

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 the Atrium Meeting Room on Wednesday, May 15<sup>th</sup>, 2019**

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**MINUTES**

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**Present:** W. Chong  
K. Ross  
N. Petrie  
R. McGill  
B. Harrison  
K. Bracewell, RCMP  
Councillor A. Girard

**Staff:** D. Johnson, Development Planner  
M. Friesen, Planner 1  
W. Tse, Planner 2  
R. Fish, Committee Clerk

**Guests:** 250 East 15<sup>th</sup> Street (Rezoning Application)  
Will Blair, Bingham Hill Architects  
Doug Nelson, Bingham Hill Architects  
Alexa Gonzalez, Durante Kreuk Ltd  
Julian Kendall, Cressey Development

2540-2590 Lonsdale Avenue (Rezoning Application)  
Shamus Sachs, Integra Architecture Inc.  
Jason McDougall, Perry & Associates  
Steven Petersson, Cascadia Green Development

**Absent:** B. Jones  
M. Messer  
J. Ralph  
C. McLeod

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A quorum being present, the meeting was called to order at 5:31 p.m.

**1. Minutes of Meetings of the Advisory Design Panel held April 3<sup>rd</sup>, 2019**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held April 3<sup>rd</sup>, 2019 be adopted.

**Carried Unanimously**

## 2. Business Arising

None.

## 3. Staff Update

D. Johnson reviewed the status of ongoing development projects.

## 4. 250 East 15<sup>th</sup> Street (Rezoning Application)

The City has received a development application to rezone 250 East 15<sup>th</sup> Street to support 281 rental residential units – split between three residential buildings – and a new public park. The residential buildings are located over 2 levels of underground parking, storage, garbage and recycling rooms, and secured bicycle parking.

The site is located on the northwestern corner of the St. Andrews and East 15<sup>th</sup> Street intersection. The site is well connected to public transit, active transportation routes (St. Andrews Bike Route), commercial areas and amenities.

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

- Site Design: connection of the development to the public realm (lane, streets, and park); the proposed massing and site design; the entrance/breeze-through/public art area; and potential CPTED concerns.
- Architecture: the proposed architectural style; the application of facade materials; the proposed colour pallet; and the effectiveness of highlighting of amenities.
- Landscape Architecture: the proposed planting schedule; design of the breeze-through space; the use of landscape along the edges of the lane and the park; and any preliminary thoughts concerning the park.

Will Blair, Bingham Hill Architects, described the project to the Panel:

- 100% rental for all 281 units.
- Providing a large amount of amenity spaces.
- Achieving Step Code 3.
- A new city park takes up ¼ of the site.
- Building A and B have 12 storeys, Building C has 6.
- The form is driven by a goal of creating a dynamic community and fostering integration with the public realm.
- The massing was lifted up to allow for a connection through to the park.
- The connections are completely accessible and totally public, no gates or barriers.
- There are two levels in the parkade. P1 has a single entry ramp for all three buildings, no gates between them.
- There are three separate cores to the building and three separate recycling areas.
- P1 has a lot of bike storage and an LEC connection room.
- We are making an effort to save many of the onsite trees.
- Building C has townhouse units along the park edge geared toward families.
- Lane side of Buildings B and C have rather large terraces making the lane feel multipurpose and also functions for vehicles.
- Every façade is activated and helps with CPTED issues. There is a lot of surveillance and overlook onto the park from terraces and to lobby areas.

- Building C has a bike workshop at grade.
- The bridge element spans between Buildings A and C and will be highly programmed. This is the hub of the development.
- There is a lot of overlook from the bridge onto the public passage way.
- There is a great opportunity for public art in and around the bridge.
- There is an amenity space at the top of Building B.

Alexa Gonzalez, Durante Kreuk Ltd., reviewed the landscape plan:

- A significant feature is the 8m of grade change. There are two bisecting accessible public paths that make the whole site permeable to the public.
- The living laneway and patios will have eyes on the public realms and encourage mobility through the site.
- We will include drought tolerant species and native material with little to no maintenance.
- Proposing a water feature in the breezeway to add some white noise.
- Looking at this area as a prime opportunity for public art in the breezeway.
- Building C outdoor space will foster the sense of community with urban agriculture and outdoor patios on the ground level.
- Building A has private roof-top patios accessible from some of the upper units.
- Stormwater management elements include the rain gardens adjacent to the public paths and park systems. The soil retention will have decent slab depth and a good amount of soil to retain water on site.
- The park is in preliminary design with city. The approach will be family oriented with kids play and multiple areas that appeal to different age groups.

