

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, September 21, 2005**

MINUTES

Present: A. Malczyk, Chair
P. Kernan
D. Lee
M. Rahbar
R. Vesely
Councillor R. Clark

Staff: K. Russell, Development Planner
E. Maillie, Committee Secretary
C. Perry

Guests: F. Caouette – Manager, Special Projects
F. Ducote – Project Consultant
J. Tinney – Harris Consultants
F. Rafii – Architect
T. Miller – Intracorp
K. Foster – Landscape Arch
H. Heyvaerts – Architect

T. Yamamoto – Architect
M. Wyck – Noort Dev
J. Condie - Landscape Arch.

J. Bumen – Architect
N. Mitchell – Architect
A. Ponce de Leon – Architect

Absent: M. Boland
S. Friars, Vice Chair
D. Rose
U. Stein
N. Paul

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 August 17, 2005

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held August 17, 2005 be adopted.

Unanimously Carried

2. Business Arising
None

3.

Staff Update

Public Hearings

The rezoning application for Block 62 and the OCP amendment and rezoning for St. Andrew's received first reading at Council this week and were referred to public hearings in October.

The projects at 2233 Chesterfield Avenue and 701 East 4th Street received 2nd and 3rd Reading.

Volunteer Appreciation Dinner

The Development Planner noted that the Volunteer Appreciation Dinner will be held on Tuesday, October 25th.

4. 175 West 2nd Street (LL Site 1) – Design Review

T. Miller - Intracorp Development, H. Heyvaerts– Architect, and K. Foster – Landscape Architect were introduced.

The Developer advised that this presentation will address massing revisions, public art contribution, stormwater management, noise abatement, green building and sustainability, and use of materials, and the final presentation will be made to the Panel at the October meeting.

The height of the tower has been reduced to comply with the Design Guidelines. Roofscapes will be landscaped and will be accessible to penthouse residents. Screening at the rooftop mechanical room was noted. Materials and colours for the exterior of the building were displayed and explained.

Landscape detail included –

- Outdoor garden rooms with extensive plantings at the four penthouse units;
- Roof decks at the 4th floor with minimal hard surface and planting;
- Townhouses residents will have access to their green roofs;
- Ground floor units will have direct street access and private green space around the patios.

D. Lee entered the meeting at 6 p.m.

The proposed Public Art component “Voyage” was reviewed; the artist or a representative will provide greater detail at the October meeting. The City's Public Art representative is involved in this process.

It was noted that the developer has retained an acoustical consultant to address glazing requirements. Major components addressing sustainability and LEED were noted. These include use of trees, landscape and greenways, public open space, water efficiency in landscape and planting materials, high efficiency irrigation and, if necessary, ground water management, connection with the City's hydronic power system for heating water and homes, selection of building and finishing materials which will include low-e glazing where necessary. In addition to meeting the City's requirement in adaptable design, five Level 3 units will be provided.

Questions:

- Profile of building compared with original proposal;
- Determination of location where use of low-e glass is necessary;
- How to address the impact of appearance of different types of glass
- Stormwater source;
- Location of cistern to store this water;
- Strategy to address heat gain;
- Use of operable windows;
- Acoustic concerns around proximity of neighbouring vents.

Comments:

- Need to show how water stored in tanks is to be used;
- Support revisions and building design;
- Concern with amount of glazing and solar gain;
- Concern that sustainability list addresses points that are standard practice and conventional construction. More appropriate to do a green building and investigate problems in residential buildings;
- Encourage incorporation of cisterns for capturing stormwater and groundwater;
- Look forward to hearing from the public artist at next presentation;
- Would like to see window sizes and location of operable windows to address solar gain;
- Encourage use of some vibrant colour in the project;
- Support direction of the project and revisions;
- Look forward to next submission with detailed plans and elevations and further resolution of LEED strategies.

Applicant:

- Will come back with more detailed plans and elevations;
- Artist will be invited to October meeting;
- LEED features will be addressed further.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the second preliminary design proposal for 175 West 2nd Street - Lower Lonsdale Site 1 (Hancock Bruckner Wright Architects/Intracorp Developments Ltd.) and supports the project and looks forward to future presentations including development of:

- **Plans and elevations;**
- **Fenestration patterns;**
- **Public art;**
- **Treatment of stormwater.**

Unanimously Carried

5.

