

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, February 21, 2007**

MINUTES

- Present: B. Dabiri
K. Terriss
K. Hanvey
A. Hii
D. Lee
N. Paul
D. Rose
R. Spencer
Councillor Heywood
- Staff: G. Venczel, Development Planner
G. Penway, City Planner
J. Hnachuk, Temporary Committee Secretary
K. Naab, Development Technician, Engineering, Parks & Environment
J. Braithwaite, Development Technician, Engineering, Parks & Environment
- Guests: M. Parsad, Smart Design Group
D. Wark, Vancouver Pacific Corp.
G. Farrell, Mechanical Consulting Engineer, FWD Systems Design
M. Mitchell, DMG Design
G. Raknit, Smart Design Group
B. Harrison, Wm Harrison Architect
S. Gardner
- J. Elizeh, Tudor Construction & Design Inc.
R. Lee, Mara+Natha Architecture
D. Rose, Landscape Architect, PD Group
B. Saadatmandi, Owner Representative
C. Silver, Owner Representative
Mr. & Mrs. A. Hashemi, Owners
- A. Fekri, Rock-Arc Development Corp.
B. Monadizadeh, Rock-Arc Development Corp.
- J. Scott, CEI Architecture Planning Interiors
P. Szaszkiwicz, Architect
B. Mcfarlane, Diamond and Schmitt Architects
G. Stainton, Facilities Manager, City of North Vancouver
C. Phillips, Landscape Design
- Absent: A. Macintosh
P. Winterburn

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

1. Welcome to New Members

Mr. Penway opened the meeting by introducing himself followed by members introducing themselves.

2. Election of Chair & Vice Chair to January 31, 2008

Nominations for the Chair were requested. Derek Lee was nominated for the position of Chair and accepted the nomination.

No other nominations being received, Derek Lee was elected Chair by acclamation.

Nominations were then opened for the position of Vice Chair. Augustine Hii was nominated for the position of Vice Chair and accepted the nomination.

No other nominations being received, Augustine Hii was elected Vice Chair by acclamation.

Derek Lee took over as Chair at 5:45 p.m.

3. Review of Advisory Body Procedures

The City Planner reviewed the procedures of the Advisory Design Panel. Some highlights included:

- All meetings are open to the public.
- Members must confirm meeting attendance in advance as a quorum is required, and must include one architect and one landscape architect.
- Minutes are recorded, but are not verbatim.
- Members should feel comfortable offering strong design comments, specifically when it relates to the street and neighbouring properties, characters, landscaping architecture and sustainability.
- The tone of the comments from members should be constructive and delivered in a professional, courteous manner.
- ADP members are not an approving body.
- Members should declare a conflict of interest if they are part of a delegation, on the agenda, have a business relationship with members of the delegation, or live within close proximity of the area.

4. Minutes of Meeting of the Advisory Design Panel held January 17, 2007

The date of the next meeting was recorded as February 15, 2006 and should read March 21, 2007.

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel of January 17, 2007 be adopted, with the amendment of the date of the next meeting being March 21, 2007 and not February 15, 2006.

Unanimously Carried

5. Staff Update

338 East 12th Street – Following the Public Hearing and prior to adoption, this Noort application was recalled by the Mayor as some Councillors had concerns that basements suites could be constructed. The building permit application was approved. On January 22, 2007, Council approved the application with the exclusion of exterior stairs.

335 East 11th Street – Rezoning application for a duplex. Also issues with exterior stairs and doorway entries. Approval was deferred until changes were made.

901 West 3rd - Nucasa – Development Variance Permit for signage application approved by Council.

Vernacular Project - Council adopted with the removal of the cellar stairs.

2233 Alden Lane – Coach House application was approved by Council.

Western Avenue Planning Study – Approved by Council with the support of increasing density along 23rd Street. Going back to Public Hearing.

116 West 23rd Street – OCP, Rezoning and Heritage Designation Bylaw received Third Reading.

6. 845 Marine Drive - Rezoning

Mehrdad Parsad – Smart Design Group, Doug Wark – Vancouver Pacific Corp, Gerry Farrell – Mechanical Consulting Engineer, FWD Systems Design, Meredith Mitchell – DMG Design, Billy Harrison – William Harrison Architect, Steven Gardner, Gautam Raknit were introduced.

M. Parsad provided an overview of the project and revisions made as per the APC meeting held February 14, 2007. The Health Club has requested additional space. Building elevations have been broken up using various treatments, ie. stone, timber and glass. A material sampleboard was provided.

M. Mitchell provided details of the Landscape Plan.

Comments and questions from the Panel included but were not limited to:

- The driveway on the west side of the property is not shared with the adjacent site. There will be a retaining wall in place. The width of the driveway is 22 feet.
- A swimming pool will be located at the pavement level of the fitness centre facing West 3rd Street, and will have a glazed front.

- The area in front of Capers is a traffic area and will not have seating areas.
- Considering green roof treatment.

