

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel  
Held via WebEx on Wednesday, February 17<sup>th</sup>, 2021**

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**MINUTES**

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**Present:** N. Petrie  
M. Messer  
S. Mitchell  
M. Muljiani  
K. Ross  
Councillor A. Girard

**Staff:** D. Johnson, Planner  
R. Fish, Committee Clerk

**Guests:** H. Reinhold, Deputy Director  
H. Turner, Director, NVRC  
P. Fast, HCMA Architecture  
C. Phillips, PFS Studio Landscape Architect

**Absent:** K. Bracewell, RCMP

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A quorum being present, the meeting was called to order at 5:34 p.m.

Staff provided an update on the status of new members being appointed to ADP. Staff asked for a volunteer to Chair tonight's meeting. S. Mitchell volunteered and took the Chair at 5:34PM.

**1. Minutes of Meetings of the Advisory Design Panel held January 20<sup>th</sup>, 2021**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held January 20<sup>th</sup>, 2021 be

**Carried Unanimously**

**2. Business Arising**

None.

**3. Staff Update**

Staff will review the status of ongoing development projects at the next meeting.

**4. Harry Jerome Recreation Centre**

Staff and P. Fast, HCMA Architecture and C. Phillips, PFS Studio Landscape Architect presented on the Harry Jerome Recreation Center project. The main points included but were not limited to:

- Project is currently in a redesign process and will provide Council an update in April.
- There was a change in scale from 2018 to 2021 and a reduced scope.
- Environmental sustainability is a major strategy.
- The City has been working with North Vancouver Recreation.
- Focusing on creating spaces for the community to gather.
- Centennial Skate Park will be relocated.
- There are many constraints on the site in terms of access.
- Several organized programs will be included on the site around a central gathering outdoor space.
- Silver Harbour has its own identity but is linked with a covered walkway.
- Allowing for views through and between the buildings to views of the mountains.
- The heart of the space is a large lobby gathering space with a variety of gathering opportunities.
- Each program space is embedded with an overall landscape.
- Using natural native plantings and a series of storm water best practices.
- The entry has a central south facing plaza lawn space, an area that allows for space to hangout, socialize and host events.
- The green courtyard leads to all different facilities and is part of the circulation.
- Indoor fitness extends outside to views of the mountain.
- To the east there are concentrations of youth areas.
- Silver Harbour has a series of outdoor spaces.
- To the west is the Centennial Theater with two cultural art pathways.
- The Green Necklace arrives to the front door along East 23<sup>rd</sup> Street.
- Pedestrians can easily bike or walk to the facility on this connection.
- A series of routes through the site provide a shortcut through the block.
- Parking is underground and access is off East 23<sup>rd</sup> Street.
- Loading and drop off is on East 23<sup>rd</sup> Street and St. Georges Avenue.
- East 23<sup>rd</sup> Street is being redesigned to accommodate the parking entrance and traffic to make it a friendlier street.
- There is a major stair and elevator access from the parkade.
- Incorporating a large timber framed roof.
- There is a large curtain wall system for penetrating views into the lobby.

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

- Can you speak to the energy efficiency of the windows? **A:** We will be applying a frit layer to the glass to take out solar gain at the surface and we will be selective of where we put the glass. We are targeting a 40% glazing ratio.
- Has there been consideration for solar panels on the roof? **A:** We haven't considered it from financial standpoint. We looked at the ROI as well.
- Is capturing of the pool heat part of the design to utilize the energy? **A:** Yes, we are recovering almost 100%, basically a closed loop.
- Have you considered greening of the roof? **A:** We didn't feel like we needed to bump up the roof, we are not considering it.

- Will there be any public art? **A:** We are looking at ways to expand the cultural component of the theater back to the facility. The connection needed some interest and light to it. We have had conversations with cultural staff about ways to animate that through different artistic expressions. We are currently developing a public art process for the project.
- With the significant amount of glass spaces within the building, has there been consideration for more intimate classes and programs, support groups etc.? **A:** That is our intention. There are spaces within the building, connected to the circulation that are quieter and off the beaten path to feel comfortable in the building as well.
- Has there been consideration for buffering out the sound of the outdoor programs? **A:** We have identified discreet zones. Silver Harbour is facing away from those activities and the children's area is buffered by landscape.
- Will there be any accommodation for busses in the East 23<sup>rd</sup> Street area for transportation and drop-off? There will be a number of just drop-off zones.
- The original parking plan was 400 spaces and is now 270, what is it currently? **A:** 344 on-site. We conducted an investigation in terms of usage and it is about 74% at maximum zones. We are in the range based on existing use.
- Do you see conflict arising with the theater, swimming pool, fitness etc.? **A:** There will be times where it will be busy but there will be coordination.
- Will there be a small activity space to rent? **A:** Yes.
- How much green will be incorporated onto the accessible roof? **A:** There will be planters with smaller trees to allow for people in the fitness space to have something softer to look at.
- Have you explored breaking up the dark grey entranceway at Centennial Theater to reflect light back to brighten the façade? **A:** We are still working through a solution.
- Is the curtain wall glazing on the pools west side 2-4ft high or flush with the floor? **A:** It will be flush with the floor.
- What energy efficiency assembly types will be used, are you going for solid walls? **A:** We are still determining this but are modeling at a code complaint baseline approach.
- Parking seems like one thing that needs more attention. Has there been much thought for other considerations to be friendlier? **A:** We looked at day lit or service parking. When you consider everything, it wasn't feasible.
- Would there be consideration for an oculus that opens into the parking to help with circulation? **A:** There are two large openings in the courtyard down to the parkade which will provide daylight.

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

- Buffering sound from the play areas to Silver Harbour is important to be sensitive to.
- Landscape layers, transportation and storm water work well together.
- Like idea of large roof wood esthetic.
- Architecture seemed to be less expressive on some other areas of the complex.
- The view from the corner of Lonsdale and the highway needs more expression.
- The rendering of the plaza looked bleak, the wall of glass is a bit abrupt.
- Consider more outdoor area that's covered or indent the building a bit more.
- Consideration for each program has been well thought out.
- The incorporation of different water elements is important considering the noise from the highway. From a sensory view, incorporate water and some elements you would encounter on the north shore.

- The integration of Centennial Theater into the rest of building is not very inviting. The pedestrian access seems dark.
- Consider some way to liven it up or add animation to those edges.
- There should be a pedestrian connection from the parkade to Centennial Theater.
- The parkade access should be sufficient enough for that many cars coming in and out.
- Potentially add more parking under the skate park.
- Would like to see more green in the accessible roof area for it to be more inviting.
- Missing an urban edge to the building. The setbacks are large and there is a lot of activity required to get to your location, wayfinding will be important.
- There will be a large amount of occupants where there's an overlap of two activities. There will be a lack of cross pollination of activity.
- Landscape connections are handled very well.
- Lighting and CPTED concerns will be key factors. The facility has a lot of unsurveilled zones.
- Three dimensional images and a video would be helpful to zoom in on key spots.

## 5. **Adjournment**

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

The next regular meeting of the Advisory Design Panel will be held on Wednesday, March 17<sup>th</sup>, 2021.

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Chair