

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 18th, 2011

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**MINUTES**

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- Present:** T. Cailes  
K. Kallweit Graham  
K. Kristensen  
M. Saii  
B. Spencer  
C. Taylor
- Staff:** C. Laing, Planner 2, Community Development  
C. Perry, Supervisor, Engineering Services  
R. White, Director, Community Development  
S. Kimm-Jones, Committee Clerk
- Guests:** Karl Wein, Karl Wein and Associates  
Dirk Buttjes, Buttjes Architecture Inc.  
Peter Kreuk, Durante Kreuk Ltd. Landscape Architects  
Alan Whitchelo, Fairborne Homes  
Martin Bruckner, IBI/HB Architects  
Jim Hancock, IBI/HB Architects  
Gerry Eckford, eckford+associates landscape architecture  
Nelson Chan, Citimark Development  
Reza Salehi, Citimark Development  
Rebecca Nguyen, Citimark Development  
Michael Mortensen, Grosvenor Americas  
Dan Walsh, Development Consultant  
Joanne Sawatsky, Lighthouse Consultants
- Absent:** J. Bitar  
Y. Khalighi  
S. McFarlane  
M. Messer  
Councillor Trentadue
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A quorum being present, the Chair called the meeting to order at 5:35 p.m.

### 1. Minutes of Meeting of the Advisory Design Panel held April 20<sup>th</sup>, 2011

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held April 20<sup>th</sup>, 2011 be adopted with changes as discussed.

**Carried Unanimously**

### 2. Business Arising

Staff told the Panel that, in the future, minutes will be reduced in length with summaries of discussion on projects illustrating the basis for the resolution.

Karen Kallweit-Graham initiated a discussion on community benefits as a result of rezoning. West Vancouver requires 75% of the "uplift" value for community benefits such as public art, foreshore work etc. Is North Vancouver City getting sufficient value from rezoning, especially in light of the large developments currently being proposed? C. Perry mentioned that the City received \$2,000,000 in community amenities from the development of the school district site.

**Action:** Staff to report back to APD regarding the possibility of a workshop (perhaps with the Advisory Planning Commission) on understanding how community amenities are set.

### 3. Staff Update

C. Laing gave the staff update.

1250 Lonsdale Avenue: A preliminary report was carried at the March 21<sup>st</sup> Council meeting that staff be directed to continue processing the application including a density bonus in consideration of proposed capital support for the Presentation House Gallery and a density transfer from 1112 Lonsdale.

New Commercial Floor Space in the Town Centre: the recommendations in a report from the Director, Community Development were carried unanimously at the April 4<sup>th</sup> Council meeting. Staff were directed to provide recommendations concerning changes to development regulations that would provide for more commercial floor area in areas of the City where mixed use, and particularly, Residential development is also encouraged.

1308 Lonsdale: A confidential workshop on the North Vancouver Museum was held on April 28<sup>th</sup>. Onni is requesting a density bonus of 15 to 1 for the museum. On May 9<sup>th</sup> Council directed staff to work with Onni to improve the proposal with a view to reducing density and view impacts, to improving pedestrian circulation and public open space access, and to consult further with area residents. A Town Hall Meeting for this project has been delayed.

212 Brooksbank (MEC): the bylaw had first and second readings. A Public Hearing took place on May 16<sup>th</sup> with 12 speakers from the public. 2<sup>nd</sup> and 3<sup>rd</sup> readings were carried (4-2).

306 East 9<sup>th</sup> Street: received 1<sup>st</sup> reading on April 18<sup>th</sup> and went to Public Hearing on May 16<sup>th</sup>. 2<sup>nd</sup> and 3<sup>rd</sup> reading of the bylaw was carried; the bylaw will be adopted on June 13<sup>th</sup>.

Sustainability Guidelines: Updated Sustainable Development Guidelines were approved at the May 9<sup>th</sup> Council meeting.

Creekside Development: Staff were authorized by Council at the May 9<sup>th</sup> meeting to process the development applications to enable the City to obtain a new Operations Centre in exchange for the existing Works Yard on a cost-free basis.

1860 Lonsdale Avenue: 1<sup>st</sup> reading of the bylaw passed on May 16<sup>th</sup>. The Public Hearing will be on June 20<sup>th</sup>.

352 East 9<sup>th</sup> Street: 1<sup>st</sup> reading of the bylaw passed on May 16<sup>th</sup>. The Public Hearing will be on June 27<sup>th</sup>.

1857 Chesterfield: 1<sup>st</sup> reading of the bylaw passed on May 16<sup>th</sup>. The Public Hearing will be on June 27<sup>th</sup>.