Comments of the Panel:

The Chair read the resolution passed at the February 14, 2007 Advisory Planning Commission meeting:

“THAT the Advisory Planning Commission has reviewed the rezoning application for 845 Marine Drive and, although supporting the site development concept, feels the following have not been adequately resolved:

- *requirement for multi-mode transportation assessment;*
- *enhancement of the bus stop area;*
- *enhancement of the pedestrian environment, including development of landscaped areas for public art with an educational component;*
- *incorporating appropriate canopies to allow for complete weather protection;*
- *enhancement of a pedestrian access from West 3rd Street to the corner of the development;*
- *a further analysis of pedestrian access from West 3rd Street;*
- *the nature of the proposed contribution to a Marine Drive neighbourhood amenity fund;*
- *review of the pedestrian movements in and out of the parking area;*
- *further details on the CPTED issues associated with the underground parking;*
- *need for staircases to the underground parking to be emphasized for pedestrian usage and enhanced as a friendly alternative to elevators;*
- *definition of the CPTED issues;*
- *the treatment of the area facing West 3rd Street;*
- *encourage pedestrian scale and detail along the Marine Drive street frontage;*

FURTHER, the Advisory Planning Commission wishes to indicate support for:

- *increase in density;*
- *the LEED certification on the development and to make sustainability key for revitalization to the Marine Drive area.”*
- Attractive project, like the materials used.
- Concern with corridor along adjacent development.
- A fire truck would not be able to get down the driveway with a car oncoming.
- Considering grade change and constraints of parking areas and driveway, and if there is any way to increase pedestrian movement.
- Pedestrian access to the main parking area from West 3rd Street needs to be addressed.
- Would like to see a mid-block connection along the site.
- The small portion at the east façade projects out beyond the framework of the adjacent building. This portion will be a solid wall facing that adjacent site. Could be a problematic area.
- Public art is not proposed on this site.
- Would like to see a massing model.
- Walkway in front of Capers could be widened and include a permanent planter.
- Supportive of more building mass out on Marine Drive.

- Explore moving CRUs to that similar on the adjacent site with shared access.
- Consider softening parking lot with more trees.

Applicant's response:

- No objection to sharing access with the adjacent property, however, it would be difficult to connect due to the steep grade on the adjacent property.
- Various orientations were considered. Capers felt their proposed location would give them the best exposure.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 845 Marine Drive (Smart Design Group) and does not recommend approval pending resolution of the following:

- clarification of site grades;
- landscape treatment, including trees on suspended slabs;
- final details of building design, preferably including a massing model;
- inclusion of public art;
- improvement of a pedestrian connection between Marine Drive and West 3rd Street;
- relationship with Capilano Village, the plaza to the east;
- issues relating to vehicular access and the adjacent site to the west.

Defeated
- 3 in Favour
- 4 Opposed

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 845 Marine Drive (Smart Design Group) and recommends rejection based on the design presented. The Panel identifies the following as being major concerns:

- clarification of site grades;
- landscape treatment, including trees on suspended slabs;
- final details of building design, preferably including a massing model;
- inclusion of public art;
- improvement of a pedestrian connection between Marine Drive and West 3rd Street;
- relationship with Capilano Village, the plaza to the east;
- issues relating to vehicular access and the adjacent site to the west;
- Pedestrian access across the site;
- Investigation of a redeployment of massing on the site.

Unanimously Carried

J. Braithwaite left the meeting at 7:30 p.m.
 K. Naab entered the meeting at 7:35 p.m.

D. Rose declared a conflict of interest due to professional involvement with Item 7 and left the meeting at 7:40 p.m.

7. 850 Habourside – Rezoning

Jahan Elizeh – Tudor Construction & Design Inc., Robert Lee – Mara+Natha Architecture, David Rose – Landscape Architect – PD Group, Brian Saadatmandi – Owner Representative, Cindy Silver – Owner Representative and Mr. and Mrs. Hashemi – Owners were introduced.

Mr. Elizeh explained the changes since their presentation at the ADP meeting on November 15th, which included:

- Shading on windows has changed for solar gain on southern side of building
- Changed front of building to garden area with pavers and some ponds
- Canopy was raised to 15 feet
- Parking in forecourt and vehicle access to the building was redesigned.
- A comprehensive traffic study was done.
- The Sustainability Statement has been revised to include that the geothermal system provides 100% of cooling and 100% of heating throughout the building.
- To match the 3-D Design plus other elements, colours were changed accordingly.

The Development Planner distributed the landscaping amendments, which D. Rose reviewed. More drought-tolerant plants are being proposed and run off from the roof will be utilized. Upper level parking will include another planter. Also, seating and boulders have been added.

Questions from the Panel included but were not limited to:

- The canopy across the driveway is a tensioned canvas stretched over metal poles in a semi-translucent colour.
- Understanding of the east elevation turning the corner to the south elevation still needs to be resolved.
- Coolers for ground source heating system will be located on the. Also, two elevators will project beyond the roof level.
- Asphalt feeders will be used for stormwater system and drainage will flow towards natural pervious pavers. It was suggested to consider having an overflow path out onto the street.
- The applicant is working with the Harbourside Guidelines and the Planning Dept.

