

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 the Atrium Meeting Room on Wednesday, September 21st, 2016

MINUTES

- Present:** J. Boyce (Chair)
K. Bracewell, RCMP
B. Checkwitch
K. England
S. Gushe
B. Harrison
P. Maltby
- Staff:** D. Johnson, Development Planner
S. Kimm-Jones, Committee Clerk
C. Perry, Supervisor, Development Servicing
H. Reinhold, Manager, Strategic Initiatives
M. Epp, City Planner
- Guests:** 125 Victory Ship Way
Gary Mathiesen, Quay Property Management
Shane Oleksiuk, Dialog Design
Kate Gerson, Dialog Design
Doug Shearer, Hapa Collaborative
- 707-717 West 15th Street
Cameron Halkier, Shift Architecture
Heather Klassen, Shift Architecture
Peter Kreuk, Durante Kreuk
Kevin Hussey, Pennyfarthing
Geoffrey Hepworth, Pennfarthing
- 1549 Chesterfield Avenue
Andrew Statham, Belaire Properties
Michael Cox, Gateway Architecture Inc.
Dan Diaconu, Gateway Architecture Inc.
Peter Kreuk, Durante Kreuk
- Absent:** J. Geluch
A. Man-Bourdon
A. Sehwoerer
-

The meeting was called to order at 5:38 p.m. although a landscape architect was not present to review landscape items. B. Harrison chaired the meeting in the absence of the chair.

1. Staff Update

D. Johnson reviewed the status of ongoing development projects.

J. Boyce entered the meeting at 5:44 and took the chair.

2. Minutes of Meetings of the Advisory Design Panel held July 20th, 2016

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held July 20th, 2016 be adopted.

Carried Unanimously

3. Business Arising

Digital forms as part of the revisions to the Submission and Presentation Guidelines and Checklist were discussed. The architects on the Panel will review them; they will be finalized at the October 19th Design Panel meeting.

4. 125-135 Victory Ship Way (Development Proposal)

This is a City project asking for Panel input. The application is part of the redevelopment of Lot 5 in the Shipyards precinct. The proposed redevelopment includes a commercial retail component, restaurant uses, boutique hotel space, and public amenities and attractions in the form of a covered skating rink, water play features and enhanced open space.

Staff asked for the Panel's input on the functionality and layout of public support spaces, site circulation, including the north-south walkway and East Esplanade connection, grade transitions throughout the site, the interface with East Wallace Mews and residential development to the east, and the proposed sustainability strategy.

Shane Oleksiuk, Dialog Design, outlined the proposal to the Panel:

- It is an exciting, urban project on an I-shaped footprint, which will complete the Shipyards precinct.
- The design takes clues from the shipbuilding history with the buildings oriented north-south perpendicular to the shoreline just as the shipyards buildings were.
- The heritage machine shop will be the centrepiece of the plan with historical artifacts built into the site.
- The building has been moved to the east and has a retractable roof and open sides.
- The new structures on the site have adopted a contemporary form to act as a foil to the heritage building.
- The second level has a walkway connecting to East Esplanade via a flight of stairs.

K. England entered the meeting at 6:03 p.m.

Full quorum being achieved with the presence of a landscape architect, the Panel proceeded to review the landscape portions of the application.

Doug Shearer, Hapa Collaborative, reviewed the landscape plan:

- There are three main historical aspects with coloured islands representing a fleet of ships departing from the shipyards, large sweeping patterns on the ground plane representing the tracings left on the floors of the shipyards buildings, and an historical perspective on colour vis-a-vis the history of the boats constructed at the shipyards.
- Wallace Mews wraps the site with the Spirit Trail coming from the west towards the east.
- The plaza tucks into the building which is half a metre higher.
- The design accommodates an 8,000 sq. ft. summer water play area and 12,000 sq. ft. winter skating rink which includes a skating track winding through the islands.
- There is a variety of uses for each space.