Update to Duplex Rezoning: Council may look at amending the method of approvals for duplexes, as they are not seeing public interest in these projects once they are at the Public Hearing stage. The next duplex rezoning application may serve to initiate a review of Council's duplex rezoning process.

The Foot of Lonsdale Study was removed from the ADP agenda because it will be presented to Council and then to the advisory bodies if Council is supportive of the recommended direction.

#### **4. 318 West 2<sup>nd</sup> Street (Rezoning)**

Staff provided background on the project. The site will be rezoned from RS-1 to RT-1. Staff asked for feedback on the orientation of the front patio, the asymmetrical design of the facade and roof, and on the materials palette.

Karl Wein, Karl Wein & Associates, reviewed the presentation boards to the Panel:

- He has tried to stay away from too much symmetry and has treated the street elevation towards 12<sup>th</sup> asymmetrically with one entrance at the front, and one on the side. The front landscape plan is also asymmetrical.
- The floor layouts have been kept as open as possible.
- There are rain gardens in the front and back.
- The energy efficiency report shows that the minimum requirements will be met.

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

- The window wells, how do you get from the rear to the front with a lawnmower for instance? A: There would have to be grates over the wells.
- Is the rear egress from the basement under the rear decks? A: Yes.
- Are the rain gardens intended to take all the roof water? A: Not from the roofs, that would go into the storm sewer.
- Clarification of the orientation of siding. A: It is vertical and horizontal on different sides.
- How does the landscape plan ensure privacy from one unit to the other? A: With fencing and higher vegetation.
- Is the design 100 sq. ft. above the RT-1 standard? Staff: We will have to get back to you.

- How do you achieve energy efficiency? A: Through the heating system with a heat pump, not forced air; the windows will be standard double-glazed.
- Does the City have flexibility to change the building envelope to protect the significant trees? Staff: It is a CD zone based on the RT-1 Zone. We do not have a private tree policy; protection of trees can be required as a condition of the rezoning.
- Are you retaining any trees? A: Three at the back are being retained.
- The rear yard set-back? A: The minimum required is 25 ft; it is 60 ft with this design.

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

- The side yards are minimal; the light wells compromise ease of access from front to the rear.
- The west unit has a very nice covered veranda; the other side only has a flight of steps from the patio and looks like a poor cousin. You should keep the veranda on the east side and bring steps closer to the front door and extend the dark roof to the eastern edge of the building. You could create a zone between the two entries to plant and soften up the front plane.
- The rear exit from the basement patio doors needs improved natural light.
- I encourage you to protect the cedars at the back, if they are in good condition, and reflect them in the landscape plan.
- The landscape plan is overplanted; you should not have sequoias; they need room for growth and maturity.
- The streetscape should be included.
- The tiny windows on the front façade do not fit; the facade does not have a restful composition.
- The two dormers on the top make the building look symmetrical.
- I like the design and colours.
- I am not sure why the siding changes from horizontal to vertical.
- The colour palette is flat. If you change the siding, you should look at a bolder colour for the upper level.
- The building is a symmetrical building; If you are trying to achieve a non-symmetric design, you have not created enough asymmetrical balance. Use the fact that you are applying in a CD Zone; you could slide one part of the building back. Provide more differentiation of the forms with different materials and colours. Talk to planning staff about stepping the back to get more light into the basement; it may not be appropriate in this instance to have 8 foot walls.

**Presenter's comments:**

- If we can get flexibility at the back we can solve the problem of light to the basement.
- I will put grates over the wells at the side to give a 5 ft wide passageway from the front to the back.
- I will convince the developer to keep the trees where we can at the rear.
- I will try to convince the client to do something a little more exciting with the colour.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 318 East 2<sup>nd</sup> Street and does not recommend approval of the submission pending resolution of the following issues:

- Basement window intrusions into the side yard;
- The creation of a more asymmetrical character, possibly by stepping back one unit from the other, or the development of a totally symmetrical composition for the building; the street presence should either be symmetrical or significantly asymmetrical;
- The provision of a richer siding colour for the upper floor;
- The provision of more natural light to the rear sunken patios, for example by stepping the rear retaining wall;
- The Design Panel encourages the protection of existing trees pending the recommendations of the arborist's report;
- Revisiting the landscape plan and removing very large growing trees such as sequoias which would shade neighbouring properties, and to adapt the landscape plan to assure long term sunlight to the property.

