

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, October 20, 2010

MINUTES

Present: K. Harvey (Chair)
B. Spencer
S. Standfield
C. Taylor
K. Terriss

Staff: J. Piercey, Planner, Community Development
J. Braithwaite, Development Technician, Engineering
S. Kimm-Jones, Committee Clerk

Guests: Mark Ehman, DA Architects + Planners
James Kao, DA Architects + Planners
Rod Maruyama, Landscape Architect, Maruyama & Associates
Ian Abercrombie, School District 44
Mark Thompson, Project Manager
Doug Ramsay, Ramsay Worden
Farzin Yadegari, ARC Homes
Senga Lindsay, Senga Landscape Architecture
Masoud Siadat, Arc Homes Inc.

Absent: J. Bitar
T. Cailles
Y. Khalighi
K. Kristensen
Councillor Trentadue

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 September 29th, 2010

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held September 29th, 2010 be adopted.

Carried Unanimously

2. Business Arising

Design Awards: Kevin Harvey will not be available to attend the award ceremony. Craig Taylor will represent the Panel at the awards ceremony.

3. Staff Update

362 E. 12th: Modified proposal (1 secondary suite rather than 2) supported by Council and has had First Reading. Public Hearing scheduled for November 15th

Anavets/Intracorp at 224-245 East 3rd Street: Public Hearing scheduled for November 1st

222-238 Lonsdale Avenue at 3rd Street: Public Information Open House held October 7th. Was presented to HAC on October 12th.

Coach Houses : applications received for 2 level A's and 1 Level B.

(South East corner) 13th and Lonsdale: Public Information Open House held October 6th.

Green Buildings Zoning Amendment: Second and Third Reading at October 18th Council meeting; will come into effect January 1st, 2011. This is a requirement for higher energy performance in buildings – all institutional, commercial and industrial, and all residential over 4 storeys.

Harry Jerome: Design Charrettes will take place October 21,22, 23.

4. Queen Mary School (Heritage Alteration Permit)

The Chair read the resolution from the August 18th APD meeting and August 10th and October 12th HAC meetings.

Mark Ehman, DA Architects + Planners reviewed the project. His presentation focussed on the two additions and the landscaping.

- They looked at ways of using some of the elements within the existing interior of the building in the new design.
- The existing exposed steel truss from the library will be used in the gymnasium.
- The use of clerestory glazing will bring in natural light.
- They will try to use the existing flooring in the gym.
- One of the original colours was a creamy yellow colour; it will be used on the windows.
- The unused south entrance will be used as the floor of the heritage hall and will match the grade outside. This will create an outside seating area.
- The massing of the new addition has been refined; the roof will be tucked in and be part of the indent and there will be a clerestory element on the north face of the building.
- The addition will be seen from 13th and 8th street so the expression along the north façade needs to be strong enough to work with the existing features of the heritage building. The base, middle and top echo the existing building with pre-cast pilasters

to break -up the wall and a cornice line repeating the cornice line of the existing building.

- Transparent glass and translucent coloured glass are used in the clerestory element.

Rod Maruyama outlined the landscape concept:

- There is a focus on the circulation connection.
- A terraced area has been added as well as a flat area for play.
- A bioswale will handle some of the surface water.
- A suggested design for the area on West Keith, animated with benches, has been included in the plan.
- Offsite improvements will be borne by the residential developer.
- There is an opportunity to integrate play in the landscaping; they are working with the Evergreen Foundation on how to do so.

Questions from the Panel included but were not limited to:

- The configuration of the mullions on the addition? A: We have taken the idea from the existing building.
- Precast concrete base? What is your philosophy behind painting it? A: This is for long term maintenance purposes in a school environment.
- What is happening to the intersection at 8th and 13th? Staff: It will probably be narrowed or made into a cul-de-sac.
- What about sustainability? A: The intent is to achieve LEED Gold.