Questions from the Panel included but were not limited to:

- Could more have been done with the walkway from Esplanade on the second level in terms of being more generous; was it limited by the width of the new building? **A:** The width of the hotel building sets one boundary and the location of the shed building sets the other boundary. We took a bay and used it as the width of the access.
- The historic building is being rebuilt, using some original and new material? **A:** Yes, we are using the large trusses rather than having columns.
- It seems a close interpretation of the original building? Did you struggle with the idea of rebuilding something historic; was it the right move? **A:** The primary question was how to treat the heritage. We have taken a replication approach. We had the steel and the form; the assumption was that it was being put back so it was the starting point. We were going to put it up and adjust it to suit a contemporary use. From a site point of view the shape is faithful to the original building, the colours and patterns we have used represent the heritage. Everything happening inside is quite different to what would have happened in the original building. The new pier building is more abstract using corrugated steel, punched windows in a more contemporary way.
- How does it interface with the residential element to the east? **A:** The building to the east comes to the lot line so we are limited at the boundary and have tried to create a sidewalk, maintain trees, maintain space for the Spirit Trail, and space for people to move. There is a lot going on. We are trying to make the site as porous as possible. There are doors along the edge. We have had to elevate the floor plane because of the flood plain levels; it is a challenge to make it work.
- What about sustainability? **A:** It is designed for LEED Gold Shadow but will not be certified. The mechanical systems will be LEC. The design is limited by the creation of an ice rink in a temperate climate. The ice rink is used as the base line. We will be able to put heat back into LEC. We are remediating the soil.
- Is the wood real or fake? **A:** We are looking at options.
- The entrance to the hotel is at the T intersection; it is a complicated intersection, drop off will be difficult. **A:** Bunt our traffic engineers have designed it. It is for small vehicles. We do not expect every guest to use it; many will go directly into the parkade. We expect guests to leave from the basement.
- Is it real ice? **A:** Yes.
- How will you keep the ice and islands clean? **A:** We have talked to the health authority re the surface on the islands. There is a lot of variation in the thickness and use of epoxy. Cleaning the material has to be done easily. We are looking at a dasher board surrounding the skating area so that machines can be driven around them easily.
- Where is the access to the parkade? **A:** Via a ramp from Victory Ship Way.

- I do not believe in LEED shoebox; why would you do all the work without being certified? **A:** It is in the City's RFP.
- Is the café to the south transparent? **A:** Yes; there will be nothing opaque above counter height.
- Can the public use the hotel elevators? **A:** Yes.
- You are missing LEED points for habitat protection and restoration? **A:** The entire site is paved or covered in building. We intend to put a green roof on the hotel.
- Any thought about doing something on the water? **Staff:** A lot of habitat restoration has been done previously.
- How will pedestrians and cycles intersect? **A:** The pedestrian and cyclist paths split at the south east corner. There will be ground treatments to differentiate where the bike trail will happen. The eight metre width is very generous.
- Why are the islands that shape? **A:** The ideal shape is circular, but we wanted the shape to represent ships. We did not want to be overly literal. We also evoke the cutting patterns of the cutting floor in an abstract way.
- Was future solar or urban agriculture considered for the hotel roof? **A:** It could be discussed. It could be a good place for urban agriculture. There is just one access point so it could not be open to the public.

Comments from the Panel included but were not limited to:

- I like the references to history; the package is good.
- You show how active the area can become. It will create a really great public space. It is the missing element from the waterfront development. I commend you for the package and presentation.
- The project is very exciting and an asset to the community. It is respectful of the history and innovative at the same time.
- Your landscape design is very preliminary but what I have seen looks very engaging and delightful.
- Take more advantage of views to the water; a café on the roof of the hotel for instance.
- It is a really exciting project; I am looking forward to seeing how it develops.
- It is an ambitious project in all the right ways: celebrating rather than preserving a historic building. It will really add to creating a vibrant waterfront space.
- The functionality looks fine to me. There is quite a bit of retail; I assume it will be successful.
- There is a lot of amenity space. The architecture of the building is a challenge in terms of space limitations.
- Site circulation is very good in terms of moving around and through. It is a strong urban design.
- I would encourage LEED certification; take advantage of the shoebox.
- In terms of architecture, you show the existing building as A and the new building as B. I think it is A, B and C. The building at the back is competing with the historic structure. It is going to be messy. Looking from the north west perspective is not attractive. Is there a way to try and reduce the volume of the building? It would be stronger if it had its own character and not a wood box.
- The devil is in the details.
- I commend everyone involved. The project is fantastic.
- I think there are some components that are eroding the access from East Esplanade to the pier and competing with it. It has a lot of potential.
- I like the strategy of the rubber islands but am not crazy about the colours.