D. Rose left the meeting at 7:59 p.m.

Comments from the Panel included but were not limited to:

- The Chair read the resolution passed at the November 15, 2006 ADP meeting.
- Big improvement since last presentation. Unique building. Third storey roof line has interesting subtle curves.
- Concern with the penthouse level getting very hot due to the amount of glass and small projecting eave line.
- Upper level of parking does not include lighting. It was felt that the Automall would provide lighting.

- Would like clarification on elevations for a more resolved building design.
- Would like to see roofscape details.
- Concern with the construction of the building, ie. tilt-up concrete.
- Landscaping could be better balanced between the front and back.
- Refinement of detail, ie. canopy at back vs. front.
- Best stormwater management in this area. Engineering Dept. fully support it.
- Consider including public art.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 850 Harbourside (Tudor Design Construction Inc.) and recommends approval of the project subject to:

- **refinement to building details;**
- **clarification of passive solar design of the upper most storey of the building;**
- **further design details of the treatment of the roofscape architecture around mechanical penthouses;**
- **consideration for public art.**

Unanimously Carried

D. Rose returned to the meeting at 8:17 p.m.

8. 350 East 10th Street

Ali Fekri and Behrouz Monadizadeh – Rock-Arc Development Corp. were introduced.

Mr. Fekri reviewed the changes since their presentation at the ADP meeting on January 17th, which included:

- North elevations were simplified and now replicate the south elevations.
- Garage setbacks have been revised to accommodate a garbage/recycling area. Steps, ramp and a storage area have been incorporated.
- Landscaping and property lines – Fences and ties are proposed. The back yard has been divided into two levels to conform with the natural grade of the land. Also, a more permeable surface will be provided, as required. In the front yard, a short retaining wall with allen block is being proposed.
- Lattice under the front porch is being proposed.

Comments and questions from the Panel included but were not limited to:

- The Chair read the resolution passed at the January 17, 2007 ADP meeting.
- Improved since the last submission to ADP.
- The development will not accommodate basement suites.
- Front balconies were revised to look different, as per Planning Dept.
- The ramp and steps will be concrete, 6" steps, finished with landscape ties and filled in with gravel and pavers.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 350 East 10th Street (Rock-Arc Development Corp.) and recommends approval of the project.

Unanimously Carried

9. Block 62 – Civic Plaza

John Scott – CEI Architecture Planning Interiors, Paul Szaszkievicz – Architect, Breck Mcfarlane – Diamond and Schmitt Architects, Glenn Stainton – Facilities Manager – City of North Vancouver, Chris Phillips – Landscape Design were introduced.

J. Scott gave a brief overview of their three earlier presentations to ADP. Site development has commenced and an application has been made for the Building Permit. The focus now is on interior details.

P. Szaszkievicz reviewed building design aspects, including the mechanical hybrid system, glazing system, stair exits, parting wall against the faces of the building, and the aluminum curtainwall. The overall tones will be warm grey, natural materials and very contemporary.

C. Phillips reviewed the purpose of the public space/civic plaza area. Material sampleboards of stones and concrete were provided. The main changes are the materials and the waterfall.

Comments and questions from the Panel included but were not limited to:

- Colour and performance of glass will be similar on all facades.
- Intensive green planting with Energy Star roof.
- Aquatic species are on a separate water system in the still water feature at the extreme west end of the site.
- The canopy will incorporate building signage.
- Three tiers of lighting – (1) from the building; (2) from soffit of pervious structure, a series of lamp posts incorporated in the edge of woods; and (3) aesthetic & safety level, ie. focusing on water features and benches.

Comments from the Panel included but were not limited to:

- The Chair read the resolution passed at the December 6, 2006 ADP meeting.
- Will be a jewel in the City of North Vancouver.
- Further roof details would be appreciated.
- Strongly support intensive planters at bookend pieces of the building.
- It was encouraged to use local materials only.
- Commend applicant on the transition from café terrace to market promenade.
- Strongly suggest wood or steel benches for maintenance purposes.
- Recommend granite slabs be salvaged from the old plaza and be reused.
- Recommend carrying the streetscape west to Chesterfield Avenue as it is the main vehicular entrance and should be a grand entrance.

Applicant's response:

- Trying to interface with adjacent developers regarding the Chesterfield entrance.
- Granite slabs have been saved and will be incorporated into the plaza area.
- Currently reviewing proposals regarding panels for design build arrangement.
- The ADP has helped with the development of this project. It has been an extremely positive process.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for Block 62 – Civic Plaza (CEI Architecture / Phillips Farevaag Landscape Architects) and recommends approval subject to the approval, by the Development Planner, of the following:

- final resolution of roofscape.

The Panel commends the applicant for a great presentation.

Unanimously Carried

10. Other Business

None.

There being no further business, the meeting adjourned at 9:37 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, March 21, 2007.

Chair

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