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

- Have you begun the public art process? **A:** Yes, we are doing an open call.
- Is it an international call? **A:** Yes.
- The buildings are big, can you talk to the energy efficiency and livability with what you are trying to obtain? **A:** We are working to achieve Step Code 3 and are targeting a high R Value; R25. The window systems are a step up from the typical. The curtain wall is targeted as being triple glazed. The project being connected to the LEC is a big benefit. We are also adding solar shading elements on Building A and B.
- Was there any consideration to flip one building to the back and have the park off of 15<sup>th</sup>? **A:** Yes, we went back and forth with the city.
- Why is it the way it is? **A:** It was direction from senior staff and from Council.
- Will the existing trees on St. Andrews be okay? **A:** We did do consultation with the city arborist and the architectural team has done a good job revising the parkade to ensure sufficient tree protection along those edges.
- Do you have a plan for reducing solar heat gain on Building A? **A:** The window frames on the main building will provide shading, on the amenity pace itself, the glazing setback will help.
- Have you considered a retractable shading system? **A:** Yes.
- Have you considered Step 4 of the code? **A:** No we haven't. We are struggling to meet Step 3. It would mean quite a decrease in glazing. Cost is a factor as well.
- Have you considered the rain patterns for the upper floor with regard to some kind of rain shade especially on the north facing units, they have reduced cover. **A:** No, not beyond the aesthetic benefits.

- What kind of heating and cooling system is in the building? **A:** We don't have a mechanical engineer yet but we plan on cooling every unit.
- Was there any noise consideration for the hospital and fire department? **A:** No, there hasn't been a required decibel level. The upgraded window system will be better than the average double glazed window.
- Was there any thought to how the cladding will be maintained and cleaned to avoid build up on the building? **A:** Material durability is looked at from impact. The colour fading or staining will be discussed with our supplier reps.
- Are you keeping up to date on the challenges with jogging the windows on Building C? **A:** No, not specifically, this aesthetic felt important for this part of the building.
- Where are the water tanks to retain the soil? **A:** Currently there aren't any. This question will be answered. Our goal is to not have built tanks and accomplish it within the landscape.
- The plan is to retain it in the soil? **A:** Yes.
- What is the function of the level 2 amenity bar? **A:** We are working with the interior designer for it to be more of a central hub so people use it more frequently and make it more of an activated zone. It will be staffed fulltime.
- Are the bridge 'v' columns a requirement from a structural engineer? **A:** The structural elements within the bridge are placeholders and are intended to be dynamic.
- On the laneway, the parking gate looks really large. **A:** We are targeting a typical height, the gate is used for P1 air intake as well.
- Can you explain how you see the edge between the park and the property line where the walkways are? What's the concept for the edge? **A:** Lots of permeability there and the path is on the park side. The other side is on private property. The patios encourage residents to consider that an addition to their backyard and encourages them to use the space.
- Is there a fence there? **A:** No, the patios will be gated though. It's meant to feel public and accessible.
- How are the public walkways protected? **A:** It will be a statutory right of way.
- Are the visitor stalls separate from the public parking? **A:** Yes.
- Has unit identification been addressed yet? **A:** Yes, it will be a combination of things.
- Is there landscaping or lighting in the walkway between Building B and C? **A:** There is landscape lighting as a treatment throughout the area. We have created elements of interest at the intersection, trellising and wayfinding to move people through the space.
- No decision has been made on the park yet? **A:** Just preliminary concepts.
- Staff: When the city receives the park, there's a task force that designs the park. This takes place after rezoning.
- Is the bike workshop glazed in Building A? **A:** The bikes are below the window but not at street level view. You can see into it.
- Can you explain what you mean by vendors to program the amenity space? **A:** We have a number of rental spaces in Seattle where we've done this. Restaurants can be brought in for events to get neighbours to meet. That's the idea we've been tossing around.
- Can the façade of Building C south face be lightened in colour? The residents in Building B it might find it too dark. **A:** Yes, we can consider this.
- Could you extend the overhangs on Buildings A and B for additional water protection? **A:** Yes.
- How many trees will be lost? **A:** 8 significant trees.

