

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, December 6, 2006**

MINUTES

Present:	S. Friars, Chair A. Malczyk, Vice Chair R. Vesely R. Spencer D. Rose P. Winterburn	
Staff:	G. Venczel, Development Planner E. Maillie, Committee Secretary C. Perry, Technical Assistant	R.H. White J. Watkins G. Stainton B. Susak
Guests:	D. Guichon – Applicant B. Holme - Architect P. Szaszkiwicz - Architect A. Sequin – Architect	
Absent:	A. Hii N. Paul D. Lee B. Dabiri – RCMP Councillor R. Fearnley	

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 November, 2006

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held November 15, 2006 be adopted with the amendment of Item 7. to record G. Funarro as a Designer rather than an Architect.

Unanimously Carried

2. Business Arising

None

3.

Staff Update

(a) Marine Drive Task Force – Final Recommendation

Council reviewed and adopted the Task Force's Final Recommendations. The Development Planner will email the details of the approval to ADP members.

Action: Development Planner

(b) Public Hearing

The proposals for 240/244 West 17th Street and 338 East 12th Street went to Public Hearing and were adopted.

(c) Western Avenue Study

This study went to the Policy Committee earlier this week and there was minimum comment from the neighbourhood. It will now go forward to Council on December 11th for direction.

(d) 2233 Alden Lane

This proposal for a detached secondary suite went to Council and was referred to Public Hearing.

(e) 335 E 11th Street

This proposal was reconsidered by Council and was approved.

4. 123 West Keith Road – Rezoning

D. Guichon, representing the owners, and B. Holme, Architect, were introduced. A section drawing of the proposed installation was distributed to the Panel. The architect explained the design and operation of the proposed balcony enclosure system. The enclosures will be installed on the south side of the building in some units. It was noted that this system is already in use in Ontario and engineering experience has been positive. The engineer involved in this project has experience with this system.

Questions from the Panel included:

- Compatibility of this system with the existing guardrail.
- Number of owners committed to installing this system.

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

- Interesting system and would not be a detriment to the building.
- Proposal responds to the ADP request that an architect be involved and an engineer is also involved in the system design.
- Engineer will have to be retained for Building Permit process.
- System appears to be appropriate but concerned that there will be a greater impact than as presented when windows are closed.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 123 West Keith Road (CJP Architects) and supports the installation of the balcony enclosures on condition that a professional engineer be retained to review structural aspects of design and installation.

Unanimously Carried

5.

Block 62 Site 1 – Library & Civic Plaza – Design Application

P. Szaskiewicz – Architect, A. Sequin – Architect, R.H. White – Deputy Director, Community Development, J. Watkins - Chief Librarian, and G. Stainton – Facilities Manager, were introduced.

Mr. Szaskiewicz reviewed the points identified in the resolution passed by the ADP in September and which have been addressed. These include the screen on the west side of the building, frame at the library entrance, rooftop approach and signalling of the garage. The site context was reviewed and a draft of the revised plaza plan was displayed. The plaza design and materials will be presented to the Panel in January.

The Architect reviewed the design detail for the library as contained in the information package dated December 6, 2006. These details included, but were not limited to:

- Location of book drop
- Plaza space at the library entry
- Elevation from Chesterfield with fire access and glazed stairway to parkade
- Bicycle storage within visual access of the plaza
- Building sections
- Shading foil system being considered to address heat gain at the glazing
- Elevation finishes:
 - East elevation - brick masonry wall and curtain wall at the upper levels
 - South façade – clear glass at the lower level
 - West elevation – masonry wall for fire exit and mechanical shafts with glazing above and terrace at the upper level.
 - North elevation – masonry wall at loading area.
- Location of wheelchair ramp connecting with the parkade
- Ceiling finishes

Samples of the aluminum, corrugated zinc, brick, clear float glass and fritted glass being considered for the exterior finishes were displayed.

It is proposed that the building will incorporate an energy efficient roof, stormwater management and an array of roof-top solar panels. Wide planter beds on the roof at the masonry corners of the building will provide greenery.

