

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, April 19, 2006**

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**MINUTES**

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- Present:** A. Malczyk, Vice Chair  
A. Hii  
N. Paul  
P. Winterburn  
R. Vesely  
Councillor B. Fearnley
- Staff:** K. Russell, Development Planner  
E. Maillie, Committee Secretary  
C. Perry, Technical Assistant  
G. Penway, City Planner  
D. Sigston, Manager, Lands
- Guests:** B. Rositch  
J. Losee  
P. Campbell  
C. Phillips  
R. Duke  
C. Dixon  
N. Couttie  
P. Rayer  
F. Connolly  
J. Bingham  
P. Kreuk
- Absent:** S. Friars, Chair  
D. Lee  
D. Rose
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A quorum being present, the Chair called the meeting to order at 5:40 p.m.

**1. Minutes of Meeting of the Advisory Design Panel held March 15, 2006**

It was regularly moved and seconded

**THAT the minutes of the meeting of the Advisory Design Panel held March 15, 2006 be adopted.**

**Unanimously Carried**

**2. Business Arising**

None

### 3. Staff Update

#### (a) City Events

The Development Planner advised that the City is holding the following public events:

**Affordable Housing Forum** – Saturday, May 6

**Marine Drive Task Force Open House** on Saturday, April 22 at Capilano Mall. Topics to be addressed include land use, transportation and amenities.

**Western Avenue Study Area Public Information Session** - Tuesday, April 25<sup>th</sup>

#### (b) 980 Marine Drive

This proposal went to Public Hearing and was approved. The applicant reduced height and density of the project prior to the Public Hearing. The main concerns expressed by the community related to traffic.

#### (c) 970 Marine Drive

This project was rejected at Public Hearing after the community spoke against it. The applicant is preparing an alternate plan which is anticipated to be received in the next few weeks.

### 4. 710 West 14<sup>th</sup> Street - Rezoning

The Development Planner advised that this project has been revised since the preliminary presentation to the ADP reducing the number of units and FSR. The Chair read the resolution passed by the Advisory Planning Commission.

B. Rositch - Architect, N. Couttie - Developer and J. Losee – Landscape Architect were introduced and Mr. Rositch gave an overview of the neighbourhood and the development concept of the project which introduces live/work and residential development into the neighbourhood.

R. Fearnley entered the meeting at – 5:56 pm

Design changes since the earlier presentation were stated as:

- Reduction of one storey;
- Removal of townhouses at the east and west ends;
- An opening in the buildings at the north side of the site between the lane and the courtyard;
- Reduction of units from 84 to 81 and FSR to 1.8;
- Widening of the courtyard.

In response to community concerns, height and view studies were undertaken and presented to the community. General consensus is that views will not be blocked. Another neighbourhood meeting is being planned in the next two weeks.

In response to comments of the ADP regarding security at the courtyard entry, privacy issues and shadow study through the courtyard have been addressed.

The Panel reviewed the materials board with samples of colours, siding materials of vinyl and hardie-plank with brick at the base, and glass at rails.

The Landscape Architect reviewed the planting through the site including:

- Double row of street trees along the block on 14<sup>th</sup> Street;
- Planters at the street edge and entries to the front units;
- Courtyard plantings and water and rock features;
- Security gate at courtyard entry to central area and mail boxes;
- A combination of concrete paving, flagstone pavers and pebbles will be used through the courtyard;
- Bollard lighting will be used throughout the site.

N. Couttie reviewed the context of the surrounding area and possibilities for future development to renew the area.

**The Panel had questions on:**

- Location of security gate in relation to the sidewalk;
- Depth of pools;
- Design of stairs in stacking units and transparency;
- Breezeway entry to second floor level floor plan of the corner units A1 & A2;
- Elevator to be included;
- Materials for rails and privacy screens;
- Soil depth over garage to address stormwater issues;
- Lane treatment;
- Courtyard widths.

It was noted that sustainability will be addressed through REAP with silver level to be sought. Areas to be addressed will include stormwater management, construction practices, materials, insulation, and windows.

**Comments:**

- Support removal of end townhouses and widening of courtyard;
- Big improvement to introduce change to the area
- Concerns with lack of accessibility;
- Suggest removal of vinyl siding and soffits;
- Entry needs to be high enough to ensure security;
- Good project for the area;
- Commend architectural treatment and modular façade;
- Concerns with privacy between stacked units and openings between units above and below;
- Space in central courtyard seems lush but uncertain how the space is defined at public and private patio spaces;
- Breezeway entry to the rear units of concern
- Elevator would be beneficial especially for residents on rear upper units;
- Uncomfortable with small space between the buildings at the rear;
- Planting needed at east side to screen building;
- Should make a greater contribution to the neighbourhood perhaps through lane treatment;

- Support the massing but use of vinyl siding disappointing – materials and colours need consideration.