- Why? **A:** We are dealing with the new sidewalk, public realm and adjacency to the park. The arborist said they weren't viable. We will be putting in new street trees.
- Is there a plan for the existing tenants? **A:** We've just started on a tenant relocation plan and had an open house for the tenants. We are going through the process of finding each tenant 3 options and 3-4 months free rent as well.
- Does the 10% policy apply to this project? **A:** Yes.
- Was there an allocation of the materials to your project? Is there a rationale you had? **A:** We want to keep a muted palette and the park would add variety to the colour. We wanted to have a trio of buildings that created a gradient.
- Did you conduct a study of the surrounding neighbourhood for cues? **A:** A lot of the surrounding area are low rise wood framed. Wood tone soffit at the pedestrian level makes it more relatable and makes it feel natural and muted.
- Was there any consideration for rain protection on the amenity areas? There's none on Building A. **A:** There is a high level canopy that's quite wide. We didn't want to add too much due to height limits and create a feeling of more massing.
- Was there any consideration for an electrical supply for e-bikes and cars? **A:** Yes, 100% for cars with load sharing and 30% for bikes.
- What's the function of the amenity space on the bridge? **A:** The idea is that it's a social gathering space with an outdoor BBQ and hangout area.
- Was there any consideration for covering the walkway that runs north south and east west and lighting that? It would encourage more people to be outside if covered. **A:** Not at this stage, no.
- Do you have any other thoughts on the water feature and stone wall? **A:** We want it to be partially artful but the stone is also being carried out through the project. We are looking to encourage that in the park as well.
- What is the bike window level? **A:** 8ft off the ground.
- Was there a discussion for daycare? **A:** No.
- Staff: Density bonus and community amenity contribution considers rental an amenity. Additional costs are not required. The applicant is also providing a public park. The park is geared towards children's play.

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

- The south façade heat gain is an issue, pay attention to this.
- Pay attention to interface in and out of the buildings, to the park and the amenities.
- Consider if the stairs and corridors are wide enough.
- The biggest item that's missing is the park planning and what that looks like. How the park operates and encourages people to use it will play a huge factor in the success of the project. What are the things that get people out of their units to connect?
- Provide more rain protection than is currently provided.
- Encouraged to include even more bike outlets.
- Staff: we are welcoming thoughts from the panel considering park design. We will look at bringing the park element back to ADP.
- Play with more variation with the placement of the colours and the south face of Building C to lighten it up and be more playful.
- Recommend to look at Step 4 as an option.
- Break all the balconies and build them as their own. You will have to retrofit. It's a cost you will have to face, do it now while it's cheaper.
- Consider solar shading on the west and south faces, there's a lot of glazing with no overhangs. Look at some solution there to reduce solar heat gain.

- There needs to be more overhangs on the upper decks of Building A and B for rain cover and around the stair covers.
- Amenity value is unique and appreciated.
- There are extremely white finishes on the façade.
- Reconsider the black metal cladding on south side of Building C and keep it bright.
- The landscape is lacking on some of the details for intersecting spaces.
- The concepts in the outdoor spaces are interesting.
- The public breezeway connecting to the park is a great space, the walkway through there should be wider and more of a connection to the park. It needs more attention as a more interesting space and connection as a major pathway.
- On the street at East 15<sup>th</sup>, the entry path is only 8ft wide and narrow. Consider how you see the plaza, it will be busy.
- Find a balance with coverage of outdoor areas.
- The pathway from the lane to the park it is narrow and a place with least visibility. Consider more windows on Building C or balconies on the side.
- The connection with the park is important. It doesn't fit in too well right now, the concept could change before it's developed.
- The park design should compliment the project.
- The intersection of the north south corner of the park needs more public importance to it, consider a plaza or some public art there.
- P1 has narrow corridors to the bike lockers. You need robust doors on that or close them off. The problem will be theft of bikes and lockers.
- You need to sort unit identification out. It needs to be robust and easily identified for first responders.
- The walkway between Building B and C is a movement predictor, natural surveillance doesn't work. If you can't make it wider, make it as bright as you can with lighting and painting that encourages people to come through it. Attract normal users.
- The park will need to have clear lines of sight, no large shelters or areas for animals to nest and bright enough to attract normal users but not too bright that people can go hold a party.
- Efficiency is important and a high priority.
- Animate the area near all three buildings as a circular meeting point with chairs and foliage to draw people in.
- The 15<sup>th</sup> Street side needs a little more playfulness on the walkway across.
- The project has a clear delineation of the program, the site and street edges. A good influx of rental units and good variety.
- The amenity corridors need to be addressed for noise mitigation and traffic.
- **Action Item:** that the Park Task Force bring this project back to ADP to ensure there is a mutual understanding of what the park design is going to be.

