking up the architectural character.
- Use is reflected in the form it gives variety to the overall development.
- Thanks for the use of wood soffits and using natural materials where you can.

Presenter's comments:

Thank you for all the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit Application for 502-508 East 1st Street and does not recommend approval of the submission pending resolution of the following issues listed below:

- Provide natural light into the parkade and resolve the issue with the garage entrances;
- Explore the use of colour on facades and lighten them in some situations; and
- Encouraged more design development at the ends of the buildings.
- Because of similarity between phases we want to see it back.

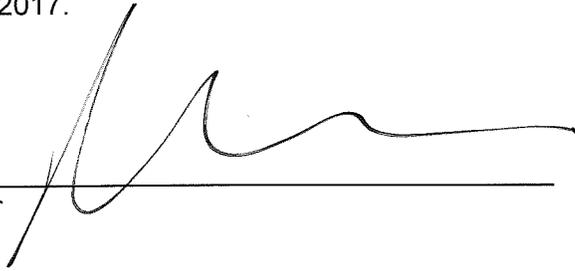
Carried Unanimously

3. Adjournment

There being no further business, the meeting adjourned at 9:25pm

The next regular meeting of the Advisory Design Panel will be held on Wednesday, October 18th, 2017.

Chair

A handwritten signature in black ink, consisting of several loops and a long horizontal tail, positioned above a horizontal line.