

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, August 16, 2006**

MINUTES

- Present:** S. Friars, Chair
D. Rose
D. Lee
N. Paul
R. Spencer
Const. B. Dabiri
- Staff:** K. Russell, Development Planner
G. Penway, City Planner
R. White, Deputy Director
E. Maillie, Committee Secretary
G. Venczel, Development Planner
C. Perry, Technical Assistant
- Guests:** J. Scott – CEI Architects
C. Phillips - Landscape Architect
G. MacFarlane - Diamond & Schmidt Architects
J. Henderson – Project Manager
J. Ramsay – Ramsay Worden Architects
T. Winkler - Ramsay Worden Architects
B. Ramsay - Ramsay Worden Architects
P. Kreuk – Landscape Architect
K. Halex – Architect
B. MacLean - Developer
M. Rahbar – Designer
T. Bunting – Architect
A. Whitchelo – Concert Properties
- Absent:** A. Malczyk, Vice Chair
R. Vesely
P. Winterburn
A. Hii
-

A quorum being present, the Chair called the meeting to order at 5:37 p.m.

1. Minutes of Meeting of the Advisory Design Panel held July 19, 2006

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held July 19, 2006 be adopted.

Unanimously Carried

2. Business Arising

(a) 14th Street Civic Square (Library/City Hall) City Design Aspirations

J. Scott – CEI Architects, C. Phillips, Landscape Architect, G. MacFarlane - Diamond & Schmidt Architects and J. Henderson – Project Manager were introduced.

The City Planner reviewed the site layout and reviewed the planning process that has been undertaken to determine the community needs for the civic space in the area of City Hall and the Library. The design parameters for the civic space were explained and the Design Team will be presenting this to the Panel at the September meeting as part of the Library proposal.

Mr. Penway reviewed the document “City Aspirations: Civic Heart Open Space and Plaza Principles” which addresses the civic space requirements, including space programming, special events, community uses, and parking for the library, civic precinct and City Hall. It was noted that the vision for the Civic Space is that it be the “Civic Heart Open Space” and this should be addressed in the design.

Discussion and comments included, but were not limited to:

- Difficult to address technical issues such as fire access, parking, pedestrian access through the space without impacting on the design aspirations for the civic space as a significant public amenity and a symbolic City Centre.
- Opportunities for the civic space to make a statement and create an interface that will inform potential future civic development on the south side.
- Impact of parking garage entry at 14th Street on the grade change through the site.
- Need to have a “catalyst” in this civic space to draw people and also offer flexibility of uses.

It was recognized that the design team is constrained by the south edge when it is not known when there may be changes in this area. However, the design team stated that the plaza design is evolving to address the current constraints with existing City Hall edge while still accommodating potential changes that could include plaza level access to a future redeveloped City Hall. .

3. Staff Update

None

4. Block 62 – Site 3 – Preliminary Design Proposal

The City Planner advised that parking access on 13th Street has been revised in consultation with Engineering and noted that there is consideration being given to relocating the loading area, garbage and recycling at City Hall to improve pedestrian access through the site.

J. Ramsay, T. Winkler and B. Ramsay - Ramsay Worden Architects and P. Kreuk – Landscape Architect, were introduced. Mr. Ramsay reviewed the revisions addressed since the last presentation:

- Relocation of the lobby to the south east corner of the east tower.
- Location of ramp to underground parking moved 40' to the east in discussion with Engineering.
- Stepping back at upper floors of buildings to introduce more light into the courtyard
- Adjustment of floor heights at street edge to facilitate transition from sidewalks

P. Kreuk – Landscape Architect, explained the revisions made since the last presentation:

- Pedestrian linkages through the site between 13th and 14th Streets.
- Plaza at 13th Street to create a stronger pedestrian presence at pathway to interior courtyard and City Hall and to civic plaza on 14th Street.
- Tower lobbies will access the amenity space, courtyard and the street.
- Children's play space will be located in the courtyard by the Horse Chestnut tree. Courtyard water element is being addressed.
- Programming civic space by courtyard will be addressed to minimize disruption to residents
- Penthouse roof gardens and green roofs will be linked to stormwater management.

Questions:

- Is the linkage through the site being coordinated with developers of civic plaza and new library.
- Exterior Wall material being shown in small areas of podium base.
- Outdoor lighting.
- Location of pedestrian access through the mews.

Comments of the Panel included but were not limited to:

- Moving lobbies to east is positive and starts to address concerns regarding east side of building and entry to City Hall.
- East elevation important in relation to relationship to City Hall and needs to be strengthened and recognized as an entry to City Hall; should be seen as a "street corner" condition.
- Like massing and vernacular but podium on west side could be stronger. Encourage further investigation of using brick and other materials to strengthen the base.

- There was discussion of how the design guidelines suggest that the corners of the towers be more open to address the views of residents to the north. North west corners of west tower may impact views and should be addressed.
- Project is well resolved.
- Entry off 13th to City Hall is important and building should make every effort to recognize it.
- Need to address security for evening use of shared parking for visitors and City Hall staff.

Applicant's comments:

- Recognize the need to re-address east elevation and recognize significance of entry to City Hall.
- Opening up corners will be addressed.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the preliminary design proposal for Block 62 – Site 3 (Ramsay Worden Architects Ltd./Intracorp Projects Ltd.) and supports the design direction and looks forward to a final presentation.

FURTHER, the ADP supports the relocation of the current driveway ramp, loading, garbage and recycling areas to allow a pedestrian connection immediately adjacent to the existing City Hall.

