

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 21st, 2013**

MINUTES

Present: B. Allen
H. Besharat
K. Bracewell, R.C.M.P
B. Harrison
M. Messer
M. Saii
D. Siegrist
Councillor Bell

Staff: C. Purvis, Development Planner
C. Perry, Supervisor, Engineering Services
S. Kimm-Jones, Committee Clerk

Guests: 101-149 Lonsdale Avenue
Keith Hemphill, Rositch Hemphill & Associates
Norm Huey, Rositch Hemphill & Associates
Jonathan Losse, Jonathan Losee Ltd.
Kristina Zalite, Jonathan Losee Ltd.
Alex Wren, Staburn Property Group
Jeff Wren, Staburn Property Group

Absent: A. Epp
Y. Khalighi
J. Marshall

A quorum being present, the Chair called the meeting to order at 5:55 p.m.

1. Minutes of Meeting of the Advisory Design Panel held June 19th, 2013

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held June 19th, 2013 be adopted.

Carried Unanimously

2. Business Arising

The proposed walking tour has been postponed to the September 18th ADP meeting.

3. 101-149 Lonsdale Avenue (Rezoning Application)

Staff provided background on the application to build 70 residential units, 11,428 sq. ft. of commercial office space and 13,553 sq. ft. of retail space within a six storey built form.

Staff requested the Design Panel's input on the building height as it steps down the Lonsdale slope, the new development response to incorporating the heritage building, treatment of the rear "L" shaped lane, the choice of materials, the shared amenity space, specifically the landscaping within the landscaped roof deck and the retail frontage character and rhythm.

Keith Hemphill, Rositch Hemphill Architects, presented the proposal to the Panel.

- The project is on a very steep slope, surrounded by tall buildings; it will have little shadow impact on its surroundings.
- A small lane will be used to make a breezeway connecting Jack Loucks Park through the building to Lonsdale Avenue.
- The plan retains the building on the south west corner of the site; it is an important heritage building and was the oldest continuously operating commercial business on the North Shore.
- The building is terraced in line with the slope and will have a variety of store fronts. The façade is broken up to give the impression of being built over time with a more contemporary character at the north end of the building.
- The residential entrance will be on West Second Street
- There is a substantial amount of green roof with a common outdoor terrace on top of the parkade.

Kristina Zalite, Jonathan Losee Ltd., reviewed the landscape plan:

- The Lower Lonsdale Streetscape Guidelines are used at the pedestrian level.
- The CRU's will have the opportunity for patios.
- The existing paving patterns and magnolia tree on First Street will be retained.
- The existing sidewalk and planters on Second Street will be retained.
- The breezeway will have interesting paving, motion sensor lights or public art to attract people through it.
- The community amenity area design is inspired by Persian gardens with strong geometry, clean clipped vegetation.
- Private patios will have built-in planters.
- Mechanical units on the roof will be buffered by planting.

Members then looked at the model.

Questions from the Panel included but were not limited to:

- What are the expectations in terms of green design? **A:** We will meet the bylaw standard; other amenities are five units to be run by the Vancouver Resource Society, the designation and rehabilitation of the heritage building, office space, the extensive green roof and mews.

- Will the lane be lit? **A:** Yes, the whole of the east-west lane.
- How is access to commercial parking controlled? **A:** There are two gates which will be closed after business hours.
- The landscape plan contains both historic and contemporary references; why did you choose a third type of typology for the terrace, i.e. Persian, and why is it not used in other areas? **A:** I think it brings together a lot of different typologies.
- What are the planters on the roof made of? **A:** Allan block so they can be disassembled.
- Did you consider catching the rainwater for irrigation? **A:** There is no storage capacity on the roof, no cistern.
- There is a rainwater runnel in the lane, where does it go? **A:** We do not know yet.
- What about commercial activity in the lane? **A:** We were asked to remove benches so that people did not gather. It is not commercially viable to have a business in the lane.
- You are hoping that the retail tenants will animate the space; will you lose the eclectic charm there is now, as merchants will not be able to afford the spaces? **A:** The current retail spaces are too narrow and too deep; we would like to make them charming but they need to have awnings. We are hoping to make it better.
- What about the trees on Lonsdale Avenue? **Staff:** The trees were planted in 1985 and have ruined the sidewalk; new trees will be planted in silva cells.
- Why does the building step where it does? **A:** We have to get the elevators and mechanics to work all the way through the building and the distribution of the floor area.
- What about public art? **A:** We have committed to public art; it is still in process. We will probably pick up on the shipyard theme; the south facing façade could have a mural.

