

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, March 16, 2005**

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**MINUTES**

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- Present:** A. Malczyk, Chair  
S. Friars, Vice Chair  
D. Lee  
R. Vesely  
D. Rose  
N. Paul  
U. Stein  
P. Kernan  
Councillor R. Clark
- Staff:** K. Russell, Development Planner  
E. Maillie, Committee Clerk  
C. Perry
- Absent:** M. Boland - RCMP  
M. Rahbar
- Guests:** H. Besharat – Architect  
E. MacLean – Project Manager  
K. McKillop – Landscape Architect  
C. Foster – Landscape Architect  
P. Yiu – Building Manager  
C. Marghetti – Architect  
H. Shaw
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A quorum being present, the Chair called the meeting to order at 5:30 p.m.

**1. Minutes of Meeting of the Advisory Design Panel of February 16, 2005**

It was regularly moved and seconded

**THAT the Minutes of the meeting of the Advisory Design Panel held February 16, 2005 be accepted.**

**Unanimously Carried**

**2. Business Arising**

None

### **3. Staff Update**

The Development Planner advised that in the past month, Council workshops have been held on:

- Heritage Inventory
- Harry Jerome Recreation Centre
- Central Lonsdale Planning Study – Phase 1

### **4. 612 Chesterfield Avenue – Building Permit**

The Development Planner gave an overview of the previous proposed development on this site which, after a lengthy process, had been unsuccessful. The current proposal presents a tower with a townhouse project and is within the zoning for the site. This proposal has no rental component. It was noted that while a Building Permit application is not required to come to ADP, applicants with large projects are encouraged to do so; the Panel review is helpful to staff.

H. Besharat – Architect, E. McLean - Project Manager, C. Foster and K. McKillop – Landscape Architects, and P. Yiu, Manager - Colossus Developments, were introduced and the Project Architect reviewed the context of the site and surrounding developments. The proposed 11-storey tower is to be located at the north of the site with the 5-unit townhouse component along West 6<sup>th</sup> Street. Vehicle access to the tower entry and underground parking is from 6<sup>th</sup> Street. Secured visitor parking is located at the first level of the underground parking, with separate secured areas for residents of each of the tower and townhouses.

The Project Architect reviewed the design package distributed to the Panel and noted that 80% of the units are Adaptable Design Level 1 and 20% are Level 2. Exterior material, colours and design features were reviewed and explained.

C. Foster, Landscape Architect reviewed the planting around the perimeter of the site and water elements and plantings in the centre garden area. Gates and low fencing at the perimeter landscape areas will create a separation between public and private areas.

The Project Manager noted the 100 ft. height limit on this site and advised that the elevator penthouse will be reduced to keep it within the limit. It was also noted that currently there is no plan to include public art on the site but it may be considered.

#### **Questions:**

- Pedestrian access onto Chesterfield;
- Location of pedestrian access into the site;
- Impact of bridge exit from the tower onto Keith Road on units at the north west corner of the building;
- Location of gates and fencing;
- LEED status;
- Stormwater management.

## **Comments**

- Support the project – good solution and density is appropriate for the site;
- Vehicular access is good;
- Landscape well done;
- Some concern with the turret feature;
- Consider public art component;
- Some concern with potential movement of the public through the site;
- Consider access from the tower to the south – if grading permits;
- Encourage consideration of separation of pedestrian access from the site;
- Consider greening of townhouse rooftops to address overview from the tower;
- Sensitive to the neighbourhood;
- Stormwater management – needs to be addressed further.

## **Architect's response:**

Will consider and address all comments made by the Panel. Green roof considered but not applied due to concerns about green roofs on wood frame construction. Turret detail is being addressed now.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the Building Permit application for 612 Chesterfield Avenue (Besharat Friars Architects) and recommends approval of the project and commends the applicant for a thorough presentation.**

**The ADP recommends that the applicant consider –**

- **pedestrian access through the open space on site;**
- **storm water management; and**
- **some greening on the roof of the townhouses.**

**Unanimously Carried**

## **5. Central Lonsdale Planning Study – Phase 1: Update**

Since the Consultant's presentation to the Panel, a workshop with volunteers from the public was held. Ray Vesely represented the Panel at that session. This was a very successful workshop, with particular emphasis on consideration of the best location for the library.