**Carried Unanimously**

*There was a short break at 6:50 p.m.  
The meeting reconvened at 7:00 p.m.*

#### **5. 135 West 2<sup>nd</sup> Street (Rezoning)**

Staff provided background on the project which fronts West 2<sup>nd</sup> Street down to Jack Loucks Court. A density bonus and a density transfer add up to 3.11 FSR. Current zoning is LL5 which allows up to 2.6 FSR when energy guidelines are followed etc. There is a requirement for a 80 foot separation between towers once a building is over four stories in height; the top two stories are encroaching. The design generally conforms with Lower Lonsdale design guidelines. The public pathway to the east of the building is quite sparse and narrow. The grade of the slope of the pathway is steep. Staff is looking for a design response at the southern end of the site abutting the public area to knit the private/public space together but creating a differentiation. Staff asked for Design Panel comments on the main entry condition on 2<sup>nd</sup> Street, the pathway condition, and the encroachment into the 80 foot distance.

Dirk Buttjes, Buttjes Architecture Inc., reviewed the presentation boards to the Panel.

- The existing drive and turnaround for the Sky project will provide access to the proposed development.
- They will be completing the pathway system of access up to 2<sup>nd</sup> Street by building the pathway on the east.
- There is a two-storey lobby space with an amenity room off to one side.
- The end units have southern exposed terraces.
- The building very simple, very clean, exposed concrete and glass
- Large balcony overhangs on the south end help with solar shading.
- The elevator machine room is single storey to reduce the overall height of the building.

Peter Kreuk, Durante Kreuk Ltd. Landscape Architects, reviewed the landscape plan:

- There is an extensive green roof on the top of the building with maintenance access.
- There is a pedestrian linkage system with ramped access and stepped access tying into the top of Jack Loucks Plaza.
- The entry from 2<sup>nd</sup> street will have terraced planting.
- Planting on the west edge is on the shoulder, with a trellis on the building with a two foot planting strip to give a green expression on the west side.
- On the east side there is a free-standing screen with a planting of conifers along the top of the pedestrian walkway.
- They are working with the Public Art Committee, primarily looking at the 2<sup>nd</sup> street frontage or along the east side

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

- Is the purchase of the density essential to the success of the project? A: Due to the nature of stepping down, more density makes it more efficient.

*A discussion then took place around the 3D model.*

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

- The east walkway was a fundamental structure of this area; the current design does not respond to the original intent of the plan, with a cascade of steps coming up to the walkway one anticipates a significant pedestrian corridor; it fizzles out when it meets the ramp going east and back. This really compromises the original intent of the scheme; it needs to be more of an urban pedestrian corridor.
- I am concerned with the massing and the way it pushes out and constrains the walkway; it is too tight visually at that point. The walkway needs to be physically wide; the current configuration would be foreboding and feel unsafe. You can use the constriction to create elements of surprise as you move through it. The way the building fronts on to the pathway is critical.
- There is an exhaust structure emerging from the top at the parking structure, it should be relocated to a less obtrusive place or combined with a public art element to announce the entrance to the walkway.
- The massing is a bit bulky; lightening up where it intrudes on the path would help.
- The landing at the top of the stairs needs more space.
- Pay real attention to the human experience in the finishes so that pedestrians are not confronted with big blank walls. Good lighting give a sense of a public place
- I congratulate you on the green roof.
- I like the projecting balconies and the sunken entry off 2<sup>nd</sup> Street.
- There is a very graceful curve in the site plan where the east access starts; it would be good to echo the curve in the balconies.
- I would add more height and take away the wing to the east.
- You need to increase light into the lobby.
- Access to the southern units is ambiguous.

**Presenter's comments:**

- We will take note of your comments. We need to work out some details on the eastern pathway.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 135 West 2<sup>nd</sup> Street and although supporting the site development concept feels the following have not been adequately resolved:

- The relationship of the project to the building envelopes developed as part of the Lower Lonsdale Architectural Controls, and the application of the stepping of the building form to this project;
- Further consideration of the eastern pedestrian connection, particularly to widen the space available to the pathway;
- Greater consideration be given to the entries to the ground level units;
- A response to the curve in the property line, possibly in the balcony design;
- Further refinement of the landscape details to ensure high quality finishes and to ensure a comfortable pedestrian experience;
- That the consideration of public art be related to the head of the stairs emanating from Jack Loucks Court at level 65 and to the north east access to the walkway corridor off West 2<sup>nd</sup> Street;
- Further development of the main entry from West 2<sup>nd</sup> Street to alleviate the 'sunken' nature of the lobby.

**Carried Unanimously**

*There was a short break at 8:20 p.m.*

*The meeting reconvened at 8:25 p.m.*

#### **6. 140-150 West 15<sup>th</sup> Street (Rezoning)**

Staff provided background on the project which was returning to ADP for further review. Staff is generally supportive of the response to ADP's concerns but wanted the Panel's input on the orientation of the main entrance and the material and colour of the vertical bands.