**Applicant's comments:**

- Most points raised by the Panel are likely to be incorporated.
- Vinyl siding is used to contain pricing.
- Including an elevator will add considerable cost.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 714 West 14<sup>th</sup> Street (Adera Developments Ltd./Rositch Hemphill & Associates Architects) and commends the applicant for the presentation. The ADP recommends approval of the project, subject to the approval by the Development Planner, of the following:**

- **Sustainability and stormwater management;**
- **Use of materials;**
- **Non-scaleable security entries;**
- **Privacy issues for the stacked units;**
- **Entrance stair definitions;**
- **Definition at the breezeway to the two rear units;**
- **Character of the lane.**

**Unanimously Carried**

**5. 128 West 27<sup>th</sup> Street – OCP Amendment & Rezoning**

The Chair read the resolution of the ADP at the last presentation of this application in September 2004.

P. Rayer - Architect, P. Campbell – Landscape Architect and F. Connolly – member of the Parish Building Committee, were introduced. The architect advised that after discussions between the Parish and the Archdiocese, the Master Plan for the property has been presented and the plan addresses the school, church and residences. It was also noted that agreement has been reached with the City that Western Avenue will remain as a deeded street for fire access and additional parking.

Design changes since the last review were explained:

- Elimination of sidewalk crossing
- Redesign of parking and ramping at the handicapped parking area
- The property will be subdivided to retain future development options for the church and houses;
- Building with brick face to second storey and metal sloping roof.

A Town Hall meeting was held some time ago and the applicant has addressed concerns around traffic, parking and views. These concerns are addressed by

relocation of the student drop-off on 27<sup>th</sup> Street, reconfiguration of the parking and height and slope of the building. The heritage building on the site is also recognized. The Master Plan addresses site drainage by three bio-swailes and a holding area in the parking lot to slow drainage. Sustainability is addressed through building design.

The Landscape Architect advised that the Arborist's report on existing trees on the site notes signs of decline. These trees will be removed and new trees planted along the streetfront and through the site. An under-sized gravel all-weather playing field will be located to the west on Western Avenue.

**Questions:**

- Addition of structural soil with the street trees;
- Retention of existing church and houses;
- Parish ownership of lands;
- Covered walkway connection between buildings;
- Location of students during construction;
- Surface treatment of parking and right-of-way to be asphalt;
- Garbage location and pick-up.

The display board with materials and colours was circulated;

**ADP comments:**

- Support the project and inclusion of stormwater management;
- Huge improvement over the existing building;
- Student drop-off, parking and landscaping well done;
- Positive addition to the neighbourhood especially with the Master Plan for the future;
- Atrium space creates an opportunity to open up to the outdoor space;
- Roof is massive, especially for neighbours to the north. It may be appropriate to break down the mass into a series of pavilions;
- Concern with the amount of asphalt and gravel on site – would benefit from more soft landscape, especially along the play area.

**Applicant's comments:**

- The Atrium provides association with outside at the upper floor.
- Difficult to make the roof lower.
- Amount of green area decreased to provide parking for church attendance.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the OCP amendment and rezoning application for 128 West 27th Street (Holy Trinity School / CJP Architects) and commends the applicant on the stormwater management element. The Panel recommends approval of the project and makes the following suggestions:**

- **Encourage additional planting;**

- **Consider opportunities to break up the roof form.**

**Unanimously Carried**

## **6. Block 62 – Preliminary Landscape Proposal**

D. Sigston, Manager – Lands for the City of North Vancouver, and C. Phillips, Landscape Architect were introduced. Mr. Sigston advised that the City is preparing to go to tender on Site 3 within Block 62 (the Civic Plaza development) – within the next month, and this presentation relates to the preliminary landscape plan for the site.

The Landscape Architect gave an overview of the background of the study and Design Guidelines reviewed by the Panel in September 2005. The preliminary landscape plan includes the following:

- Landscape insert at the public realm on 13<sup>th</sup> Street to address street calming;
- Row of street trees at the street edge protecting the sidewalk from the street and at street entry to units;
- Double row of street trees along the edge on Chesterfield Avenue with lobby entry at the corner;
- Entry to City Hall at mid-block between 13<sup>th</sup> and 14<sup>th</sup> Streets on Chesterfield Avenue;
- 14<sup>th</sup> Street will be shortened and lined with street trees, with screening at the building entry and at street level patios
- Traffic entry into the centre of the civic site and to underground parking will be from 14<sup>th</sup> Street.

There was discussion of the proposed development on Block 62 –

- ❖ Site 1 - location of the new library
- ❖ Site 2 - location of the Hollyburn rental tower
- ❖ Site 3 - to be sold to developers to fund the development on the City site.