- I would have liked the design to rebuild the former building to be a little more abstract. It looks like a replication.
- You have a lot of natural surveillance. The vulnerable sectors will be the parking lot and the two arterials. You will need to mitigate pedestrian and vehicle conflict. You will have to use lighting to prevent vandalism, and homeless nesting. It will bring a lot of beneficial activity. You will have to take the appropriate steps for dark hours.

Presenter's comments:

Thank you for the comments which are helpful and thoughtful.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Proposal for 125-135 Victory Ship Way and recommends approval of the project. The Panel commends the applicant for the quality of the proposal and their presentation.

Carried Unanimously

5. 707-717 West 15th Street (Rezoning Application)

This is an application for a five to six storey mixed use development at the south west corner of West 15th Street and Bewicke Avenue.

Staff asked Panel to consider the following: the size and massing of the proposal in context with the neighbourhood, the corner treatment of the upper floors, the application of façade materials, and the proposed landscaping plan.

Cameron Halkier, Shift Architecture, outlined the project for the Panel:

- The design takes into consideration the slope of the site; the five stories present as six floors at the south corner. It slopes eight to nine feet across the site.
- To respond to the neighbours there is an open courtyard to the south, the upper stories on Bewicke Avenue and the north side are stepped back.
- The unit mix is heavily weighted to two and three bedrooms. It is a family oriented complex.
- The commercial base with its brick mass and heavy timber columns provides the majority of the identity of the building on Bewicke Avenue turning the corner on 15th Street.
- The brick mass continues and defines the entry to the residential building.
- Cementitious panels and horizontal siding are used with reliefs breaking up the facades.
- There are roof decks on top of the commercial retail units (CRU's) and on top of the fourth floor with balconies on the sixth floor.
- There are individual residential entries along the street.
- The parkade entry is from the lane.
- We tried to define the fourth storey portion of the building to fit with the neighbours.
- The building is pulled in on the south and west edges with roof decks to the top floor units.
- Top floor units will have private access to the roof.
- A limited material palette is used to keep the building plain including iridescent brick, wood-like soffit material, black window frames, and three colours for cladding.

Peter Kreuk, Durante Kreuk, described the landscape plan:

- The patio spaces step down with the grade along 15th Street.
- The courtyard space includes a common amenity space, private patio spaces, a children's play area with a slide built into a slope.
- Along the lane there is an entrance to the courtyard.

Questions from the Panel included but were not limited to:

- Re sustainability, is there a section on reducing site disturbance? **A:** the plant selection is to cope with drought conditions.
- What habitat conditions are there? **A:** There is a fair amount of shrub planting but no specific areas.
- What will contribute to a lively street life? **A:** It has a lot to do with commercial uses. There are patios on all sides except the lane.
- Is there any requirement to have public art? **Staff:** It is a strong recommendation. There is a process.
- On the lower level what is the relationship of the neighbouring buildings? **A:** We have introduced the courtyard to respond to how close the neighbours are to the lane. The commercial is as close to the street as possible with the residential set back.
- Are the upper terraces completely unprogrammed? **A:** We could provide planters to divide off the space.
- Has there been any consideration to how the circulation works at the courtyard level to make it an engaging space that people want to go to? It is very uninspiring. **A:** There is programming with a kids play area, an open lawn area providing opportunities for undefined play; we could take a portion and incorporate urban agriculture which would encourage people to come down. It has good solar exposure which will encourage people who do not have much outdoor space to use it. We could play with the plant selection to make more bee and bird habitat.
- How clever is the building? **A:** Very; there is a place to have calm buildings. From a massing point of view it establishes datums and breaks up the mass to make it more approachable. The commercial really presents a nice face to the building. There can be a tendency to over detail buildings. It is respectful of what its mass is and presents in a subtle way that is appropriate.
- What about energy efficiency? **A:** We will have a consultant who will refine the design. There is not a large window to wall ratio. Wood frame is better than concrete; we will not have to eliminate thermal bridging. If we need to, we will look how to deal with solar gain.
- What about sustainability? Our recommendation is to always provide electric car hook up.
- Is the bike parking for residents? **A:** There are two commercial spaces.
- The street and entry from the bicycle parking lot looks enclosed? **A:** We can make it less enclosed.
- I wonder about the timber columns supporting the canopy for safety reasons; could people fall over them? **A:** We will make sure it will not be an issue.

Comments from the Panel included but were not limited to:

- It is important to have security for the bike parking.
- There is a compressed space under the dark brick overhang which seems to celebrate the entrance to the lane instead of celebrating the entrance at the corner. Is there something that could be done at the corner to make it more open? It is a little mean, depressed space.

- I like the building; it is quite clever. I was really concerned about the articulation of the building; pay attention to the window mullions and how they interact with the balconies. It is ok where it meets the ground plane at the corner.
- It is very liveable. I like the project very much.
- The increased density is very workable. I have no problem with six stories, but infrastructure is not keeping up. We need incentives to be retroactive.
- Energy efficiency needs more consideration you should go way beyond what the City is asking for.
- I would like to be way more inspired by the courtyard; it would make it marketable, liveable.
- I commend you for the family mix which is important because it is by a school. I would like to see more three bedrooms; the City would benefit from more.
- I appreciate your desire to be simple and quiet; it is classic in appearance and will not look dated in 20 years.
- I appreciate that you have not extended floor slabs in some areas for energy efficiency. The window ratio is important. I would encourage as high a performance envelope as possible.
- Re the architectural expression, I am not a fan of the inverted u shapes at the corner; they are pulling the building forward and increasing the mass of the building. They are not working on the back of the building. They are not an elegant move.
- The upstands at the expressed roof edges are a good idea but a sizeable upstand with a railing on top creates more mass.
- Make the clear paneled grab rails as large as possible so that they do not interfere with sightlines when residents are sitting on their balconies.
- I appreciate the use of real wood in the commercial retail units.
- Walking under the undercroft will be difficult because it is too narrow. You should have a glazed canopy that extends out for generous weather protection.
- In terms of the materials on the façade, I like the colour palette very much but the texture versus non-textured panels creates a plaid effect. The building does not have a lot of directionality; pick a vertical or horizontal direction and quieten the building down.
- I like the concrete at the base; it has an interesting texture. Take the idea of using some real wood and try to grow it at the ground plane; the columns are stranded. The ground floor patios would benefit from having more privacy perhaps using wood slat screens. The concrete is relentless; quiet it down. Express the podium in a stronger way.
- I like the massing that you have chosen it suits the neighbourhood. Perhaps soften the north east corner a little – it seems awkward.
- I like the use of the roof decks.
- The front entrance could be more interesting and stronger.
- Look at the planting palette; make sure nectar is available for bees year round.
- The timber members lack some visual weight to me.
- There is one unit that steps down; you should use light colours.
- It is very nicely articulated and does a good job of dealing with the neighbours.
- Perhaps break up the large wall in the loading bay a bit.
- The package is very complete. Well done.
- Try to go with reveal 2.0 for the Hardie Panel so that it blends in; the architecture reads better that way.
- I commend you on putting together a good project.