Martin Bruckner, IBI/HB Architects, reviewed the project answering concerns raised by the Panel at the April 20<sup>th</sup> meeting:

- The top three floors of the building have been sculpted and the density moved down to the second and third floors giving more distinctive stepping and a softer look.
- The disabled units have been moved to the back with access to the outdoor space.
- Glazing calculations have been done; overall, there is 50% glazing for passive sustainable design.
- All rooms will have windows designed for passive cooling. overhangs will provide shade for summer sun.
- Elevations in colouration and expression have resulted in more of a vertical expression reinforced with colour, a warm brown to tie in with the wood soffits and wooden store front detailing.
- The basalt stone has been extended on the west side tying in with the landscape plan.

Gerry Eckford, eckford+associates landscape architecture, reviewed the revised landscape plan:

- We have addressed the concern with transparency in the lane treatment by lowering the wall to six feet and wrapping it around the corner; the planting will spill over the wall.
- The water feature is now open and visible to the public and has been pulled back with a heavy wooden bench added along the edge for public seating. An additional rain garden has been added.
- ADP wanted the open space on the podium to be more friendly and family oriented; as some of the density has been added to that level, the open space has been compressed and moved to capture the afternoon sun. The children's play area has a North Shore feel. There are planters at different levels; some with benches. There are picnic benches and a big communal table as well as a BBQ and sink area.

*A discussion took place around the 3D model.*

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

- The size of the CRU's? A: 8500 sq. ft. in total, about 1600-1700 sq. ft. each.
- Why the entrance is off to the side? A: It is more interesting to experience the water feature as you enter the building, and changing direction as you enter the building changes your perspective.
- How deep are the boxed square columns; they seem cave-like? A: Three feet deep with a recessed door and an overhead canopy of translucent glass.
- How durable is the brown concrete? A: Architectural concrete works well in our climate and is long-lasting.
- Is the roof deck fully accessible to everyone? A: Yes.
- What are you doing for public art? A: We are not following the formal process but have looked at the lane and the fencing along the lane.

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

- I am still concerned with the massing.
- It is an improvement from the last design. I like your response to our comments. I wonder about the painted concrete; maybe coloured concrete or a panel of some kind instead.
- I would support going higher with a smaller footprint.
- The landscape detail is beautiful.
- The podium looks heavy and a bit repetitive; it could look lighter, maybe the frame on the upper storey could be set back. Could it be made more slender?
- Keep pushing the streetscape and make it more pedestrian friendly, perhaps with some spillout from the stores.
- I agree with the brown paint; finishes used now on architectural concrete stand up to the weather.
- You cannot see the main entrance from 15<sup>th</sup> Street; I think you should be able to.
- The brown paint is too close to the wood; there is not enough differentiation.
- The approach to the lane is more inviting and friendly.
- In terms of delineating the forms you are on the right track; it could be delineated more strongly; you should ensure the application of the dark paint helps delineate the forms.

**Presenter's comments:**

- We will take your advice and continue to refine the design.



It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 140-150 West 15<sup>th</sup> Street and recommends approval, subject to the approval by the Development Planner, of the following:

- More attention to the detailing of the podium to lighten its appearance and give a finer texture to the street front;
- Further resolution of the streetscape along 15<sup>th</sup> Street to create a pedestrian-friendly environment;
- Further development of the design to assist in more effectively delineating the forms of the building with the darker application of concrete colour;
- Ensure a well-defined architectural expression of the entry when viewed or experienced from the corner of 15<sup>th</sup> Street and the lane;
- The Panel would support greater height and a smaller footprint;
- The Panel encourages the provision of public art.

**Carried Unanimously**

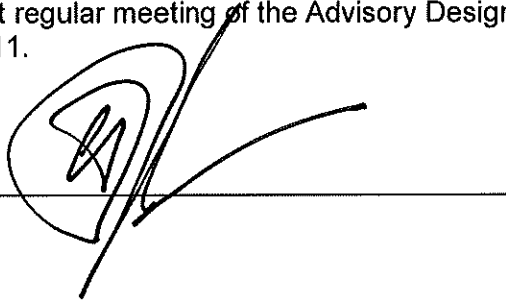
**7. Other Business**

None.

There being no further business, the meeting adjourned at 9:25 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, June 15<sup>th</sup>, 2011.

Chair

A handwritten signature in black ink, consisting of a large, stylized initial 'A' followed by a series of sweeping, connected strokes that extend to the right and slightly upwards. The signature is written over a horizontal line.