The Facilities Manager outlined the options being considered for energy supply in conjunction with the Lonsdale Energy Corporation. Mr. B. Susak, Director of the Lonsdale Energy Corporation advised that the City sees the library as an opportunity for the City to return energy benefits to the community, however, the type of solar energy system has not been determined. If this project is successful, it may create other opportunities to expand into the Lonsdale Energy system.

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

- How will clear canopy glass provide shading;
- How is CPTED to be addressed at east parking access;

- Will the parkade be open 24 hours a day;
- How will plaza work as amphitheatre;
- Is it appropriate to use rear courtyard on the north side as children's outside area;
- How will sun on west façade be dealt with;
- Form of stormwater management and type of solar technology at roof;
- How will glass frit work in canopies in relation to solar shading.

It was noted that to address concerns around control issues, liability and additional costs the roof will not be accessible to the public.

Comments and discussion included, but were not limited to:

- Concern with amphitheatre and need for connection to the south edge at City Hall;
- Stairway seems at odds with the flow and needs to be addressed;
- Eliminate exterior stair immediately adjacent to garage entry. Beneficial to force people to go up the handicapped ramp on west side of the library and to reinforce the power of the main ceremonial axis being created.
- Building treatment has been simplified to the point it now seems too minimal ; entrance needs to have presence and identify for the front door;
- Renderings do not do justice to described glass wall treatment with frit, coloured spandrel, etc.
- Arrangement of solar panels will affect the appearance and how people in neighbouring buildings will view them from above;
- Like the plantings at the corners of the roof related to solid mass;
- Proposed monochromatic brick suits the palette of materials, but not convinced with using silver tape at cap-less joints in window wall – would like to see mock-up;
- Support seating at the top of the water feature in the centre of the civic space and along the sloping area at the base to break up the wall mass;
- Endorse the presentation on the materials of the building and interesting detailing;
- Entrance vestibule seems awkward and tacked on. Previous element was too linear and did not address corner but it was stronger; consideration should be given to a rearrangement of earlier entry design rather than removing it;
- Preferred the previous version of the plaza which was softer.
- Support solar energy and would be beneficial to make it visible to the public rather than concealing it within the building;
- Solar panel field at the roof may be in shade from roof-top clerestorey.
- Disappointed that this City building does not include a true “green” roof.
- Support north facing courtyard.
- Recognize the merits of the proposed changes at plaza but narrow steps down either side of the seat steps need to be addressed further, especially if the City Hall entry is relocated to this area.
- Concerned with length of wall at waterfall; it should to be more than a blank wall to make it work as a feature.
- Concerned with how proposed plaza space ties with existing plaza space close to Lonsdale and whether it needs stronger response to that geometry.

- Concerns with the tight space between the fire lane and edge of the deck at the south west corner.
- Guard rail shown at oval platform over garage entrance requires further detail and consideration, given its prominence.
- Functionality of the courtyard is better than the previous one.
- Need mock-ups and improved renderings – current drawings do not clearly show what is happening.
- Rendering from the west – try to make the roof over the terrace light and use solar panels visible from underside and from the plaza.
- Open parkade stairwell needs to be secured at the top to keep people out when parkade is closed.

Architect’s Comments:

It is anticipated that the plaza will come to the Panel in January but would like to proceed with tender for materials and envelope at this time and looking for approval in principle for the building direction at this time. The Architect suggested having ADP as a resource during the development process.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the design application for Block 62 Site 1 – Library (The City of North Vancouver / CEI Architecture / Diamond and Schmitt Architects) and recommends approval of the general layout, organization and form of the building as presented and looks forward to the following:

- **Presentation of the evolving architectural detail, including further emphasis on a stronger main entrance;**
- **Treatment of the plaza, with particular emphasis on the proposed “amphitheatre” area, adjacent water feature and plaza materials; and**
- **Treatment of the roof with further detail of solar technologies systems and possible expansion of the green roof component.**

Unanimously Carried

The Chair requested that a parking garage plan be included with the next presentation package.

6. Other Business

There being no further business, the meeting adjourned at 8:40 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, January 17, 2006.

Chair

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