### **Questions and comments from the Panel included:**

- Consideration of encouraging usable roofs on townhouse units;
- Consideration of future location of main entry to City Hall;
- How to address the presence of city Hall on 13<sup>th</sup> Street;
- Do Guidelines for open space address townhouse private patios at the street edge;
- Corner bump-outs considered in this area and provided at the developers' expense.

There was discussion of the usability of patios along 13<sup>th</sup> Street. It was noted that the guidelines prescribe that there be a front door with clear planting separation from the street but patios could be a garden area rather than a hard surface.

Other components of the development are now being developed and will be presented to the Panel in the next few weeks.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the preliminary landscape proposal for Block 62 (City of North Vancouver/Phillips Farevaag Smallemberg Landscape Architects) and supports in principle the landscape concept. The ADP also recommends that green roofs be included at the townhouse units.**

**Unanimously Carried**

## **7. The Pier – OCP Amendment and Rezoning**

The City Planner welcomed Mr. M. DeCotiis, President of Pinnacle International and members of his design team from Howard Bingham Hill Architects and IBI/HB Architects, and introduced Isabel Gordon, Joint Waterfront Manager and Deputy Director of Finance for the City of North Vancouver. Mr. Penway gave an overview of the site of The Pier Development on both sides of Esplanade between Lonsdale and St. George's which will have residential and commercial development as well as a heritage precinct.

Ms. Gordon advised that should the City be successful in being awarded the National Maritime Centre, the preferred location would be within the heritage precinct of the Pier (Parcels 9 and 10). The City and Pinnacle have been in negotiation and preliminary agreement has been reached that would provide Pinnacle with an additional 110,000 sq. ft of density in this exchange. Ms. Gordon advised that the City proposes to fund the space using additional commercial space and through Provincial and Federal government funding. In order to obtain governing funding the City is required to demonstrate that this is an economically sustainable project.

### **Heritage Precinct – Parcel 9 & 10**

A representative of Hotson Bakker outlined the issues to be addressed in the reconfiguring of this site, including a building envelope between Parcels 9 and 10 to house the St. Roch if agreement can be reached with the City of Vancouver to make it a key feature of the National Maritime Centre. This new building will be designed to be respectful of the heritage character of the precinct..

### **Public Realm**

P. Kreuk – Landscape Architect, outlined the major components of the Public Realm:

- Shipbuilders' square
- Portal entrance from Esplanade
- Gantry building
- Extension of waterfront walk to the east
- Surface treatments as determined during earlier reviews
- Garbage and recycling, and access and delivery areas were explained.

### **Parcels 7 & 8 (Coppersmith Shop and Pipeshop)**

J. Bingham – Architect, gave an overview of the buildings:

- Proposed development and layout as detailed in the presentation material dated April 6, 2006;
- Interior layout of the buildings;
- Roof deck;
- Elevations, materials and glazing detail as they reflect original design as well as addressing adaptive re-use;
- Signage detail.

The Heritage Advisory Commission has reviewed the proposal and supports the presentation.

Questions included, but were not limited to:

- Consideration of rebuilding rather than adaptive re-use
- How to address seismic upgrading and liquefaction in an earthquake
- Character of heritage area great
- Mural on north elevation of Coppersmith Shop seems out of scale
- Concern with separation at buildings on Parcels 5 (hotel) and 7 (Coppersmith Shop)
- Beneficial to have a connection with Lonsdale Quay

#### **Materials**

- Existing windows will be replaced with aluminum windows to better replicate the original the appearance of the old windows.
- Cladding will be replaced with new corrugated metal material

#### **Comments:**

- Support the project;
- Size and sale of mural should be addressed;
- Support addition of deck and opening of buildings to light;
- Great job on the architectural language of heritage character;
- Canopy intervention appropriate;
- Mural – site has a lot of history – consider making it interactive and changed regularly;
- Connection to Lonsdale Quay will be important for people arriving from the Seabus;
- Great addition to the City – hope it will be carried out in final drawings with the same care it is presented now in final detailing and quality of materials;
- Thanked developer for the presentation

#### **Applicant:**

Adaptive reuse of buildings is an interesting challenge and has come together well.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the OCP amendment and rezoning application for The Pier Development – Parcels 7 & 8 (Pinnacle International / Howard Bingham Hill Architects) and commends the applicant**



**on the presentation. The ADP recommends approval of the project, subject to approval by the Development Planner, of the mural.**

**Unanimously Carried**

### **Parcel 13**

J. Bingham advised that the development on the site was approved at 4,000 sq. ft and it is now proposed that this be changed to 5,000 sq. ft. The earlier design was reviewed and approved by the ADP. The Architect explained the design development technique applied to reflect the maritime and industrial nature of the site and the revised layout of the building was explained. Exterior building design and colours reflect the nature of other buildings on the site.

