

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, February 20th, 2013

MINUTES

Present: B. Allen
H. Besharat
A. Epp
B. Harrison
Y. Khalighi
M. Saii
D. Siegrist
Councillor Bell

Staff: C. Purvis, Development Planner
E. Adin, Deputy Director, Community Development
S. Kimm-Jones, Committee Clerk

Guests: Karen Marler, Hughes Condon Marler Architects
Richard Henry, Richard Henry Architect
Derek Lee, PWL Partnership Landscape Architects
Alex Boston, Golder Associates
Robert Barrs, Golder Associates
Paul Dorby, Bunt & Associates
Lisa Lock, Concert Properties
Farouk Babul, Concert Properties
Jonathan Meads, Concert Properties
Gwen Tang, Concert Properties

Absent: K. Bracewell, R.C.M.P
M. Messer
J. Marshall
C. Perry

A quorum being present, staff called the meeting to order at 5:35 p.m.

1. Meeting Procedures

C. Purvis welcomed the new members to the Advisory Design Panel and gave an overview of the role of advisory bodies in the City of North Vancouver and that of the Design Panel in particular. The importance of quorum, resolutions and conflict of interest was covered.

2. Election of Chair and Vice Chair

The election of Chair and Vice Chair for the period February 2013 to January 31 2014 was held. The Panel agreed to vote using ballots.

Nominations for the position of Chair were requested. Yashar Khalighi, Bill Harrison and Helen Besharat were nominated and accepted. the nomination. Bill Harrison was elected.

Nominations for the position of Vice Chair were requested. Duane Siegrist was nominated and refused the nomination. Helen Besharat and Yashar Khalighi were nominated and accepted. Yashar Khalighi was elected.

It was agreed by unanimous consent to destroy the ballots.

B. Harrison took the Chair at 6:00 p.m. and reminded the group that it was important to stay focussed on the design issues of a project per the mandate of the Panel. Members were urged to listen to the comments from colleagues and to try to avoid duplication.

Councillor Bell reminded the Panel that Council has an Advisory Planning Commission that advises on land use issues.

There was a question from a new member about how to respond to a project that had been reviewed by the previous Panel. The Chair told the group that the Panel should be commenting on the issues raised at the previous meeting of the Design Panel.

3. Minutes of Meeting of the Advisory Design Panel held January 16th, 2013

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held January 16th, 2013 be adopted with changes as discussed.

Carried Unanimously

4. Business Arising: None.

5. Staff Update

C. Purvis gave an overview of the projects and policies reviewed and approved at the February 4th and 18th Council meetings, and answered questions from Panel members.

6. Harbourside Waterfront (Rezoning Application)

E. Adin gave background on the project which was previously reviewed on December 12th and January 16th. Due to the complexity of the project, it will take about one year to design the roads, and engineering for sea level rise, before ADP review of Phase 1 review.

Richard Henry, Richard Henry Architect, reviewed the applicant's response to the motion passed at the January 16th, 2013 meeting of the Advisory Design Panel:

- **North wall treatment:** there is an elevated walkway in response to sea level rise with a combination of stairs, ramps, planters, street furniture etc.

- **Development of Public realm:** The design will distinguish between the private and public realm through the use of elevated terraces, planters, plantings, low fences etc.; the intent is not to create barriers between private and public space because permeability is important..
- **Community amenities:** Concert is currently negotiating amenities but anticipate 50 additional parking spaces along the Mews, 100 rental homes, street beautification on Harbourside Drive, public event space on Lions Lane, improvements to key intersections and to the rail crossing and Bewicke, an enhanced transit service, retail, a new dedicated park to the east, an outdoor gathering space at Fell Plaza, a retail space with public washrooms, public dock a special event street, and Spirit Trail enhancements. The nature of community amenities will be finalized by April.
- **Treatment of the easterly block:** There was extensive consultation for the Official Community Plan amendment; density would have to be sacrificed to achieve it so it is probably not possible.

