

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, May 17, 2006**

MINUTES

- Present:** S. Friars, Chair
R. Vesely
P. Winterburn
B. Spencer
A. Hii
N. Paul
D. Lee
- Staff:** K. Russell, Development Planner
E. Maillie, Committee Secretary
C. Perry, Technical Assistant
R. White – Deputy Director, Community Development
G. Stainton – Manager, Facilities
- Guests:** C. Phillips – Landscape Architect
P. Szaszkievicz – CEI/Diamond Schmitt
Wai-Lin Chee – Deputy Librarian - CNV
- Absent:** B. Dabiri
D. Rose
A. Malczyk, Vice Chair
Councillor B. Fearnley
-

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

Review of the minutes of the meeting held May 3, 2006 was deferred until the next meeting.

1. Staff Update

(a) Mid-Block OCP Designation Bylaw

This went to Public Hearing earlier this week. One Councillor was absent and Council deferred making a decision until all members are present.

(b) 203 West Keith Road

The duplex proposal at Keith and Forbes went to Council and was referred to Public Hearing on June 19th.

2. Block 62 – Preliminary Library Proposal

Richard White – Deputy Director of Community Development & Waterfront Project Manager, Glenn Stainton – Project Manager and Facilities Manager for the City of North Vancouver, Wai-Lin Chee – Deputy City Librarian, and P. Szaszkievicz– CEI Architecture / Diamond Schmitt Architecture and C. Phillips – Landscape Architect were introduced.

P. Szaszkievicz gave an overview of the planning process and reconfiguration and relocation of the proposed library site. The preliminary presentation package was reviewed and general areas explained included:

- Demographics of library use and users
- Projection of use over a 25 year period
- Site layout
- Library massing
- 3 floors of library space with 1-1/2 levels of below grade parking for 130 cars
- Library entry at grade on 14th with visual access from Lonsdale
- Interior layout of library space main floor, second and third floors
- Parking access
- Elevations
- South façade: Currently investigating modulation on the south façade to allow visual access inside as well as addressing heat and solar issues
- Location of café on 14th Street

C. Phillips, Landscape Architect, gave an overview of the proposed landscape design. This site will be used for civic events as well as a public space for daily use. Features identified to address these needs include:

- “Edges” around the site define special areas and connections.
- Design will identify “North Vancouver” through views, seating areas through the plaza, café area and public art.
- Considering ways to integrate paving patterns over the hydronic heating unit under the plaza.
- Future consideration of relocation of City Hall entry to 14th Street opposite the drop-off area and entry to the underground parking west of the library.

Mr. White advised that Council has received this preliminary presentation and it will now be going to a number of advisory groups for comment. The planning group will then proceed with the next step in the development process. The project has grown considerably and costs are being monitored closely.

It was noted that access to the outside must be controlled, particularly to address safety of children and for security of library materials. The hidden garden area is a safe and secured area opening to the outside.

Questions from the Panel:

- Consideration of other locations for stairway at the atrium level
- Use of vertical and horizontal shading in the glazing
- Use of glass blocks at paving over hydronic heating area

- How would the interior layout change to address expansion of use in the future?
- Security at east stairwell to the garage
- What is planned to address the back wall of the hidden garden to improve outlook?
- Will there be public access to the roof?
- Consideration of stormwater management and green roof on the building
- Will roof design address overlook from neighbours?
- Design of venting structures for LEC system
- Public art contribution on the site

Comments:

- Project booklet should be in 11" x 17" format
- From a safety and security aspect, design should address that likelihood that parking will not be a 24-hour operation.
- Support overall plan.
- Support proposed location of café - commercial operation should not be at east corner location facing Lonsdale where it would be emphasized at the expense of Library presence.
- Library entrance from plaza needs to be highlighted.
- Corner by plaza would be good location for public art feature.
- Dealing with the landscape as a series of rooms works well.
- Like grade changes and terracing through the site.
- Entrance location is good compromise, but corner at plaza from Lonsdale needs different treatment.
- Overall massing of the building may benefit from reinforcement at the front – may be able to express further with roof forms.
- Would like to see detailed section showing relationships of horizontal and vertical shading elements on façade.
- Nature of the site means approach to main entrance from several points must be considered, while still respecting visibility from Lonsdale; functionality of entrance is important.
- Concern with canopy and how it terminates on west face of the building. Canopy does not resolve itself on west façade in a rational relationship to pedestrian circulation paths, directing pedestrian flow towards either locked emergency gate from hidden garden or a secondary landscape stair (which should be subsidiary to main axis through plaza.)
- Like to see further design detail at canopy at the entrance and looking toward the entrance.
- What is happening to the stairwells (design detail)? How do they work with regard to security.
- Detail on roof treatment to address overlook from neighbours.
- Like modern clean design approach.