**Presenter's comments:**

- Thank you for all the comments.
- The park will develop and the success of the project depends on the success of the park.
- We will look into meeting Step 4.
- Because we connect to LEC we have no efficiency gain which makes it difficult.
- We will look at the shading comments as well.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 250 East 15<sup>th</sup> Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Encouraged to include additional solar shading on the upper elevations of the south and west facades to mitigate solar heat gain;
- Ensure the park amenity is successfully planned along side the development while also considering the connections from the street, programming of the park, rain protection and effective lighting of the paths;
- Consider achieving Step 4 of the Step Code;
- Include clear and definitive unit identification for first responders;
- Further review of the P1 bike corridors for improved CPTED protection; and
- Consider additional outlets for e-bikes.

**AND THAT** the Panel wishes to thank the applicant for their presentation and looks forward to providing comment concerning the park design should the rezoning be successful.

**Carried Unanimously**

*Break 7:17PM-7:25PM*

#### **5. 2540-2590 Lonsdale Avenue (Rezoning Application)**

The City has received a development application to rezone 2540 and 2590 Lonsdale Avenue to permit a new five-storey, 64-unit market rental apartment. Two levels of underground parking are proposed, accessed from the rear lane.

The site is located on the east side of Lonsdale, between East 26<sup>th</sup> Street and East 25<sup>th</sup> Street/Highway 1. The site is well connected to amenities, including public transit, parks and recreation, and commercial areas, particularly to the south of the site (south of Highway 1).

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

- The quality, functionality, and livability of the proposed units and common spaces, particularly in relation to amenity provision and Active Design;
- Appropriate scale and transition of the building to single family homes across the lane;
- Quality of the architectural expression and application of façade materials overall;
- Appropriate activation and landscape transitions to the public pedestrian path; and,
- Access, lighting and sightline responses for CPTED, lane function, and accessibility considerations.

Shamus Sachs, Integra Architecture Inc., described the project to the Panel:

- Rental and residential project reduced down to 5 storeys with 64 units.
- We want to maintain an element of affordability.
- The neighbours are quite happy with the design but transportation came out as an issue with regards to the lane as most residents use the lane.

- We have created a pedestrian connection from the lane across the property.
- There was concern with site lines and how cars come in and out of the street.
- We are adding a strong new presence to the neighbourhood.
- Ground patios follow all the way around through to the lane.
- We tried to mitigate exposed parking walls to the south.
- The entrance is further to the north.
- There is a rooftop amenity space with a community garden and socializing area.
- Materials are high quality and non-combustible. There are accents of stone around the base of the building with a strong vertical portion signifying the entry.
- There was a concern from neighbours with overlook so we have added an element of vertical sun screens on the building.
- We increased the setback on the lane to 12ft to add landscaping and soften the edge.
- The trees along the north side are on city property. We suggested to remove and replace or work with city to trim and open them up to allow more sunlight in.
- Large fames and balconies and large overhangs reduce the scale of the building.