Derek Lee, PWL Partnership Landscape Architects, continued the presentation:

- **Storm water management strategy:** The plan is to retain water on-site using a rainwater management rather than storm water management plan, which only refers to peak flows, and recharge the groundwater table and contribute to the natural habitat. Clean run-off will be captured or absorbed on to green roofs or retained in retention ponds. The proportion of hard surface versus soft surface coverage will be reviewed. There will be extensive green roof systems and intensive green roofs. They are working on a water balancing model. There will be rainwater management off site on the streets with rain gardens in boulevards. There will be a perch freshwater marsh. They are exploring the idea of picking up the lateral movement of groundwater.
- **Engagement with the water:** The model is under development and will be going through a parks planning process following the rezoning. There is the question of how to integrate community amenities with the ecological e.g. a marsh at lower levels of the shoreline with riparian planting on upper levels. There is the idea of informal pathways to allow universal access to lower levels. Pier extensions allow further engagement.

Paul Dorby, Bunt & Associates spoke on the **Traffic Demand Management Plan:**

- The plan is to manage existing demands and the new demands, improving vehicle flow but trying to get people into transit, trying to improve flow through the area by changing signal timings, improving the Bewicke exit and rail crossing etc.
- The plan is to subsidize the existing transit service.
- There will be a public bike station with a community-based public bike system to link to Lonsdale Quay.
- In addition there will be Ride Share programs and Car share vehicles.
- A TDM Coordinator will oversee the implementation of the plan.
- As the project will happen over 10-15 years there will be many opportunities to review the projections.

Richard Henry concluded the presentation:

- **Development of Sense of Place:** the design will take into account the unique features of the site including the water, the mountains and the history. The design will engage and interact with the water. There will be references to the industrial history of the site

- e.g. the lumber company, shipbuilding, railway, and the working waterfront. The design has been adjusted to pay homage to the mountains and the panoramic views.
- The Spirit Trail goes from manmade environments to natural environments. The design will bring nature into the parcels themselves and not isolate them from the park system.
 - Shopping and gathering areas will create energy and focus.
 - Recreation is an important component; e.g. the dog park, Spirit Trail, cycling, walking, canoeing, the design will provide for activities and enhance them.
 - An appropriate palette of materials will create a sense of place: natural colours and tones, natural materials e.g. brick, wood, as well as concrete and steel, robust long-lasting local materials such as granite and basalt, which will weather well.
 - The expression will range from industrial chic to marine. There will be the opportunity for bright colours to contrast with the natural materials.
 - The site will have an urban character with a direct connection to the water with a strong ability to reach back into the site with pier surfaces repeated further down streets and into the interior of the community creating a sense of connectiveness to the water.
 - The idea of loading docks such as in Yaletown is a response to sea level rise.

*There was a short break at 7 p.m. while the Panel looked at the models.
The meeting reconvened at 7:15 p.m.*

Questions from the Panel included but were not limited to:

- Have you designed it for maintenance over the long term? **A:** We will be discussing internally how we can facilitate long term maintenance. We cannot control stratas but provide a lot of information on maintenance at the handover to stratas. Concert has one of the best warranties in the business and an ability to respond quickly. We have a strong vested interest as it will take 10-12 years to build out the project so we want the buildings to look as good at that time as at the beginning.
- How will urban agriculture integrate into your landscape design? **A:** We see it as an opportunity on the tops of podiums and roof decks. There will be controlled access rather than on the ground level courtyards which are for flexible semi-public use. .
- What is your public art strategy? **A:** We are meeting next week to develop the strategy.
- What about sustainability? **A:** We are committing to LEED GOLD certification, and to exceed the City's ASHRAE 2010 standard, we will be using LEC.
- Is there consideration for seniors on the site? **A:** Concert has a Seniors Housing Division, we have not done a full market strategy on whether this area is a good fit.
- What is the design rationale for the Mews being so straight? **A:** It is less than a 5% slope and is straight east west because of function; all the principal entrances are off the mews. It also apportions lots into reasonably equal sizes; at a micro level there will be some articulation with bollards and planting. It is a fairly narrow street and feels like a corridor. It will be opening up into courtyards.

Councillor Bell left at 7: 15 p.m.

- What strategy are you going to use to educate people about sea level rise? **A:** It may be interpreted in the art project. It is addressed in the development permit guidelines.
- The outdoor space seems highly programmed; is there an area for more experimentation and creativity for small children? **A:** There are some open areas that could be a field or a meadow for exploratory play. We do not need to be overly prescriptive with our installations.