3. 970 Marine Drive – Rezoning

The Development Planner advised that this is a new application following rejection of the previous application for a 6-storey building. Major concerns in the earlier proposal were traffic and building height.

J. Bumen, Architect, reviewed the proposal for a modified flat-iron 4-storey wood-frame building with commercial at main, two levels of underground parking and residential above. Commercial and residential parking will have separate security. In response to comments of the APC, the plan has been revised to provide a handicapped elevator from the parking area. The building will have 15 adaptable suites. The materials and colour board was displayed. The architect advised that a noise consultant has been retained.

Questions from the Panel included:

- Type of building materials
- Colour of wood soffits
- Type of limestone
- Why has the landscape at the corner changed?
- Location of garbage and loading area?
- What is the acoustic nature of the soffits?
- Will a security gate be included by parking entry?
- Parkade access
- How were previous traffic issues addressed?

Comments from the Panel included:

- CPTED issues need to address the deep corner at entry to the bicycle, electrical and mechanical rooms
- Like the flat-iron concept
- Concern with quality of materials
- Need to consider opportunities at overhang
- Landscape at plaza needs to respond to symmetry of flat-iron
- Soft landscaping at the corner needs to be augmented
- Rear exit stair on north side juts out into the frontage and should be re-considered
- Support the inclusion of public art features on the site
- Prefer larger canopy on top point of the building as included in the original material
- Difficult to review when changes have been made but are not included in the package to the Panel
- Useful to have colour on the elevations or better rendering – very hard to read how colours and materials will relate
- Very challenging site with many issues with traffic and roads however the solution presented is quite appropriate for the corner site
- Rendering and massing elevations are quite different and difficult to relate to each other
- Canopy needs to be stronger
- Stone at base needs to be stronger to create separation between residential and commercial
- Park at the corner does not support the building
- Need more detail on materials

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 970 Marine Drive (Bumen Architecture) and, although generally supporting the direction of the design as presented, requires further development of the following:

- **Three dimensional aspects of the modeling of the façade particularly with respect to the roof canopy treatment.**
- **Further information on colour and texture, including provision of detailed coloured elevation or coloured rendering.**
- **Better delineation of the residential entrance to differentiate from commercial façade.**
- **Reconsideration of the landscape design at the intersection to better reflect the building form and possibly incorporate some form of public art.**
- **Creation of a stronger base to the building in terms of separation between the commercial and residential components on the elevations.**

The Panel looks forward to a further submission.

Unanimously Carried

4. 333 Brooksbank Avenue – Building Permit (Re-cladding)

The Development Planner advised that this is a Building Permit application for the re-cladding of Park and Tilford shopping centre.

The applicant advised that there has been a history of difficulties with the façade over the years and it is now proposed to replace areas where cladding is failing and over-clad other areas. The finishes are being upgraded and colours and material changed. The areas to be re-clad at the face of the building were reviewed and the material and colour board was displayed. Canopies will extend 8' over the sidewalk. At the rear of the building the cladding will be completely removed and replaced.

Sign criteria will be established throughout the site.

Questions from the Panel included:

- Special paint to be used on mansard portion of the roof
- Will a variety of colours be used at Individual canopies?
- Treatment at the corrugated metal at top of the building
- Use of reveals at horizontal?
- Style of outdoor lighting to be used
- Landscape elements to be addressed
- Consideration of further signage
- Extent of repair needed at the rear
- Locations of change of materials from metal to stucco

The Development Planner will check if the sign package is required to be submitted to the City for review.

Comments:

This project will be a major Improvement.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the building permit application for 333 Brooksbank Avenue (Omicron Total Building Solutions) and supports the concept as presented. The Panel thanks the applicant for a thorough presentation.

Unanimously Carried

5. Other Business

(a) Joint Advisory Body Meeting – ADP and APC

- Wednesday, May 24, 2006 at 6 p.m.

There being no further business, the meeting adjourned at 8:35 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, June 21, 2006.

Chair

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