Comments of the Panel included but were not limited to:

- I really like the project; there is a lot of detail, the quality of drawings and presentation should be commended. It has a strong sense of good urban fit and engages the street.
- The approach looking up the hill is good.
- I think the top storey terminates at the right point.
- With regard to form and massing, my only concern is the south west corner; the heritage building is not connected to the rest of the building and almost wants to be absorbed by the project. I would support keeping the facades but would allow the building to loosen up a little more. I would like to see it spill over the existing building at the south west corner; massing could be integrated into the southerly building.
- I want to see something on the street signaling the breezeway; perhaps there is a way to give it more animation so people do not miss it and feel invited to walk through it.
- Maybe the windows could be more linear; there is too much roundness.
- I like the material palette and the colours.
- The roof is well handled. The building seems to be limited by height; let them have the height to use the roof more. It would need to be a really clean design because of the overlook. You must screen the mechanical equipment due to overlook issues.
- Perhaps instead of low clipped shrubs in the community outdoor amenity space, use something to give more space so that people could sit out there.
- The first level is elegant; the top level does not have as much sophistication. The roof deck could be a stronger element if it used some of the precedents from the amenity area. It seems disorganized and chopped up. There should be more continuity between the different landscape elements. Continuity should flow across the building down the terraced roofs. It would be more related if there was public access. I would encourage stairs to the roof. I would encourage as much outdoor living around the building as possible. Encourage the use of covered outdoor areas on the third level. Use larger canopy trees on the roof to give shade instead of small patios.

- The landscaping is attractive and well-handled but there is a lot happening with different themes; some simplification would be good. The landscape will be seen by many people so is important.
- I would suggest capturing some of the roof rainwater to use for irrigation e.g. in a cistern.
- I like the diversity of use, the roof design, the residential entry is in the right location. The materials seem to suit the context.
- I appreciate the modern vocabulary of the top of the building. The height works well with the stepping. It could take more height.
- The pop-ups on the roof will have some view impact; The City should let the applicant have proper access to the roof top to make it usable and more user-friendly.
- The two lanes should be unique and vital. Make them more crafty and fun; consider opening up the breezeway with glazing. The lane is not animated and successful due to the blank walls; open up the CRU's. Have an art competition to make the lane really exciting and dynamic.
- I have an issue with the beige façade and with residential units behind the office façade. The fake heritage on the building has made it very busy; it could be cleaner.
- The west elevation is going to be dominated and seen from all angles. The façade is very important; give it as much importance as the eastern façade.
- I like the façade on Lonsdale Avenue. Residents like the eclectic look on Lonsdale.
- I would be nice if the top floor were set back even further.
- I would support keeping the heritage building as it is.

Presenter's comments:

- I completely concur about making the lane exciting and a great lane. We are not far enough in the public art process to show anything yet.
- Re: the arches; the original adjacent building had arches and was our inspiration.
- I do not disagree about the resolution of the office and residential components.
- There is room to make changes to how the common deck areas are laid out. We would love to have normal access to the roof.
- I do not disagree with the comments about the western façade; it should have the same level of treatment as the eastern façade.
- Re: more glazing along the lane side to get more eyes on the lane; we will explore it if it fits the 50 % fenestration.
- The screening of mechanical equipment will be incorporated.

Chair's Summary:

- The form and character is generally supported.
- The Panel encourages more integration of the heritage component.
- Announcement of the breezeway and animation of the lane very important.
- The material palette is supported.
- The City should allow access to the roof not just pop-ups.
- The mechanical equipment should be screened whenever possible.
- The community amenity space was supported but work needs to be done on the roof deck and stepping down for visual impact.
- Rainwater capture would be good.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 101-149 Lonsdale Avenue and is in general support of the project subject to resolution of the following items:

- Landscape elements are incorporated on Lonsdale Avenue to signal the breezeway connection to the lane;
- Further design resolution of the lane to ensure functional retail access, animation of the space, and sensitivity to CPTED issues;
- Further design development of the west side of the building facing the lane, with potential inclusion of public art;
- Consideration to allow for the proposed development to be built above the existing heritage building (while retaining the existing heritage façades), thereby reducing the proposed massing;
- Consideration of elevator access to a common roof deck and a roof access enclosure to be uniform with the roofscape and to respond to any overlook from above;
- Coordination of the rooftop landscape design with the third level outdoor amenity space to achieve more cohesion;
- Consideration of collecting rainwater from the roof for purposes of irrigation;
- Further design development of the Lonsdale façade with more consistent fenestration proportions.

The Panel commends the applicant for a thoughtful and thorough presentation.

The Panel supports the form, character and the extent of the north top portion height of the building.

Carried Unanimously

4. Staff Update

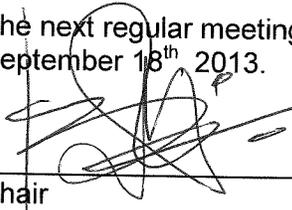
C. Purvis gave an overview of the projects and activities from the Council meetings since the May meeting of the Advisory Design Panel.

5. Other Business

None.

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, September 18th 2013.



Chair