#### **Questions included:**

- Building height
- Use of recycled wood from the site
- Roof deck access
- Public access to west side of building
- The building form works so why not continue with the curve
- Detail on materials, railings and other design elements
- Location of garbage area

#### **Comments:**

- Garbage pick-up difficult;
- Form is does not look good from walking or water view;
- Transformation of the two building forms is complicated and it may be beneficial to explore separating the two forms, or have one form dominate;
- Proportion of the elements of the timber canopy could be more pedestrian friendly;
- Like the maritime concept but needs further resolution;
- This is a prominent site and building has potential to be a 'jewel' and needs further consideration;
- Needs stronger statement – will be visible from the water.

The City Planner noted that the design follows the direction of the design guidelines.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the OCP amendment and rezoning application for The Pier Development – Parcel 13 (Pinnacle International/Howard Bingham Hill Architects) and while supporting the general concept, the ADP recommends further design development.**

**Unanimously Carried**

## **Parcel 5 - Hotel**

The Project Architect was introduced and advised that the configuration of building has changed with no increase in density. A detailed presentation is being prepared incorporating design configurations on the upper floors and will be brought to the Panel for review. These changes propose to stack the hotel on the west side of the building and residential component at the east side. No changes are being made to the access to underground parking or the route through the site.

In response to questions, the Panel was advised that -

- Building is at the height limit and does not change;
- Materials include window wall for residential with tinted glass, frameless curtain wall at the conference floor and concrete at building front;
- Elevator machine room and mechanical penthouse will be treated with metal louvers at roof to address overlook;

Other questions were:

- Accuracy of the model as it represents the current design.
- Context of the building in this area
- How does the corner site relate to the heritage parcel

Comments from the Panel were:

- Building works well as a back-drop and separation;
- Like the transition into the site through the hotel;
- Would like to see greening at the roof and use of the roof deck;
- Design works well with the curved element on the south side of the building and hard edge on City street;
- Corner of the tower at Lonsdale and Esplanade should be more prominent rather than just a canopy;
- Interesting concept and sits well on the site;
- Support the contrast as backdrop with heritage buildings but have concern that it may be competing with heritage buildings;
- Massing on the shipyard would benefit from simplification or if the curve carried through more consistently;
- Sustainability agenda required with detail on green roofs, storm water management , etc.

It was regularly moved and seconded

**That the Advisory Design Panel has reviewed the OCP amendment and rezoning application for The Pier Development - Parcel 5 (Pinnacle International / IBI/HB Architects) and while supporting the design concept feels the following need further resolution:**

- **Corner at Lonsdale and Esplanade;**
- **Sustainability issues;**

- **Provide a good backdrop for the heritage buildings by creating more consistent character on the south elevation that carries on the curve and achieve a simplified massing on the shipyard side.**

**Unanimously Carried**

### **East Side – Victory Ship Way (Parcels 11 & 12)**

C. Dixon, IBI Architects, was introduced and gave an overview of these sites and the elements to be addressed. Palette, streetscape, and massing of the buildings will address the shipyard history of the site.

### **Parcels 11 and 12**

The preliminary concept displayed the proposed rooflines and modern building design. Acoustical issues will be addressed to minimize noise from the shipyards on the east. The west side of the building will have detailed articulation and an architectural feature will be located on east side.

Questions from the Panel related to:

- Pedestrian access to the boatways basin;
- How to address solar gains from the west at Parcel 12;
- Do footprints of the building meet the design guidelines;
- View studies and shadow analysis to be done;
- Treatment at the public area by Parcel 12;
- Treatment of the east wall.

Comments from the Panel included:

- Intrigued by building on Parcel 12 but east wall needs feature points;
- Buildings look blocky – rooftop edge could create an interesting edge to the skylight;
- Need to look for opportunities to open up east wall on Parcel 12 building;
- Landscape is strong and connection to the water good;
- Support the general concept of the site and the character;
- Buildings are strong and bold;
- Look forward to further presentations and sustainability detail covering green roofs, stormwater management, solar heat gain;
- Hope that design for these five buildings will be carried through with care and detail;
- East wall is a challenge as it addresses acoustical separation, consider alternative treatments such as landscape wall or translucent materials;
- Consider heat exchange system using sea water rather than air conditioning units in Parcel 12;
- Need to address termination of public walkway to the east;
- Beneficial that density on Parcel 11 east side be reduced to alleviate façade.

**8. Other Business**

There being no further business, the meeting adjourned at 11:15 p.m.

The next meeting of the Advisory Design Panel will be held on Wednesday, May 3, 2006.

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Chair

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