

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, November 2, 2005**

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**MINUTES**

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<b>Present:</b>	A. Malczyk, Chair S. Friars, Vice Chair D. Rose R. Vesely U. Stein N. Paul D. Lee	
<b>Staff:</b>	K. Russell, Development Planner E. Maillie, Committee Secretary C. Perry, Technical Assistant	
<b>Guests:</b>	H. Heyvaerts – Architect K. Foster – Landscape Architect N. Chew - Public Artist J. Metz - Public Artist	H. Jones – Architect M. Fong – Overwaitea Y. Voss – Traffic Engineer P. Campbell, Landscape Arch.
<b>Absent:</b>	P. Kernan B. Dabiri	M. Rahbar Councillor R. Clark

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A quorum being present, the Chair called the meeting to order at 6:35 p.m.

**1. Minutes of Meeting of the Advisory Design Panel held October 19, 2005**

It was regularly moved and seconded

**THAT the minutes of the meeting of the Advisory Design Panel held October 19, 2005 be adopted.**

**Unanimously Carried**

**2. Business Arising**

None

**3.**

## **Staff Update**

### **(a) St. Andrew's Project**

This project went to Public Hearing on October 24<sup>th</sup> and received unanimous approval. Council complimented the applicant for the in-depth public consultation process with the community.

### **(b) 18<sup>th</sup> & St. Georges Avenue**

One owner of this jointly owned site has decided not to proceed with the development at this time and the Public Hearing has been cancelled.

## **4. 175 East 2<sup>nd</sup> Street (LL Site 1) – Design Review**

The Chair read the resolution passed by the Panel in September.

Nancy Chew and Jacqueline Metz, Public Artists for the project, were introduced and noted the proposed location of the art feature "Voyage" on the site. The "Voyage" is designed as a metal sphere addressing the sea, cosmos and solar system. In consultation, the City's Public Art Coordinator requested that the flue gas from the City's hydronic heating system be integrated with the art feature. This is being addressed and will create a fog effect through the feature.

The Public Artists are working with a Structural Engineer, the Project Architect, and Landscape Architect in the overall design of the feature and setting. Details of the materials to be used were explained. The design and materials also address concerns of vandalism and safety.

### **The Panel had questions on:**

- Rusting problems if steel is used rather than bronze;
- Height of the sphere;
- Value of the art project.

The Public Artists left the meeting.

The Project Architect noted revisions to the plan since the last presentation:

- the addition of two units at Level 3;
- location of openable windows to address privacy between units;
- heights of openable windows to address safety issues;
- change of exterior colour of the concrete;
- sustainability issues addressing rainwater and groundwater retention for use on site, low e-glass where required, electrical vehicle and charging equipment in the parkade, funding to provide two years of "green power" on the site;

Minor landscape changes at rooftops and streetscape on 2<sup>nd</sup> Street were noted.

### **The Panel had questions on:**

- Volume of tank for groundwater storage;
- Materials and colours.

### **Comments from the Panel:**

- Support encroachment of building envelope;
- Support the public art component and cooperation with Public Art Coordinator;
- Appreciate sustainability efforts, especially the stormwater management;
- Appreciate the contribution to public art

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the design proposal for 175 East 2<sup>nd</sup> Street - LL Site 1 (Intracorp Developments / Hancock Bruckner Eng & Wright Architects) and recommends approval of the project and supports the minor encroachment into the building envelope;**

**FURTHERMORE, the Panel supports the public art component as presented and recommends, for reasons of durability and maintenance, that bronze be used rather than steel for the framework.**

**Unanimously Carried**

### **5. 879 Marine Drive – Revisions**

M. Fong – Overwaitea, H. Jones – Architect, Y. Voss – Traffic Engineer, and P. Campbell - Landscape Architect were introduced. The Architect referred to the rezoning application approved by Council in 2003 and explained revisions being presented at this time. These revisions include:

- Number of main tenants on the site increased from two to three;
- Exterior finish changed from stucco and canvass canopies to brick and concrete with steel and glass canopies;
- Predetermination of signage locations on the building face;
- Increase of exits onto Hanes.

The Landscape Architect reviewed the streetscape at Marine Drive and Hanes Avenue and noted the location of street furnishings between the buildings facing Marine Drive.

### **Questions:**

- Finishes on south elevation;
- Type of signage anticipated;
- Increase in north access to provide two out exits;
- Discussion of the public art project with Public Art Coordinator;
- How to address the street corner at Marine to open it up;
- Wider sidewalk on Marine Drive;
- Loading area for CRUs;
- Locations of feature paving;
- Consideration of weather protection at Hanes walkway to the food store;
- Exterior finishes and colours;
- Consideration of stormwater management and green roofs.

### **Comments from the Panel:**

- Rationale for use of materials generally explained but south west corner is unconvincing and south elevation does not appear to have been addressed completely and should not be treated as “back of the building (because of the proximity to Capilano Mall);
- Signage needs recommendation to have individual channel letters or something similar in nature;
- Planting areas can be graded to allow infiltration in planted areas;
- Landscape design at parking lot needs to be addressed to create a more garden feel;
- Overall concept is the same as presented before but some issues can enhance the environment;
- Support public art including public art project;
- Stormwater management needs to be addressed and green roofs should be considered;
- Articulation previously presented was more pleasing – some detailing at canopies and windows seems to be lost;
- May be appropriate to use permeable asphalt at parking.

### **Applicant’s comments:**

Believe this presentation has greater detail in materials and canopies than previous proposal. Landscape and stormwater management can be addressed.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the design revisions for 879 Marine Drive (Overwaitea Foods / Hywel Jones Architect) and recommends approval of the proposal with further consideration given to the following items:**

- **Stormwater management;**
- **Comprehensive signage package to be reviewed by the Development Planner;**
- **Further consideration of the design of the south façade, particularly the southwest portion of the façade which is visible from Capilano Mall and Hanes Avenue;**
- **Enhancement of the landscape at the surface parking.**

**Unanimously Carried**

## **6. Information**

### **(a) Adaptable Design Guidelines Update**

The Panel received the updated Adaptable Design Guidelines for information.

**7. Other Business**

**(a) Meeting Schedule – 2006**

The meeting schedule for 2006 was distributed to the Panel.

There being no further business, the meeting adjourned at 8:50 p.m.

The next regular meeting will be held on Wednesday, December 7, 2005 – 5:30 p.m.

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Chair

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