

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, June 4, 2008**

MINUTES

- Present:** K. Hanvey, Chair
A. Hii, Vice Chair
T. Cailes
K. Kristensen
N. Paul
K. Terriss
- Staff:** G. Venczel, Development Planner
E. Maillie, Committee Secretary
C. Perry, Development Services
- Guests:** D. Johnston M. Gram
R. Harris F. Rafii, Architect
P. Kreuk, Landscape Arch
- Absent:** R. Spencer
J. Heilman
J. Bitar
P. Winterburn-Chilton
Councillor R. Fearnley
-

A quorum being present, the Chair called the meeting to order at 5:40 p.m.

1. Centennial Theatre - Signage

D. Johnston, M. Gram, and R. Harris, were introduced and Mr. Johnston displayed the proposed signage at Centennial Theatre. The sign blade currently on the site will be retained and the image display will be taller. The new sign will be an electronic display banner which will allow images to be changed on a regular basis. Additional theatre identification signage will be placed on the south and west facias of the building.

The Development Planner stated that a materials board has not been received and signage details are not identified in the drawings submitted at this time. These will be required at a future presentation to allow the Panel to give full consideration to the proposal.

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

- What materials are being used at the new facia materials – LED lighting?
- What happens on south elevation of the building?
- Does the wave line on the facia have any significance and does it end at north elevation?
- How can the same sign base work with a longer display area?
- Will existing lights on the theatre stay?
- Does this proposal meet the sign bylaw?
- Will there be guidelines around proportion of image to text and quality of graphics?
- With respect to adding to existing blade, will conduit be exposed?
- How will conduit be concealed?
- Why are blue and red colours being used?
- Has consideration been given to tying colours in with existing public art feature?
- Will black signage above existing public art be addressed at the same time so that it matches the new theatre identification proposed?
- Could the red strip be changed from LED to neon?
- How fragile is the sign board surface to vandalism?

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

- Useful to have a section of the sign.
- Lower rendering is misleading – wrong skyline is displayed.
- Useful to show the neon art sculpture and its relationship to the new signage.
- Like to see reverse rendering with tall buildings down the hill.
- No issue in terms of design. Blue lettering easy on eyes of people driving by.
- Would like to see fine detailing of the blade and how the new parts of sign would be attached.
- Concerned that the images shown are compelling but materials should be in context with what is.
- Building needs an update – remove art and continue with new signage.
- Incomplete application – some critical components are missing and key elements need to be provided so that that staff can identify type of application.
- Strongly support that, given iconic quality of the existing quality of the fly tower, context of the signage in its entirety is required.
- Detail needs to be carefully thought out, particularly how the video units are mounted.
- Package is incomplete and cannot consider this as an application.
- Design detail and materials must be complete and accurate at the next presentation.
- Would like to see graphic design guidelines developed for electronic sign.

Applicant's comments:

Matters will be addressed for next presentation to the Panel.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the signage proposal for Centennial Theatre (Johnston Davidson Architecture + Planning Inc.) and

thanks the applicant for the submission. The Panel feels that the following concerns have not been adequately resolved or explained:

- Presentation materials must be sufficiently detailed and complete so that the project can be adequately assessed;
- Consideration should be given to providing presentation materials that include a view of the existing light sculpture on the fly tower;
- Provision of further details of the installation of the video display units on the existing signage wall;
- Consideration of the graphic content of the video display terminal.

Unanimously Carried

2. 17th & Lonsdale – OCP Amendment and Rezoning

The Development Planner advised that since the last presentation to the Advisory Design Panel the applicant had appeared before Council who suggested that they consider increasing the fsr for the project to 2.9 and include affordable housing and a tower form. Maximum fsr is currently 2.6 and the applicant is asking for 2.95. Maximum height permitted under the OCP is 180' and 240' is proposed.

The Chair read the resolutions passed by APC and ADP and asked that the comments at this presentation focus on issues raised in those resolutions.

K. Hanvey declared a conflict of interest and left the meeting at 6:35 p.m.

A. Hii took the chair.

F. Rafii - reviewed the revised details as contained in the design package dated May 2008. Major points noted included:

- Creation of semi public / private plaza for restaurant and public seating area at the store entry at the corner;
- CRUs along 17th Street;
- Green roof over the podium accessible to building residents;
- Inaccessible green roof over the store;
- Tower entry located at Eastern;
- Loading at south west corner of the building with trellising;
- Public amenity is proposed at 17th & Eastern and discussions are in process on the number of affordable housing units to be provided.
- Parking plans were reviewed:
 - commercial parking accessed from Lonsdale and from East17th
 - residential access from lane
- The façade of the store on Lonsdale has been addressed in response to concerns at an earlier review and the applicant is looking for direction on the Panel's preferred elevation.
- Materials and sample board was circulated.