Block 62 – Update Proposal

The Chair advised that the APC had reviewed this proposal on September 14, 2005 and read the resolution passed at that time.

The Development Planner reviewed the location and boundaries of the site and advised that this rezoning proposal went forward to Council this week and has been referred to Public Hearing on October 17th. ADP will have an opportunity to review each building proposal as it goes forward.

F. Ducote – Project Consultant, J. Tinney – Harris Consultants, F. Caouette – Manager, Special Projects, and F. Rafii – Architect were introduced.

Mr. Ducote noted that the building to the south of the library has been removed from the site development and consideration will be given to relocating the density from that site to another site in the central Lonsdale area.

Particular details of this proposal noted were:

- Points within the Design Guidelines and Architectural Controls that ensure this will be a quality development;
- Proposed building heights and how they address spacing and view lines;
- Setbacks at the street at the base of the towers;
- Public areas addressed by extension of the civic plaza and pedestrian plaza, placement of courtyard between the private development and City Hall and walkway through the site from Lonsdale to the plaza;
- Selection of materials to create transparency above;
- Relocation of the daycare to another site is preferred by staff and APC;
- Lonsdale Energy Corporation is undertaking a review to consider including hydronic heating system for this site.

It is anticipated that the market rental building will be the first part of this project to be completed.

All properties on this site will address sustainability, with the library addressing LEED Silver and striving for Gold. There will be similar standards for the other buildings also.

Questions:

- How can courtyard planning be enhanced from pedestrian standpoint;
- Height of podium and extent of massing on the street front;
- Noise abatement;
- Location of daycare.

Comments:

- Project well researched and ready for public comment;
- In the past, approving design guidelines has led to problems when development designs come in;

- Concern with the shape of the envelope. 6-storey podium gives a massive wall at the street and suggest that height of the podium be reduced to 3 or 4-storeys
- Linking public spaces is problematic and removing surface parking would create more opportunities for connection and would accommodate further development at City Hall in the future;
- Within private development and rental there needs to be a strong pedestrian linkage through the site to Chesterfield and to 13th;
- Surface parking will detract from civic plaza which should wrap around City Hall and through the site;
- Design Guidelines cover the important issues for this site but should emphasize sustainability and it should be written into the document that NVC is a green community and should strongly emphasize and expect efforts to be made on sustainability issues;
- Landmark quality in this project needs to be more strongly emphasized;
- Needs to be identified as a special project which sets civic precedent and guidelines may be too prescriptive;
- Would benefit from more expression in roof design.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the updated proposal for Block 62 and supports the direction and makes the following recommendations:

- **Enhancement of sustainability statements;**
- **Articulation and reconsideration of the massing and height of the podium on East 13th Street;**
- **Location of the market towers relative to the proximity of the tower façades to the street;**
- **Further explanation of the circulation system within the internal open space with possible reduction of surface parking;**
- **Strengthening of pedestrian connections to Chesterfield Avenue, 13th and 14th Streets.**

FURTHER, the ADP recommends that the expectation of buildings to be of landmark quality be stated more strongly in the Design Guidelines and allow more flexibility with elements such as shape of tower tops.

Unanimously Carried

6. 1133 Lonsdale Avenue – Rezoning

The Chair read the resolution passed by the APC after their review of the project on September 14, 2005.

M. Wyck – Noort Developments, and T. Yamamoto – Architect, were introduced. The Architect reviewed the site and explained the proposed development with commercial/retail at the base, three floors of residential above with interior courtyard at the residential levels. Four adaptable units will be located at the first level of the residential development. Two levels of parking will be accessed from the rear. A

display board with exterior materials and colours was reviewed. The landscape plan for the street treatment, inner courtyard and parking entry was explained.

Questions:

- Amount of light entering the courtyard;
- Roof detail and design;
- Location of doorway to second bedroom is too close to the entrance door;
- Treatment of the north wall;
- Depth of east facing balconies on the fourth floor;
- Why lobby was not included in front of elevator at each level
- Type of planting material in the courtyard;
- Building materials;
- Bedroom window facing into courtyard corridor may create a privacy issue;
- Roofs on plans and on rendering do not match;
- Design guidelines for signage.

