

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 B on Wednesday, December 5, 2007**

MINUTES

Present:	D. Lee, Chair A. Hii R. Spencer K. Terriss K. Hanvey
Guests:	C. Vajda, Project Architect, Henriquez Partners Architects G. Henriquez, Henriquez Partners Architects
Absent:	D. Rose P. Winterburn-Chilton Councillor R. Heywood B. Dabiri A. Macintosh N. Paul P. Winterburn-Chilton

A quorum being present, the Chair called the meeting to order at 7:50 p.m.

1. Site 8 / Foot of Lonsdale

G. Venczel reiterated the role of the ADP members, that their role was to examine and comment on the design of the proposed project and they were not to adjudicate a proposed project based on public input. Assessing public input of a proposed project is the purview of Council. This fact was mentioned earlier this evening by Gary Penway, City Planner, in the Joint Session with the Advisory Planning Commission and the Heritage Advisory Commission.

The architect noted materials for the residential tower include glass masonry block, the portion for public art would be a glazing system with graphics on it, and there is a proposed green wall.

There are mostly one-bedroom unit types between Levels 5 - 14.

The architect proposed conducting a workshop on the character of the proposal with the ADP.

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

- What is the vision statement for this proposal?
- How are the overall forms and scale derived?

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

- The scheme is commendable based on the constraints.
- Supportive of the development, but a lot more work is needed.
- Serious concerns about the project approach – would like to see alternative forms, including a lower-mid rise form.
- The overall mass and form of the tower appears out of scale with the surroundings.
- If the tower is to set height records, it has to be an exceptional piece of architecture. To be a landmark building, it doesn't have to be a high-rise, e.g. Canada Place.
- Would like to see a civic identity for the landmark elements of the project.
- Would like to see a sense of place developed for the project.
- Supportive of the location of the commercial, retail and restaurant space on ground floor.
- The success of a second level retail use is questionable.
- The design of the base of the proposed project is weak and needs further development.
- Supportive of the glass masonry and concrete exoskeleton on the residential tower however, the units inside will experience extreme conditions in summer/winter periods because of the conductivity of the concrete for cold and heat. The glass masonry units will heat up the residential units to be unbearable in the summer.
- Supportive of the proposed green wall, and an uncovered outdoor space.
- Supportive of combining civic amenities.
- Supportive of the podium, like the way it has been broken down into a more palatable scale along the streets.
- Supportive of the separation of uses. Like that Lonsdale Avenue is terminated with an amphitheatre.
- The courtyard is constrained and tight. It was suggested to remove the 1½-storey building with mezzanine in order to open up the courtyard.
- Supportive of putting the cultural amenity on Site 8.
- The pedestrian connection above Esplanade and Rogers Avenue could be opened up. Rogers is neglected from a pedestrian point of view.
- As a precinct, the relationship with the surrounding area needs to be included.
- More care should be taken with respect to the little group of shops on the first block of Lonsdale.
- Would like to see the Lonsdale Quay public market open up for a stronger connection.
- The Seabus and bus loop work well where they are now and is all weather-protected.
- There are two unfinished diagonal pedestrian streams which focus and ramp down the hill so you can walk and work your way down and see the walk going down. It was suggested to look at an objective analysis of another building form other than a high-rise, perhaps in a diagonal direction.
- Envisioned something more romantic, e.g. Sydney Harbour with smaller boats.
- The 3-D model was discussed. Building placements are incorrect.

Applicant's comments:

- The theme includes (1) a waterfront theme, e.g. the boat and the marine creature graphics; (2) history, e.g. streetcar; and (3) transitional piece between ICBC and Lonsdale.
- Creation of place: Similar to a 'Granville Island', with mini-components (recreation, cultural, retail and office).
- The forms and scale were derived first by volume, then specifics, e.g. FSR and elliptical shape to a boat shape.

- Constrained site – no opportunity to spread the site out.
- The height of the tower is important – the concentration was to maximize the benefits of the City on the Tower. Looked at smaller buildings.
- The scale of the tower would be the absolute height of the Observatory tower on 2nd Street.
- The proposed green wall would be similar to the Woodward’s project.
- This is a good site for urban singles, e.g. 357 sq. ft. studio apartments, and would add a lot of street life and people movement.
- A suggestion was previously made to integrate a form of affordable housing into the project instead of the proposed pool.
- The retail building on Site 8 is proposed as a transitional piece and consideration will be taken to remove it.
- All valid comments from the ADP - will look at it in more detail.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning and OCP Amendment application for Site 8 / Foot of Lonsdale (Millennium Properties / Henriquez Partners Architects) and although supporting the site development concept feels the following have not been adequately resolved:

- **Wish to see the development of an alternative development concept utilizing a lower building form and the consideration of a workshop process to explore the alternate development concept;**
- **Further exploration and development of the form and character of the civic amenity building;**
- **Consideration of the removal of the 2-storey retail building at the southeast corner of Site 8;**
- **Further exploration of the form and character of the tower above the podium level;**
- **Special consideration to consider environment sustainability of the development of Site 8, particularly as it relates to the building envelope of the podium and tower;**
- **Development of a clear vision for this site which will contribute to a strong sense of place in the form of historical references, synergistic programming opportunities, i.e. creative mixes of use and minimizing singular use amenities such as community centre and pool;**
- **Exploration of various affordable housing opportunities, including non-market housing, affordable market rental and straight market rental.**

**Carried
1 Opposed**

There being no further business, the meeting adjourned at 9:40 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, January 12, 2008.

Chair

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