Presenter's comments:

I will take your comments and really will respond to them. The inverted "U's" are a weak part of the project. We are trying to maintain a reasonable building height; we may be able to put a little bit more attention on the entry by adding a canopy. We appreciate the comments. We may get away from the plaid effect. The wood slats are an important idea. Re: the mass of the parapet, if it gets too thin, the mass is not prominent enough; we will take another look at it.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 707-717 West 15th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Potential softening of the north east corner;
- More expression in the front entry of the residential building to differentiate it from the commercial retail units;
- A review of the inverted "u" on the corner elevation and the column structure supporting the balconies at the rear;
- A review of the lower level railings at the board form concrete walls;
- A review of the planting palette to include more native and pollinating plants throughout the year;
- A review of programming for the courtyard;
- Consideration of public art;
- Increased weather protection for pedestrians in front of the CRU's;
- A review of the horizontal and vertical lines to reduce the "plaid" effect; and
- Consideration of an increased number of electrical outlets for vehicles.

The Panel wishes to thank the applicant for the quality of their presentation.

Carried Unanimously

6. 1549 Chesterfield Avenue (Rezoning Application)

This is an application for a 34 unit, five to six storey market rental residential development.

Staff asked for the Panel's input on the transition between public and private space, the overall appearance of the building, the proximity and relationship between the proposed building to the street, as well as to the building to the south, and the overall landscaping plan, including the replacement tree at the north east corner.

Michael Cox, Gateway Architecture Inc, described the project to the Panel:

- The site is on the corner of 16th and Chesterfield.
- The proposal is for 34 rental units which is an increase of 21.
- Six stories are allowed; the building will be five.
- The existing building is closer to the building to the south by eight feet.
- The area is a mix of older condominium and rental buildings.
- The main entry will be on Chesterfield Avenue.

- The stairwell is open to the main floor and glazed on the third and fourth floors to encourage use.
- There will be a rain garden on the boulevard with bridges to the ground floor units with entries on Chesterfield Avenue.
- The entrance to the parking is from the lane via a shallow ramp. There will be 20 parking stalls including three electric vehicle parking stalls.
- Some suites have been flipped to create interest with varying balcony and window positions.
- Suites have nine foot ceilings with ten foot ceilings in the top floor suites.
- Balconies have black handrails with two feet of perforated steel at the base for privacy.
- The Hardie Panel 2.0 system will be used so screws will not be visible.
- The main entry is framed with a trellis feature and glazed canopy.
- There will be a green roof over the entrance to the underground parking.
- Windows have been minimized in some sections due to overlook of neighbours. Low E glazing will be used for the windows.
- It is hoped to achieve Built Green High Density Silver but the building will not be certified; it would qualify for Gold at the moment.
- All units on the ground floor have front doors facing the streets.

Peter Kreuk, Durante Kreuk, described the landscape plan:

- There will be a rain garden along 16th Street for storm water infiltration. The unit patios are higher than the street.
- The existing street tree on the corner has to be removed; a new large specimen tree will be proposed to replace it.
- The units to the south have large patios.
- There will be planting all around the base of the building.
- There will be a low profile green roof on the entrance to the parkade.
- Transition planting along the lane will help disguise the garbage facilities.
- The goal is to create a friendly street level along 16th Street.

Questions from the Panel included but were not limited to:

- How does the loading area function? **A:** Residents will have to walk down from the exit stair, or drive by and drop off the garbage.
- What is the roof treatment? **A:** A light reflective granular material. There is only service access.
- Did you consider using the roof as an amenity space? **A:** Yes; there were concerns re the upkeep and control of it. It was felt it would be problematic.
- Why is the project not certified? **A:** We want to follow the process but the additional cost would be detrimental to the economics of the project. We have engaged a consultant to ensure we meet the level.
- Is there a change in the Hardie Board colour between the fourth and fifth floor? **A:** Yes.
- Is storage required? **Staff:** The Zoning Bylaw does not require storage.
- Unit C2 seems cramped; how will the furniture in fit? **A:** We think it works.
- Will it be solar panel ready? **A:** It will be connected to Lonsdale Energy so they would only be used for electrical components in the building.
- Why not three bedroom units? **A:** The client feels these units are most requested.
- Is the bioswale a City requirement? **A:** No; it is part of the storm water management plan. It will absorb 56mm of rain in a 24 hr period and slow it down.

