

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 18, 2009**

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**MINUTES**

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- Present:** Kevin Hanvey (chair)  
Gordon Carlson  
Tony Cailes  
Yashar Khalighi  
Karen Kristensen  
Bob Spencer  
Shira Standfield  
Councillor Mary Trentadue
- Staff:** G. Venczel, Development Planner  
L. Tylla, Committee Clerk  
C. Perry, Supervisor Development Services
- Guests:** Christopher Block, CAA Architecture  
Dan Diaconu, CAA Architecture  
Allison Good DMG landscaping  
Myron Calof, TiGERi Marine Properties, Ltd  
Debra Waluk, TiGERi Marine Properties, Ltd
- Absent:** Augustine Hii  
Kenneth Terriss  
Julia Bitar

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

**1. Minutes of Meeting of the Advisory Design Panel held October 21, 2009**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held October 21, 2009 be adopted as amended.

**Carried**

**2. Business Arising**

None.

**3. Staff Update**

Gloria Venczel gave a short staff update, reminding the Commission that all relevant comments should be included in the resolution for applications.

She also noted that on November 16<sup>th</sup>, 2151 Lonsdale and 359 E 13<sup>th</sup> Street went to Council and received 2<sup>nd</sup> and 3<sup>rd</sup> Readings, and the DVP for 461 W 16<sup>th</sup> Street was approved.

#### **4. Design Awards**

Kevin Hanvey circulated at revised Terms of Reference for the Design Awards which included comments made at November 21 ADP meeting as well as subsequent email correspondence from several panel members.

The group discussed the revisions and provided comments. Kevin, Shira, Bob and Karen to finalize edits and forward to Staff.

**Karen Kristensen arrived 5:45 p.m.**

**Yashar Khalighi arrived 5:50 p.m.**

#### **5. 700 Marine Drive – Rezoning**

Gloria Venczel previously circulated comments to the Panel on the current submission. She noted that the applicant did not meet with City Staff prior to the new submission as intended based on the previous resolution of the Panel. As she could not provide the comments directly to the applicants she circulated them to the Panel.

Chris Block, Architect, presented the changes to the submission since the last presentation to ADP. A number of changes had been made in response to the comments from Design Panel at the September 30<sup>th</sup> presentation.

#### **Questions from Panel included but were not limited to:**

- What is the current status with the Public Art identified in the design plans? (A: Lori Phillips, Public Art Coordinator, has been engaged in the project and selection will occur through the regular Public process.)
- Why have the “fin” elements been used only in particular areas and not across the length of building? (A: they have been designed to contain the corner “gateway” element and provide a perspective that a design element is coming up as viewed down the street.)
- Will there truly be a clean and uncluttered roof as depicted in the elevations? (A: No. They do not know yet what mechanical configuration will be on roof as they are now working with the LEC and not sure where plant will be. Currently doing energy modelling. Will eventually hook up to LEC system which has not been installed yet but making provision for future connection with hot water pipes from south side of Marine Dr.
- How has the back lanescape been changed in response to previous comments? (A: shifted massing of 3<sup>rd</sup> and 4<sup>th</sup> floor back to create a step. Design now includes vine pockets along base of building and use of textured concrete throughout back emulating stack bond of basalite stone. )

- Where is the parking for retail customers? (A: in parkade, second level down, as well as short term parking on ground level in rear of building. Parking signage will appear over parking entrance and possibly on corner of lane.)
- How do you enter the building from the disabled/accessible parking spot? (A: will need to go around building on public sidewalk from back. In the parkade, the spaces are located close to elevator.)
- Are “fin” elements sun control devices? (A: yes, on residential floors.)

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

- With so many angles and joining materials, hope building envelop warranties are extended.
- Regarding the tower corner- question the amount of glazing on southeast corner considering view is mostly of street corner with cars.
- Fin elements are distracting and cumbersome in design.
- Does not agree that design fits the Marine Drive Guidelines. Wanted more of a lively and vibrant pedestrian environment and better relationship to back lane. Still has a commercial park feel to it. Fins detract from building. Does not agree with bluntness of façade particularly bare concrete corner encountered on Bewicke. Does not give good sense of gateway.
- Suggests removing some spacing between pavers on the roof top gardens to encourage access to planters for persons in wheelchairs beyond circulations. Has concerns about back alley and those accessing the building from behind. Difficult to get into the building. More friendly access from the back is desired. Would like to see the entire building more pedestrian friendly. Concerned about landscaping pinching the area in front of residential entry.
- The building along Marine Drive needs better relationship to street. Still feels it looks very commercial and improvement is still possible in regard to design.
- It is a highly charged, loaded site on a commercial street. The planning planimetrically and sectionally is strong. The changes in form, character and expression are good responses to the comments made by the Panel the last time the project was reviewed. Glass area is correct emphasis on gateway. Sets up rest of block successfully. Shares concerns about glass on two floors of residential units. Muted colour palette is much more calm, resolved and considered. Appreciate attempt to utilize wood from existing building. Fins provide nice vertical element. Would suggest grading to front entry and amount of landscaping at front entry needs to be examined further. Overall design is immensely improved. Appreciates massing on front of lot as opposed to parking.

**Response from presenter included but was not limited to:**

- The Panel was thanked for their comments.
- The Chair’s summation reflects the agencies thoughts on the site.
- Planter accessibility- feels it is accessible but has no point of reference from a disability standpoint. Will revisit design.

## **Motion**

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the rezoning application for 700 Marine Drive (C. Block, Chandler Associates Architecture Inc.) and recommends approval subject to the approval, by the Development Planner, of the following:

- Consideration of further solar control on the southeast corner glazed tower
- Further review of landscape treatment of southeast corner of building including grading, the extent and proximity of planting adjacent to the building entries; as well as further consideration of universal access to the residential planter area
- Additional attention should be given to creating a pedestrian friendly and vibrant “lanescape” at (rear) north side of the building, and all around the building, including the Marine Drive area.
- Further development of the vertical (basalt) fin elements so that they are more fully integrated into the building design

**Carried  
5 In favour  
1 Opposed**

**Coleen Perry left the meeting at 6:55 p.m.**

## **6. Other Business**

None.

There being no further business, the meeting adjourned at adjourned at 6:56 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, **December 9, 2009.**

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Chair