Jason McDougall, Perry & Associates, reviewed the landscape plan:

- Most of the landscape is on the ground level with the patios and developing the design for the rooftop amenity.
- On 26<sup>th</sup> Street there are patios on the north, buffered by a large cedar hedge. The arborist report said it's in a declining condition. We want to work with city to open it up or remove it to clean up the visibly through here.
- Into the lane is the same treatment with a terraced urban effect, cleaning up the laneway edge and creating a front door feel.
- Onto the south we are maintaining a 4ft wide walkway so it can be doubled in the future.
- The lane would be gravel to not impact the roots and will have building and wall lighting.
- The amenity area is south facing with lots of light exposure, large urban garden planters and movable work benches.
- There is a planted screen and buffer to outdoor dining and lounge areas.
- We have also allowed for outdoor storage space up on the roof.
- We are designing the railing system so plating is on the outside of the railing.

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

- Are you working with city to expand the rooftop? **A:** We only want to have single access, so are limited to square footage.
- How much storage is in underground parking? **A:** 7 storage units.
- There is no storage in the units? **A:** Some have storage.
- Is the residential parking separated from the public? **A:** Yes.
- How far is the ramp undercover? What is the distance? **A:** 45ft.
- Is there door access to the bike space in your visitor parking by the recycling and garbage? **A:** Yes.
- What is the lighting treatment around the ramp down and lane itself? **A:** Along the lane we will have wall lights in 8ft intervals, low planting and building lighting above. In the parkade we will add lighting through there.
- Are the units accessible off the lane? **A:** Yes.
- Is the main entry address off of Lonsdale? **A:** Yes.
- Can you access the units on the rear from inside the building? **A:** Yes.



- Can you only get 65 people on the rooftop amenity with one stair? **A:** Yes.
- How did that determine the size of the outdoor area? **A:** There's a bunch of limits, square footage, one stair and a limit of 65 people.
- Was any acoustical study done regarding the highway? **A:** Yes, we will do one.
- What are your energy targets? **A:** Level 3 of the Step Code.
- The roof looks adult oriented, was there any consideration of a family or children oriented space on the property? **A:** We looked at all of it and with reducing to 5 storeys we were forced to bulk out the massing. The best solution was to put it on the roof. We could look at this.
- What are you doing in the units with the bedrooms to provide ample daylight? **A:** We are opening up as much of the glazing as we can. We have done more work on the units by reorienting them to bring in more light. They are internal bedrooms.
- The Lonsdale frontage is high traffic, have you considered relief on the sidewalk? **A:** The sidewalk orientation follows what's going on with the upper side and lower side of the street. We can work with staff to find the best treatment for that boulevard.
- What have you explored for solar shading and reduction of solar heat gain for the south and west faces? **A:** The south face has less fenestration for the possible development on the other side.
- Have you considered going to Step 4? **A:** No.
- Are the screens on the west face moveable? **A:** No, this has been in discussion but because its rental we probably wouldn't. It could lead to a lot of maintenance.
- What heating and cooling systems are you considering? **A:** Individual HRVs in all units. Increased R values, R50 on the roof and R20 on the wall.
- Some unit layouts (A0, A3, B3 and B4) will require a lot of turning if you're in a wheelchair, have you considered changing where the entry doors are located to mitigate this? **A:** Not yet but we can.
- Have you considered a wrap around deck for unit A0s sunken patio or more visibility into the lane? **A:** Yes, we can look into this.
- Have you explored a green roof treatment with low level shrubbery to reduce the thermal footprint and increase the amount of natural air? **A:** We can consider a cedar roof elements.
- Has there been any more discussion on the street treatment entries off of Lonsdale? **A:** The property line is right up against the dedication, we are trying to plant at the base of the walls because the street falls 10ft, some won't be raised. As you move south, we are trying to maximize usability of patios and real planting spaces with a small buffer at the property line but without knowing where sidewalk would go, we tried to allow for a buffer while maximizing space.
- Have you considered anything along the Lonsdale edge and southern façade from an acoustic standpoint? **A:** Not at this point, we've planted as much as we could. We could add drywall and the upgrade window performance.
- Due to the condition of the trees along the 26<sup>th</sup> Street, why not get rid of them? **A:** That's what we would push for, they are ugly and create challenges with CPTED. The trees belong to the City.
- If the amenity space was increased in size, would it incorporate some children's play area? **A:** We would love to include something for children.
- There are three levels of balcony screens, what was the rationale to keep it at the 2<sup>nd</sup> floor and not up to 4<sup>th</sup> and 5<sup>th</sup> level? **A:** The 5<sup>th</sup> level overhang doesn't project enough. This is where we have ended up but we can look at it.
- Why doesn't the north west corner and south overhang continue? **A:** We want to add articulation to the building and not over emphasize the flat lines with the roof.