P. Kreuk, Landscape Architect, reviewed the landscape plan. The loading bay will have trellising and planting at building face to reduce the impact of the loading activities. Public art in the plaza area at 17th & Lonsdale is being addressed. Plaza area at 17th & Lonsdale; a restaurant and public seating will also be featured at this corner. The grocery store will have a green roof and sustainability will be addressed through stormwater management. Roof will not be accessible.

D. Wingeralk, advised that the access from Lonsdale to the parking area is important to the applicant and is still under discussion with City Engineering staff. The applicant has agreed to undertake a safety analysis around pedestrian safety now and will undertake a pedestrian audit after completion of the project. 169 parking stalls are currently shown for the food store and CRUs but this number will decrease. Parking for the food store and CRUs. The food store will be under 40,000 sq. ft. and the applicant believes this is appropriate for the community.

Questions:

- Not clear on relationship between two levels of commercial parking and one below?
- Can someone shop at Loblaws and then go shopping on Lonsdale?
- Depth of CRUs – will they be viable?
- Has consideration been given to having residential on top of food store?
- What is City getting in return for allowing a higher building?
 - o (Amenity space & affordable housing under negotiation).
- Is amenity space off the townhomes at Eastern Avenue accessible to residents?
- Separation between residential and commercial parking?
- Who will maintain the green roof?
- Will area at corner of Lonsdale and 17th be public use or for Loblaws?
- Can loading bay off 17th Street be located behind the tower?
- Access for residential parking and loading bay appears to be in conflict – how will this be addressed?
- What is the setback at residential edge facing Eastern Avenue?
- Nature of signages and awnings?
- Location and nature of Loblaws signage?
- Exterior finish of tower element at Loblaws?
- Exterior finish of residential tower and townhouses?
- What is being done at the tower for sunshading to make it an energy efficient building?
 - o interior blind control shading / low-e glass on south and west / openable windows
- Location of the rooftop mechanical for the food store?

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

- Like parking and believe it is a good project for Central Lonsdale.
- Support green roof and amenity space for townhomes and with street treatment, corner node, and open space.
- Cannot support garage access off Lonsdale; dangerous and does not work and takes away from pedestrian nature of Lonsdale
- Agree with street treatments and green roof and would like it to be more environmentally rich.
- Parkade entry from Lonsdale kills Lonsdale.

- CRUs are not big enough – like storefronts along Lonsdale and important that they be viable.
- First impression that tower is too tall and don't support this height in this location but this is a planning decision.
- Would like detailed signage package along the Lonsdale façade.
- Tower needs more animation.
- Townhouses create a good edge on Eastern but drawings don't show enrichment of planning.
- Residential character of 17th seems to have been reduced.
- Direction along Lonsdale seems improved and will create good rhythm - assuming that Lonsdale to the south remains with small stores.
- Resolving problem of parking and the public will make difference.
- Compliment on green roofs.
- Expect excellence in design and public amenities when this type of variance is being requested but don't have a feel for facades on CRUs or townhouses at the street.
- Overall well designed project and compliment on the landscape presentation.
- Concerned particularly that the access at Lonsdale conflicts with the traffic flow.
- The latest façade presented is the most successful – elements broken up to small scale and create rhythm along Lonsdale street front.
- Urge applicant to look at tower corner element – could be stronger in terms of scale and size and treatment or material could be like lantern at the corner, especially south approaching foot traffic on Lonsdale. Would benefit from being pulled it forward to make stronger.
- Plaza will be vibrant corner – well handled.
- Height – no negative view in terms of additional height except that the tower top could be more sculpted but keep height to 240' and peel back top element and have more elegant sculpted top.
- Well handled and planned out project.

The Development Planner noted that the applicant is looking for the Panel's direction on variances requested:

- Extra height 60' (180' to 240') narrower building.
- Increase in fsr from 2.6 to 2.9 fsr.
- Commercial area has more than 3 times the required parking plus residential parking.
- Initial applicant approach was not to exceed height or density and this direction came from the Council.

Applicant

Will continue to work on project. A more detailed design is will come at a later stage when direction is given.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the OCP amendment and rezoning application for 17th Street and Lonsdale Avenue (Anthem Properties /

Rafii Architects Inc.) and although supporting the site development concept , feels the following have not been adequately resolved:

- The Panel has concerns about the parkade entry on Lonsdale and its effect on the pedestrian environment.
- Tower profile and massing to be considered further to fit with the character of the neighbourhood.
- Building materials to be more richly detailed.
- Issues of sustainability to be explained with particular detail provided on heating and cooling of the towers.
- Further detail on landscape amenities and street edges;
- Further development of landscape treatment at 17th & Lonsdale and restudy the building corner element.
- Detail of signage use on the facades.
- Concern with viability and size of the CRUs.

Unanimously Carried

3. Other Business

None.

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, June 18, 2008.

Chair

Vice Chair

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