- Will there be a covered area on the outdoor plaza for when it rains? **A:** There will be a permanent canopy system in front of the retail areas. We are considering temporary weather protection for the plaza off Lions Lane for inclement weather.
- What is the amount of commercial versus residential? **A:** 1.35 FSR of market residential, 0.15 FSR of rental residential and 0.70 FSR of commercial for a total of 2.2 FSR.
- Will there be a destination point integrating interior/exterior opportunities e.g. a market square? **A:** We may have a kiosk which could be a stopping point along the Spirit Trail. There will be nodes of activity to create a draw and fill the void in the fall and wintertime.
- My biggest concern is around liveability: the flow and function. I applaud the approach of education around cars etc. as there are pinch points. Is the dock/ferry idea real or a pipe dream? **A:** The ferry was not a required transportation mitigation item. It was considered as an amenity for the hotel to travel to the Vancouver Convention Centre. It is quite shallow; the dock would have to go out quite far. We do want to pursue it as an option, but it may not be secured as part of the rezoning.

Comments of the Panel included but were not limited to:

- It is very exciting, a great project. I see it as an island like Granville Island which has a strong identity. You need to focus on sense of place. You have done a good job of explaining the ideas and the elements. I would really like to know more about the elements; they need strong definition, perhaps in the guidelines. **Question to staff:** How do we ensure that the applicant uses the elements described? **A:** We have control through the development permit process. We are working on creating balance between specificity and allowing for change over the next 10-15 years to allow flexibility. There will be four development permits which the Panel will review in the future.
- I like the urban agriculture garden, the idea of a gathering place in the rain. The community amenities need to be developed further.
- I am still looking forward to more definition of storm water management once the engineers have finished.
- I would like to see the ideas on incorporating an area for creativity, play, experimentation for children.
- I like the idea of an education piece on sea level rise in the design.
- You could work with Port Metro Vancouver to show people what they are watching in the Harbour.
- I commend the applicant on a competent and comprehensive package.
- You cannot be tentative about programming for seniors and children. It cannot mix with bikes, skateboards etc. and must be sensitive to location and slopes.
- It is good to know that you are starting to talk about public art. We really need public art to celebrate all North Shore artists.
- There needs to be connectivity to Lonsdale Quay and central waterfront; hopefully to invite people to visit without using cars e.g. by bike. It needs to be planned.
- There should be the notion of iconic buildings in a couple of areas. There should be elaboration of what iconic would be.
- I do not see a lot of historical analysis on the industrial and shipyard character. The rendering of the buildings look too much of the same thing at the moment. There should be flexibility for artistic expression. I hope that it will not be a homogenous Coal Harbour type of development. There is an opportunity to come up with fun bold development. Go back and look at the industrial buildings and maybe use some of those forms.
- You should go further than LEED Gold on the office components; it is easier to achieve higher. Capitalize on harvesting the energy from retail and using it in the office.
- I hope there are some passive energy measures rather than mechanical.

Presenter's comments:

- There is an ongoing park design process will include programming for the public realm. PEAC could be made aware of the ADP comments.
- It is the goal of the rezoning to establish the physical parameters rather than the design of the buildings. The intention is for a variety of architects to approach the building design. Clients wish to have a considerable variety in terms of building styles. We will play to the notion of the iconic buildings. We can be more specific in the guidelines; we do not want to be more prescriptive.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for Harbourside Waterfront and commends the applicant for a thorough presentation. The Panel recommends approval subject to the approval, by the Development Planner, of the following:

- Further development of the Sense of Place incorporating elements generated by the applicant's ideas already presented;
- Further development of the details of public amenities including urban agriculture;
- Further exploration of storm water management and rainwater re-use and recycling;
- Creation of a flexible play environment that stimulates creativity and exploration for all;
- Further historical analysis of the site and the incorporation of this history into the design;
- Achieving higher than LEED Gold for the commercial buildings;
- Consideration of diversity in the form and character of the architecture;
- Further development of the public art component, public realm and connectivity to Lonsdale Quay; and
- A covered gathering area to enhance liveability.

Carried Unanimously

7. 2013 Design Awards

The awards will be presented on March 4th, 2013 at 6:00 p.m. in Council Chambers.

8. Other Business

None.

There being no further business, the meeting adjourned at 8:20 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, March 20th, 2013.



Chair