- Are the screens powder coated wood? **A:** Powder coated metal, yes.
- Is the north west corner paneling a cementitious material? What was the rationale to have these materials to their locations? **A:** It is all fiber cement for durability and maintenance. Some areas are still in development. Overall were trying to add a warmth with the colour palette and with soffits and screen accents.
- What material is the entry canopy structure? **A:** Real wood.
- Is it a glazed canopy? **A:** Yes.

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

- Create a space for families.
- Good choice in colour and durability of the materials.
- Step 4 should be something that the applicant should consider.
- Be careful with the parking gate entry when it's covered for blind spots. It's got to be open, well lit and lightly painted. Make sure it's not obscured.
- The east side of building has two access doors that are set in. When people go in the space no one can see them. They should be brightly lit and have robust doors with locks to prevent them from being forced.
- Lighting in the lane is key.
- Bike storage in visitor parking is an issue for bike theft.
- The pathway on south side needs to be considered if another building comes in. Plan what you will do to mitigate that.
- The front entry is sunken, raise it up a bit.
- The sunken patios on the north could have a different edge there for more room in the patios, its dark on that side and could be less heavily screened.
- The Lonsdale edge has a severe sidewalk. Install a separate sidewalk with trees and remove the curb walk.
- Think twice about having a walkway on the south side.
- Pay attention to the details with the siding and hardie panel.
- Carry the vertical languages up to the 5<sup>th</sup> storey.
- Consider looking at something different for the cementitious wood panel siding. Make sure it doesn't look like different applications of the same material and make the sunshade vertical elements read as a quality product.
- Consider something deeper and chunkier for the sun shades. Something larger might do more for the project in terms of energy and vehicle lights along Lonsdale.
- Relief on the Lonsdale sidewalk for the patios at grade is hard to believe. You will want some kind of buffer there to offer privacy from the activity on Lonsdale.
- The white stone work on the entrance is well done.
- Attach wall lighting on the south wall to cast light down.
- Explore a green roof as a way to get to Step 4.
- Consider retractable solar shading for the west face. There will be a lot of heat gain.
- Look at the layout of the entry for accessibility.
- Glass awnings will mitigate the amount of water coming down on the north west face.
- Supportive of the form and character but pay attention to the details.
- Include more windows on the north east units for livability.
- Use wood soffits on the overhangs' underside to warm the space up.
- Include rain protection on the roof deck.
- Glaze the pop ups so it's lighter and bring light down to stairwells.
- Refine some of the alignments between the vertical and horizontal panelling.

- The entry way wrapping to the north west corner stops at level 4 and goes to cementitious board. Use the brick to identify the entry, extend it or cut it short. The canopy looks low.
- There needs to be more identification to the face of the building, more thought and rework to the entry.
- Consider provisions for weather protection on the roof with awnings and canopies. Minimize it so it doesn't look like another floor.

**Presenter's comments:**

- Thank you for all the comments.
- We can make improvements to the Lonsdale frontage.
- We want to make the roof deck more family friendly and expand on it.
- We would love to do something more creative with the trees on the north.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 2540-2590 Lonsdale Avenue and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Consider expanding the size of the rooftop amenity to include a variety of programming and space for children;
- General lighting along the main paths should be robust and well lit and consider overhead pedestrian lighting along the southern edge;
- Consider additional windows for the north east units;
- Consider weather protection along the north west corner windows;
- Improve the screening and landscaping treatment along the Lonsdale Avenue frontage;
- Review the acoustical impact from Lonsdale Avenue and the highway on the residential units;
- Further review of the shading elements on the building and material palette refinements along all elevations;
- Consider achieving Step 4 of the Step Code;
- Further design development of the garage doors; and
- Review the inset doors to address CPTED concerns.

**AND THAT** the Panel wishes to thank the applicant for their presentation.

**Carried Unanimously**

**7. Adjournment**

There being no further business, the meeting adjourned at 8:46 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, June 19<sup>th</sup>, 2019.

Chair