- What about the interface with the neighbour to the south? **A:** There will be a short hedge. We met with the neighbour and she is quite happy with it.

Comments from the Panel included but were not limited to:

- The exterior balconies are not covered; can you provide some weather protection? A roof overhand would help protect the building.
- I like the relationship of the building with the street. It is a very compact building.
- I think there is a need for three bedroom units. I wonder if that is possible.
- It is a nice project. I am happy to see rental housing; it is very much needed.
- I would love to see three bedroom units.
- The architecture is very nicely resolved. It is a great building. There has been a lot of effort to keep it warm and clean.
- Transition from public to private space is good with a nice setback between the patios at grade.
- I like the amenity space on the corner. It is well placed and will animate the corner.
- The façade treatment is rational and interesting.
- In terms of the back of the building; it looks like it is cheapened out a bit. The Hardie Panel is relentless, I would encourage you to carry the brick around the base; it will help the building.
- I am not a fan of the colour palette. It is a bit muddy. The brick looks brown rather than black. It is drab and looks dated. It could be fresher looking. I question the difference between the 4th and 5th stories; it is too subtle. I would just take one colour to the top of the building.
- Residents on the 5th storey will have amazing views. You could capitalize on the views with the window treatment; the south east bedrooms have tiny windows.
- I agree with weather protection over the balconies.
- You should consider utilizing the roof in some way; it could be a small area but would be spectacular for the residents. It is a missed opportunity from the social aspect.
- I appreciate the efficiency and rigor of the building. It is straightforward and simple.
- You have a beautiful bioswale even though it is a rental building.
- I echo the comments about resolution of the back façade; it is an awkward elevation.
- Re the perforated metal balconies, I have seen a lot of examples that have not turned out well. After a while it tends to look a little cage like. Is there a way of thinking of something else?
- I really like the lots of natural surveillance from a CPTED point of view.
- The entrances from the lane are problematic. I like the cut-outs which give a good line of sight. Do not have a long time on the parkade gate.
- The majority of plant species should be native; you only have three on your list.
- Re the ground floor patios, look at a hedge instead of glass to deter thieves.
- The mass and form is simple; the brick brings a nice touch to it. A single colour in a fresher shade would be better.
- You have a good window to wall ratio. I like the change in the types of windows; try not to lose the current layout in the manufacturing process. Fibreglass would allow you more free form.
- Thank you for the package and presentation.

Presenter's comments:

A lot of very good comments; we can work with staff to improve the building.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 1549 Chesterfield Avenue and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- More native plant material;
- A review of balcony weather protection;
- Review the opportunity to activate the roof as an amenity;
- Review the opportunity for three bedroom units;
- A review of the use of the perforated balcony material;
- Review and consideration of upper level window treatments for access to views;
- Consideration of hedges at the ground floor patios in lieu of glass railings;
- A review of the colour palette for a fresher look;
- Continuation of the brick treatment around the corner to the south elevation at the lower level; and
- Ensuring the timing on the parkade gate meets CPTED guidelines.

The Panel wishes to thank the applicant for the quality of their presentation.

Carried Unanimously

7. Other Business

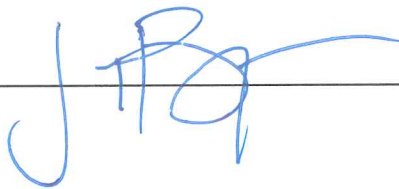
The Panel was reminded about the extra Design Panel meeting on October 4th.

8. Adjournment

There being no further business, the meeting adjourned at 9:15 p.m.

The next regular meeting of the Advisory Design Panel will be held on Tuesday, October 4th, 2016.

Chair

A handwritten signature in blue ink, appearing to be 'J. P. ...', written over a horizontal line.