Comments of the Panel included but were not limited to:

- It seems as if the light colour on the base of the gym could have a more textured finish. It might look better with a closer relationship to the texture and colour of the existing building.
- The idea of the gable and clerestory lighting is good. Should the very top roof have a hipped end?
- The landscaping on the west side of the gym seems to be absolutely blank on the Keith Road hill side.
- Planting in the middle of the parking lot close to 8th and 13th would be nice.
- I appreciate the work on the site planning. The connection from 13th on the west side peters out into a little walkway; I would like to see a generous path down to West 13th for a strong connection.
- The bioswale is a good interpretative educational opportunity for the children; it would be nice to see it carried along 13th instead of being piped underground.
- I would like to see more seating around the hard area of the basketball court.
- The glass on the West 13th side competes with the tower.
- Perhaps a more vertical emphasis on the glazing would look better.
- How will the little semicircular island of grass by the crossing on 13th and Mahon survive? Perhaps it should be textured or a more robust material used.
- I like the idea of getting inspiration from existing module. It might be better using the hierarchy of mullions rather than modules.
- The landscaping plan is much improved. You have handled challenging grading successfully.
- I would support the glazing between the gym and the existing building providing greater separation between the two buildings.

- You have generally responded well to the comments from ADP.

Applicant's comments:

- Vis-a-vis the base of the new addition, the proposed paint for the precast will resemble the second grey colour of the existing building. The intent is to paint it because it will be subject to vandalism.
- We have tried to insert a lot of green area in the school; the amount of hardscape was specifically requested by the principle of the school.
- With regard to the walkway; we have tried to work with the existing situation with steps between the building and the field.
- We will look at the grassy area by the crossing in more detail.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Heritage Alteration Permit application for Queen Mary School and recommends approval subject to the approval by the Development Planner, of the following:

- That the applicant consider a more consistent module for the glazing of the clerestory to the gymnasium building;
- That the applicant consider continuation of the width of the pathway from Mahon Avenue through to West Keith Road;
- That further consideration be given to the material selection of the base of the gymnasium;
- That additional seating be providing around the basketball court;
- That further development of the roof of the gym be undertaken particularly in relation to the north end.

Carried Unanimously

There was a short break.

The meeting was called back to order at 7:00 pm

5. 222-238 Lonsdale Avenue (Rezoning)

The Chair read the resolutions from the September 8th APC, September 15th ADP and September 14th and October 12th HAC meetings.

Doug Ramsay, Ramsay Worden Architects, reviewed the project and focussed on comments from the previous presentation to ADP:

- They have reviewed the comments on consistency of character within the Lonsdale Heritage Character area and have correlated the results on page 3 and 4 of design package.
- The colour of the brick has been changed.
- A set of design guidelines have been developed which will apply to the strata of the retail outlets and encourage flexibility along the retail podium on Lonsdale Avenue. For example, there will be a choice of slightly different doors and hardware to give more variety in the shop fronts.

- The revised design incorporates verticality in the fenestration of the building.
- The idea of having art on the corner of 3rd Street and Lonsdale Avenue, not just on the ground plane, but introducing it into the building itself should address privacy and fenestration concerns; ceramic or frit glass will be used. The room behind the glass will be a den rather than a bedroom in the previous design. The name of building will be Versatile and an artist will be commissioned to interpret the name in the art.
- The cornice will consist of canopies and glass to differentiate between the bottom floor and the top half of the building.
- Sliding panels will be used to divide up the units and to allow ventilation and daylight into the bedroom area and a Panasonic air exchanger installed to bring fresh air into the units.
- Glazing has been introduced to the rear of the auto court, and doors added to the back of the CRU's to allow access directly from the auto court. Parking has been increased to provide 1200 s.f. of mezzanine space.
- A small loading/courier parking stall has been provided.

Questions from the Panel included but were not limited to:

- I am concerned with the bedrooms at the back. A: A four foot glazed door with glazing above the wall will allow light. These type of units are well-received by a certain type of buyer.
- What colour mortar will be used for the brickwork? A: Grey to make the brick stand out especially at the ground level.
- I like the approach with the base; can you explain it more? A: We have introduced a concrete band following the line of the canopies like a cornice. It divides the building in a subtle way and allows more tactile materials at the base.

Comments from the Panel included but were not limited to:

- I am very pleased to see your response to our comments about the autocourt.
- I really like the approach taken to the CRU's in developing the guidelines and encouraging variety within a consistent framework.
- I really like the proposed approach to the public art on the corner.
- It looks like it is going to be one of the best new buildings in lower Lonsdale.
- I find the floor bands a little heavy at the glazed corner entry; this should be considered when the fritting pattern is designed
- It is a great piece of urbanism.

Presenter's comments:

- none

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 222-238 Lonsdale Avenue and recommends approval of the project. The Panel commends the applicant for a thorough, high quality presentation.