Unanimously Carried

D. Rose declared a conflict of interest and left the meeting at 7:35 p.m.

5. 240 & 244 West 17th Street – Rezoning

K. Halex reviewed the revisions to the project in response to the Panel's comments at the previous review:

- Site grades being addressed with Engineering.
- Garage height complies with building height regulations.
- Site context plan added.
- Windows in exposing building faces increased.
- FSR is .62.
- Overlook issues addressed by offsetting second floor windows.
- Garbage and recycling located at the rear of the garages.
- Configuration of parking and garages at the lane.
- Sustainability statement lists specific commitments.
- Reduced front yard setback is not being requested.
- Sunken patios are being retained with terraced landscape at the perimeter to provide a screen.
- Exit stairways at rear cellars have been removed.
- Size of the roof deck has been reduced but landscaping is retained.

The Landscape Architect noted that with removal of the basement stairs and grade changes, the rear yards work better, and terraced sunken patios at the front are

improved. Walkways through the site will have pavers set in gravel to address permeability.

Questions:

- Confirmation of exterior finishing materials and colours.
- Size of lower windows at the front patios.
- Can building be raised to address building grades.
- Can the slab at the garages be raised 4”.
- How will interface between metal panelling and timber be addressed.

D. Rose declared a conflict of interest due for professional reasons and left the meeting at 8:10 p.m.

Comments:

- Security issue at sunken patio with no visibility from the street to the windows. Reducing the size of windows would mitigate security concerns.
- Maintaining required setback is appropriate to this style of development, which differs from adjoining properties..
- Good job of addressing issues raised in July.
- Relation of garage levels to lane levels would benefit from adjusting slab grades.
- Support as presented.
- Happy to see that the stairs removed from backyard.
- Like the terracing at front sunken patios.
- Consider adding an additional step to terracing to facilitate visual access.

Applicant's comments

The Panel's comments will be taken under consideration.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 240 & 244 West 17th Street (B. MacLean / K. Halex Architect) and commends the applicant for the manner in which previous concerns were addressed. The Panel recommends approval of the project subject to review by the Development Planner of :

- **Design of the terrace and basement window relating to the terrace from a security and CPTED standpoint; and**
- **Finalizing lane grade elevations relative to the garage.**

Unanimously Carried

D. Rose joined the meeting at 8:30 p.m.

6. 335 East 11th Street - Rezoning

M. Rahbar, Designer, reviewed the site and context of the area and advised that the applicant proposes to rezone the site and building for duplex with cellar to be excluded from the FSR.

The design detail and connection at the steep pitched roofs were explained. Each unit has direct access from the street with green space and pathway on each side of the site to the rear. A private outdoor patio / deck area is located at the rear with a carport and garage at the lane edge. Garbage and recycling enclosures are located at the rear corner of the garages.

The exterior of the units will be finished in hardiplank with 8" profile at the base, 2-1/2" trim and 4" horizontal above. Colours were displayed and explained.

Sustainability detail addressed include high efficiency furnace, Energy Star windows, dual flush toilets, fluorescent lighting, and extensive use of soft landscaping .

Questions:

- Width of rear decks versus usability.
- Separation between decks.
- Will copper rainwater pipe run down roof and down the wall.
- Is skylight fixed or operable?
- Treatment of drainage at valley between two main roofs.

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

- Rima pavers not needed in carport.
- Combination of symmetrical and assymetrical design confusing and project may benefit from some refinement.
- Suggest that kitchen windows be relocated from the side to the rear to provide overlook of rear yard.
- Extension of the deck from 7' to 10' would create more livable space.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 335 East 11th Street (Vernacular Design Inc.) and recommends approval.

Unanimously Carried

Applicant's comments:

This roof line and drainage method has been successfully done on another project.

D. Lee declared a conflict of interest for professional reasons and left the room at 9:05 p.m.

7. Lots 43 / 44 Harbourside Drive – Development Proposal

T. Bunting – Architect, referred to the Panel's comments at the previous review and explained the revisions made:

- Parkade structure is more open by using metal mesh screen with plants growing up and through it.
- Building facing Fell Avenue and Harbourside Place has been designed as commercial with potential for retail if opportunities arise. At grade there will be floor to ceiling glazing with division at corner between building and the street.
- The public space between the two buildings has been increased by removing a row of parking.

The Landscape Architect reviewed the design of the furniture at the public space between the buildings and along Harbourside Place. 3' high diagonal walls through the seating area will screen visibility into the parking area to the south. More detail was offered for benches. Other landscape features remain as were presented earlier.

Question:

- Use of green roofing at the parkade.

Comments:

- Like the refinements to the plan.
- Like the treatment at parkade – lightness of design is good and is interesting.
- Like the seating details.
- Park is an art object and well detailed but not sure that people will use it – long benches may not encourage social uses.
- Concern that walls in public area will impede visibility into the space.
- Like the art aspect in the park.
- Security concerns about the park design should not be an issue as the area becomes more developed.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the development proposal for Lots 43 / 44 Harbourside Drive (Concert Properties / Bunting Coady Architects) and recommends approval.

FURTHER, the Panel supports the proposed height increase, parkade floor area exclusion from FSR, and reduction of setback at Fell Avenue.

Unanimously Carried

D. Lee returned to the meeting at 10:35 p.m.

8. Other Business

(a) Volunteer Appreciation Dinner

This event will be held at the John Braithwaite Community Centre on Thursday, October 12, 2006.

(b) CPTED Update

Deferred

There being no further business, the meeting adjourned at 9:40 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, February 15, 2006.

Chair

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