

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
following the Joint Meeting with APC
held at City Hall, 141 West 14th Street, North Vancouver, B.C.
in Conference Room A on Wednesday, May 24, 2006**

MINUTES

Present: S. Friars, Chair
D. Rose
R. Vesely
D. Lee
A. Hii
P. Winterburn
N. Paul

Staff: K. Russell, Development Planner
E. Maillie, Committee Secretary

Guests: J. Bingham – Architect
C. Birsten - Architect
I. Gordon – Waterfront Project Mgr.

M. Bruckner - Architect
C. Dixon – Architect
P. Kreuk – Landscape Architect

Absent: A. Malczyk, Vice Chair
R. Spencer
B. Dabiri
Councillor B. Fearnley

The Chair called the meeting to order at 8:45 p.m.

(a) National Maritime Centre - Parcels 9 & 10

There was general discussion of the impact of the proposed National Maritime Centre building on the site. The Architect advised that it has been recommended to the Waterfront Project Manager that the Design Principles recognize the context of the historical precinct and minimize impact on the neighbouring residential area.

Comments:

- Structure should be a neutral space that emphasizes the heritage buildings.
- New building should not dominate the old buildings.
- Traffic may be a problem during special events at the site.
- Occasional heavy traffic should not be perceived as a problem in an urban environment.
- Important to respect the heritage overlay within this parcel.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the proposed Planning Design Principles for the National Maritime Centre – Parcels 9 & 10 The Pier (Pinnacle International Inc. / Hotson Bakker Boniface Haden Architects) and looks forward to further development and recommends the following:

- **Refine the design principles such that the building form of the new infill building shall not dominate the existing heritage buildings;**
- **Address the “heritage overlay” on the part of the property where the new building is being sited.**

Unanimously Carried

(b) Waterfront Lot – Parcel 13

Comments

- Entrance is weak and needs to have a greater presence.
- Proximity of trees to the entry not major concern
- Support canopy to identify entry.
- Great improvement from last scheme.
- May be leeway in encroachment at property line for canopies.
- West façade with vertical element more successful and may be beneficial to expound on any design opportunity to deal with strong “bow of ship” form meeting other forms.
- Opportunity to overhang at property line would be beneficial to building.
- Would benefit from greater transparency at water side.
- Need to consider if the roof design is what is wanted or should it be something lighter
- Design works well.
- Shed relates well to ship form element of the building.
- Building presents well from the water.
- Appreciate that applicant responded to previous ADP comments.
- Great improvement but some detail resolution could be improved.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the OCP Amendment and Rezoning Application for the Waterfront Lot – Parcel 13 The Pier (Pinnacle International Inc. / Howard Bingham Hill Architects) and recommends approval of the project. The Panel commends the applicant for the manner in which previous concerns have been addressed.

The Panel recommends further resolution of the building entry to give it greater prominence, subject to the approval by the Development Planner.

FURTHER, the Panel supports the extension of canopies across property lines in the interest of improving the entry design

Unanimously Carried

(c)

Hotel – Parcel 5

Comments:

- Ship-like element and maritime elements need to be emphasized.
- Parcel 13 has ship feel but no sense of maritime theme for hotel.
- This corner is a high profile focal point from all approaches – needs to make a significant contribution to the planning of the overall site.
- Concern with how it relates to Esplanade and Lonsdale since most people will approach from this direction.
- Most important buildings in urban situations expect to have a signature aspect at the corner but, excluding the podium detail, this could be any building on a downtown street corner.
- Feeble in design – emphasis at the corner and in the building massing should be more than an appurtenance at the top of the building.
- Trellis and brickwork address ground level aspect but viewing from afar there is no strong component in the design.
- Extent & detailing of brick is weak gesture to create a podium.
- Building works better on the south side.
- Nautical element should be recognized but care is needed in using ship vernacular.
- Like the way the street edge side reads differently from the port side and the curve works well.
- Suggest that corner suite layouts need to be addressed to provide design flexibility at corner.
- Form of canopy at the street level needs connection.
- Second entrance off Esplanade at the east side will be a significant entry in relation to the museum and needs to be emphasized.
- Consider further resolution of eastern façade.
- “Swoop” wall good gesture but would benefit from simplification.
- Simplification of the details to clean up the lines would be beneficial.
- Signage on rendering not appropriate at scale shown and will be hidden by street trees.

Applicant's comments:

In addressing the east end of the building, it was noted that the function space on conference level is intended to open onto the deck and may be used for public activity. Rain protection at this area would be useful and could help address Panel's comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the OCP Amendment and Rezoning Application for the Hotel – Parcel 5 The Pier (Pinnacle International Inc. / IBI/HB Architects) and although supporting the general design direction, does not recommend approval at this time pending resolution of the following issues:

- Further resolution of the building corner at Esplanade and Lonsdale in keeping with the signature aspect of the building;
- Further resolution of the Level 1 podium where it meets the ground plane, particularly along Lonsdale and Esplanade;
- Further consideration of the east façade as it meets the terrace and walkway to mitigate the impact of the large blank wall;
- More detail on intended signage concept for the Level 1 commercial and convention centre;
- Further consideration being given to including some nautical references in keeping with the context of the overall site;
- Simplification of the elevation façade treatment to better compliment the building form.

Unanimously Carried

(d) Victory Ship Way – Parcels 6, 11 & 12

In response to a question on noise mitigation for this area, the Panel was advised that an acoustical study is now underway.

In considering the proximity of buildings on Parcels 11 and 12, view corridor and shadow studies were displayed.

Comments:

- Support the landscape concept at the boatways basin and landscape.
- Concern that Parcels 11 and 12 are too close.
- Interesting solution to a difficult problem, given boatway and environmental restrictions.
- Privacy issues at terraces will need to be carefully addressed.
- Audio privacy at terraces is more important than visual privacy.
- Explore landscape opportunities at terraces.
- Some inconsistencies on east elevation of the east building on Parcel 11 showing terraces stepping up the hill.
- Comfortable with building forms and like the landscaping.
- Endorse making space more lush between Parcels 11 and 12.
- Like building form and roofs.
- Curved roof plane may be lost if not more accentuated on Parcel 11.
- Interesting roof design at Parcel 12 but blue vertical element at north end is overdone.
- Like proportions and use of materials.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the OCP Amendment and Rezoning Application for Victory Ship Way – Parcels 6, 11 and 12 The Pier (Pinnacle International Inc. / IBI/HB Architects) and recommends approval of the project. The Panel commends the applicant for a thorough presentation.

The Panel supports further greening of landscape between Parcels 11 and 12

Unanimously Carried

There being no further business, the meeting adjourned at 10:15 p.m.

Chair

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