Carried unanimously

There was a short break.

The meeting was called to order at 7:50 pm

6. 1860 Lonsdale Avenue (Density Transfer)

J. Piercey reviewed the memo from G. Venczel concerning the density transfer from 1629 St. George's to 1860 Lonsdale Avenue.

The Chair read the resolutions from the July 21st ADP and September 8th APC meetings.

Farzin Yadegari, ARC Homes, reviewed the proposal:

- Building to the level of contracting has been completed; the contractor is on board as well as a real estate agent.
- The two storey wooden frames at the street level have been changed to one storey brushed aluminum frames to match the glass awning and railings.
- Public art has been discussed with the Public Art Office. The glass triangular awning at the corner will be designed as public art.
- The landscaping of the east side is an important part of the design to make the project attractive to neighbours and tenants.

Senga Lindsay, Landscape Architect, described the landscaping:

- Two existing trees on Lonsdale will be retained. There will be a bigger landscape treatment on 18th street with a character planting echoing that on Lonsdale. A red brick paving pattern with accents to the entrance doorways will be used.
- There is a sunken courtyard at the back of the building which will be screened with hedging bamboo.
- The third floor and fifth floor patio spaces are too small for concrete planters a series of black hued narrow rectangular pots with a permanent planting of perennials and trees will be used.
- There will be a green screen on the south side of the building envelope with a 4 ft wide planter on the roof for a vine to drape down and twine into a green screen.

Questions from the Panel included but were not limited to:

- How is the vine attached to the building? A: A mesh is attached to the building for the vine to grow into.
- How will the vine be maintained? A: It will take some work. The mesh can be lifted for maintenance.
- Are the vines climbable? A: Yes, the screens will have to be stopped at a certain height to prevent access.
- With a 10 ft floor height, how are you providing air conditioning? A: Narrow heat pumps between the panels. We did not want to make the building too high.
- What is the element on the roof of the model? A: The mechanical room.
- Is the building serviced by conventional air top units? A: No, individual units similar to hotel rooms.
- The detail of the exterior corner? A: It is a spandrel then clear glass then spandrel; the clear glass turns; it may or may not have a post.
- There is not enough detail at the street level to evaluate the project.
- Has the height of the framing elements on the commercial retail been reduced? A: They used to be 25 ft high; at the lowest point they are now 9 ft high to 15 ft high at the highest point.

- The materials on the store fronts, are there divisions in the glass? A: They are transoms.

Comments from the Panel included but were not limited to:

- I like the treatment of the terrace; it allows light into the lane.
- In terms of the information provided, I still do not feel there is enough information for us to make an informed decision.
- I like the idea of reducing the height of the street level frames; the material choice is more appropriate.
- There is not enough detail in how the frames are constructed.
- More development has to be done on the maintenance of the green wall.
- We need more explanation of resolution.
- We need to see a materials board.
- I am not opposed to the building but we need to have more coherent drawings.
- The drawings do not show the store fronts clearly.
- Overall the scheme has improved and been enhanced. The green wall is a reasonable way to treat the blank wall. It is a difficult project to understand. There is an irresolute quality to some of the drawings. We need an up-to date package. No-one is opposed to the planning proposal. There are lots of questions about how the building is detailed, what the material qualities are, and on the handling of the ground plane.

Presenter's comments:

- It would be helpful to know what details the Design Panel requires.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the density transfer application for 1860 Lonsdale Avenue and thanks the applicant for the resubmission. The Panel feels that the following concerns have not been adequately resolved or explained:

- the architectural and urban design qualities of the storefront and public realm components of the building;
- the architectural and material expression of the cladding system particularly with respect to the changing geometry of the façade;
- the architectural expression of solar panels on the roof (as described in the package but not represented on the drawings);
- issues relating to the proposed green wall on the south façade (viability, maintenance and climbability);
- further articulation of the corner canopy;
- further articulation of the public art component;
- the provision of a materials/colour board;
- the drawing package should reflect the latest proposal and be more clearly organized at the next presentation (there is a strong recommendation for larger scale sections and elevations so that the project can be properly evaluated).

Carried unanimously

7. Other Business

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

The next regular meeting of the Advisory Design Panel will be held on Wednesday, November 17th, 2010.



Chair

S:\COMMITTEES\ADP\MINUTES\2010\2010 10 20.doc