Comments:

- Many good aspects in this design with light from both sides but recognize that there are difficulties with bedroom and kitchen opening to walkway;
- Courtyard would benefit from being a little wider;
- Difficulties with waterproofing horizontal surfaces at the interior and walkways in the courtyard space;
- Elevator door is exposed to the elements and would benefit from having a lobby area to avoid water issues;
- High roofs should be sloped rather than flat to minimize drainage problems;
- Make sure that plant material is appropriate in a shade environment;
- Green ring paving at back lane may not be best choice at spaces 20 & 21;
- Consider using permeable paving in loading areas;
- Interesting plan and front elevation attractive;
- Courtyard elevations need to be addressed in detail;
- Privacy issues at courtyard needs to be addressed;
- Building faces busy street and noise attenuation needs to be addressed;
- North wall needs articulation
- Beneficial to have signage standards.

Applicant's comments:

Unlikely that neighbouring property will be sold.
Will be considering setting signage standards.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 1133 Lonsdale Avenue (T. Yamamoto / Noort Developments) and recommends approval of the project and supports an increase in the building depth to allow an extension of the courtyard.

The ADP recommends that weather protection for the elevator be addressed.

7. 970 Marine Drive – Rezoning

Development Planner reviewed the site and the surrounding area. In particular, it was noted that noise issues are a concern since this site is located between two main roads and because of its proximity to a restaurant on the east.

J. Bumen, N. Mitchell and J. Condie were introduced and the architect advised that this is a rezoning application to create a mixed use development with commercial, landscaped plaza and community room on the main floor level and residential above. Residential entry is from Marine Drive with vehicle access to parking from West 16th Street. The building design and landscape plan were reviewed as detailed in the information package distributed to the Panel. It was noted that the building exterior will be painted concrete and brick.

J. Condie reviewed the detail for the proposed urban design which uses slate and cobble paving with metal rails to reflect the design of the building to the south. The urban plaza at the corner of the site will have seating area and platform to accommodate a public art component. Lighting on the building will complement street light and address CPTED concerns. Fencing for security and plantings on decks on each floor were reviewed.

Questions:

- Discussions with Hamilton-Fell Community Association;
- View analysis;
- Noise attenuation;
- Detail on sustainability issues for treatment of stormwater and use of building materials;
- Parking access for commercial, visitors;
- Secured parking for residents;
- Location of loading truck access;
- Appearance of elevation at 16th Street if retail clients don't want two entries/exits;
- Use of amenity space.

Comments:

- Investigate possible expansion of City energy system in this area for heating the building;
- Landscape at building must relate to streetscape;
- Inconsistencies in landscape drawings compared to plan;
- May be appropriate to consider metal trellising at upper levels;
- Corner seems busy and confusing and may benefit from some refinement;
- Design is well considered and would improve urban design in this part of the City;
- Materials have quality and would set precedent for future development in this area;
- Concern that presentation does not fully respond to the environment of the area which has a busy bus stop and heavy traffic;

Applicant:

The design is open on the south side to encourage pedestrians and deal with pedestrian traffic at the bus stop. Streetscape on the south will be addressed.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 970 Marine Drive (Bumen Architecture & Code Consulting Inc. / Parpia Holdings Marine Ltd.) and recommends approval of the project, with the provision that the public space is resolved to the City Engineering standards.

Unanimously Carried

8. 209 & 211 East 18th Street & 1748 St. George's Avenue – Rezoning

The Chair read the resolution passed by the APC in June 2005.

A. Ponce de Leon – Project Architect reviewed the revisions detailed in the revised package distributed to the Panel. Revisions address the concerns raised by the Panel at the previous presentation in August. It was noted that rain barrels have been removed from the site at the request of the owner.

Questions:

What do lines below grade indicate at the south elevation of the basement;
Is it acceptable to have a rain garden by a walkway;
Orientation of gables;
Building materials;
Use of screening at concrete retaining wall.

Comments:

- Difficult to understand how rain gardens work in such close proximity to walkway and fencing;
- Rain barrels should be retained.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 209 & 211 East 18th Street & 1748 St. George's Avenue (Karl Wein & Associates) and supports the project and recommends that another rain garden for each unit be incorporated, if rain barrels are not pursued;

AND THAT the gable ends on the garages face the units.

Unanimously Carried

9. Other Business

(a) Sustainability Award

A meeting will be arranged with the Chairs and Vice Chairs of the Advisory Planning Commission and Parks and Environment Advisory Committee to address criteria for a Sustainability Award.

There being no further business the meeting adjourned at 10:10 p.m.

The next regular meeting will be held on Wednesday, October 19, 2005

Chair

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