Following that a Council workshop was held and the consensus was that the north side of 14<sup>th</sup> Street was the favoured position for the new library, with the second choice being on the south side of 14<sup>th</sup> Street towards Chesterfield. The site on the north of 14<sup>th</sup> Street is not owned by the City and a report is being prepared to go forward to Council setting out options for discussions around that site.

S. Friars entered the meeting at 6:40 p.m.

## **6. Design Awards - 2004**

List of projects to be considered for 2004 Design Awards was reviewed. R. Vesely volunteered to take photographs of the projects for review at the next meeting

The Development Planner advised that it has been suggested that the City consider submitting some projects for consideration in the Urban Development Institute Award Program.

There was consensus that the Advisory Design Panel supports the City's nomination of the LEED building, "The Silva", under the Sustainability category. This is the first residential LEED building in Canada.

## **7. Sutherland Secondary School – Building Permit**

C. Marghetti – Project Architect, H. Shaw – Design Architect, I. Abercrombie – NVSD #44, M. Thomson - Capital Project Coordinator for NVSD, and the Landscape Architect were introduced. The meeting was advised that the School District has now submitted the Project Agreement to the Ministry of Education for their review. The project cost is \$23,000,000, with the building cost estimated at \$17,000,000 at this point.

The Landscape Architect reviewed the site context and explained in detail the landscape plan distributed to the Panel. Courtyards and walkways through the site will be concrete. Elevation changes at the front and rear courtyards were explained.

The Project Architect gave an overview of the building design and access routes into the site. Interior layouts of the building were explained and the heavy timber element through the spine of the building was noted. A display board with exterior finishing materials and colours was circulated and application was explained. Building will be tilt-up concrete panel with anti vandalism finish.

### **Questions:**

- Inconsistency in colours shown in rendering;
- Glazing materials;
- Environmental performance – on-going costs;
- Detail on retention of mature trees;
- Types of trees being introduced to the site;
- How visual access into the playing field from the parking area is being addressed;
- Detail on exterior finishes and elevations;
- Is difference in geometry of the building with the landscaping deliberate;
- Ongoing consideration of public art opportunity in the project;
- Provisions to manage rainwater from large roof to use for irrigation;
- Handicapped access to playing fields and to the school;
- Is boggy field and track area suitable for change to artificial turf field;
- Stormwater management on the site;
- Public involvement process;
- Paving materials – possibility of using pavers in secondary courtyards.

## Comments

- Like the extent of glazing – huge improvement over existing school and step forward for public schools;
- Like the changes since last presentation;
- Circulation space positive;
- Materials interesting but some reservations about tilt-up concrete;
- Concern with extent of concrete on east elevation;
- Seem to be a lot more trees than would normally be used;
- Reduction of trees close to the building in the back (east) courtyards would create improved social space;
- Encourage exploration of managing rainwater on the roof
- Lawn patches may offer opportunities to introduce students to the concept of managing stormwater and filtration in the landscape;
- Consideration of using some native plantings throughout the site;
- Scheme well developed, especially the spine;
- Concerned with two entries on the west side – articulation would emphasize main entry;
- Impressed with how it has come together, especially in light of constraints of school budgets;
- Support for introduction of visually demonstrated management of stormwater;
- Helpful on east facing courtyards to get rid of trees and clear it for a break in the tree wall;
- Landscape well presented;
- Pleased that public art will be considered;
- Interesting scheme and encourage stormwater management for school site educational and environmental purposes and maximized retention of stormwater.

### Response:

Meetings have been useful. Previous suggestions have been incorporated into design and current suggestions will be considered also.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the Building Permit application for Sutherland Secondary School (Killick Metz Bowen Rose Architects) and supports the design and thanks the applicant for a thorough presentation.**

**The ADP recommends that further exploration be given to including visible stormwater management measures on the site.**

**Unanimously Carried**

**8. Other Business**

None.

**Adjournment**

The meeting was adjourned at 8:32 p.m.

The next regular meeting will be held at 5:30 p.m. on Wednesday, April 20, 2005.

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Chair

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