

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, 2004**

MINUTES

- Present:** S. Friars, Chair
A. Malczyk, Vice Chair
P. Kernan
R. Vesely
D. Rose
K. McKillop
P. Johnston
D. Lee
Councillor R. Clark
- Staff:** K. Russell, Development Planner
E. Maillie, Committee Clerk
C. Perry
- Absent:** M. Boland – RCMP
M. Rahbar
- Guests:** D. Kuan – Architect
P. Ware – Designer
A. Pesante
P. Campbell – Landscape Architect
J. Bingham – Architect
R. Duke – Architect
T. Gold – Landscape Architect
K. Kukucha – Pinnacle International
M. DeCotiis – Pinnacle Int.
G. Kwok - Realtor
F. Rafii - Architect
H. Hagaard – Landscape Architect
I. Abercrombie – NVSD #44
C. Marghetti - Architect
H. Shaw - Architect
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A quorum being present, the Chair called the meeting to order at 5:10 p.m.

1. Minutes of Meeting of the Advisory Design Panel of September 15, 2004

It was regularly moved and seconded

THAT the Minutes of the meeting of the Advisory Design Panel held September 15, 2004 be adopted.

Unanimously Carried

2. Business Arising

None

3. Staff Update

221 / 225 East 17th Street

- In response to strong concerns expressed at the Public Hearing, Council deferred this proposal until all Council members are present.

612 Chesterfield Avenue

- Council rescinded 3rd reading at their meeting in September and directed that a Town Hall meeting be held prior to a 2nd Public Hearing. The Town Hall meeting, facilitated by an independent consultant, was held October 6th, and a 2nd Public hearing is scheduled for October 27th.

4. Holy Trinity School: 127 West 27th Street – OCP Amendment & Rezoning

The Development Planner advised that the applicant proposes a two-phase redevelopment of the site, the first one being replacement of the existing school. Considerations around an existing lane and emergency access will be addressed with the City to accommodate development on the site. The Advisory Planning Commission reviewed the project last week and the Chair read their recommendation to the meeting.

D. Kuan - Architect, P. Ware – Designer, A. Pesante - Chair of the School Building Committee, and P. Campbell – Landscape Architect were introduced and Mr. Ware reviewed the site and the context of the area. The design package of July 9, 2004 detailing the proposal to replace the existing school with a new building on the west side of the site was reviewed. Existing church buildings on the east of the site will remain and consideration may be given to redevelopment of that site in the future.

Western Avenue will be retained as an emergency access through the site. The school wishes to negotiate with the City for community use of the playing fields on the west of the site and proposes to seek negotiation with the City for the acquisition of an existing lane off West 27th Street to alleviate drop-off problems and increase parking available to the church and school. Entry and exit from the parking area was explained.

The building massing and design were reviewed. Interior layout of the building detailing classrooms, centre atrium with glass roof designed to control heat and provide ventilation, glazing and overhangs were explained. Green building standards will be addressed in this project.

The Landscape Architect explained walkways and surfaces through the site, and proposed planting. The locations of a few large trees to be retained were noted. The retaining wall by the playing fields will be designed to avoid injury to users and planting along the street edge will provide a screen.

The Panel had questions on:

- Roof and exterior finishing detail
- Number of students
- Drop-off area for the church - same location

- Environmental considerations, including stormwater management
- Number of washrooms
- Areas of tree retention
- Access between the church and school
- Parking requirement

Comments and concerns of the Panel were:

- Need to define edges of the parking lot at the drop-off area
- Need to reconsider entry at lane location
- Angle parking would be preferred along Western Ave
- Pedestrian traffic between the church and school may be impeded by parking stalls
- Consider opportunity to create clear fenestration at the classrooms at the north
- Consider adding an edging of trees along building at bump-out
- Project appears to be designed to address parking rather than children walking to school
- Desirable to reduce paved area for parking and consider surfaces other than asphalt
- Support scheme at this early stage of the development process.
- Impact of internal area on the exterior of the building needs to be addressed
- Suggestion that master plan be reviewed again
- Since Western Avenue is to be retained only as a fire access route (i.e. could be narrower), relocation of the school to the south and/or west may help the relationship of the school to the existing church and benefit proposed relocation of the property line
- The Panel recommends that the next presentation be made in context of a Master Plan showing potential for future new church

Applicant's comment:

Parking is a major problem on Sunday but is also heavily used by the church for other functions in the week.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the preliminary presentation on the OCP Amendment and Rezoning Application for 127 East 27th Street (Holy Trinity School / CJP Architects) and recommends approval in principle. The Panel looks forward to resolution of the following issues:

- **stormwater management issues**
- **unimpeded linkage between the school and the church**
- **introduction of natural light to the north facing classrooms**
- **further development of pedestrian and car circulation on the site.**

Unanimously Carried

K. McKillop declared a conflict of interest and left the meeting at 6:05 p.m.

5. The Pier Parcel 3 – Rezoning & Development Permit Application

J. Bingham – Project Architect, R. Duke - Architect, T. Gold and K. McKillop – Durante Kreuk, K. Kukucha and M. DeCotiis – Pinnacle International, and G. Kwok, Realtor, were introduced and the Project Architect gave an overview of the site and the surrounding area.

The proposed development package distributed to the Panel was reviewed along with the massing model of the proposed development and its relationship to adjoining developments and pedestrian walkways. View impacts and shadow analysis were displayed. Points explained included:

- Parking entrance and exit between Parcels 3 and 4 with separate security provisions for resident and visitor parking
- Townhouses at the upper courtyard have private garages off the lane
- Lane access to amenity areas - garbage, recycling, loading and storage areas
- Penthouse units will have access to the roof
- Mechanical equipment for elevator, heating and cooling located on the roof
- Exterior finishing

Details around the sculpture courtyard at the west of the site were explained and it was noted that the applicant has committed \$65,000 as a public art contribution. It is anticipated that there will be an invitation to public artists to participate.

Landscaping and lighting along the side walkways and at stairways were explained. Planting will be drought resistant but there will be an irrigation system. Green roofs on townhouses will have drought resistant planting but details have not been determined.

Questions:

- Access to and maintenance of rooftop gardens
- Public access to sculpture garden and walkway
- Tower exit
- Need for exit door by bicycle storage
- Rationale for scale of the planter wall at the back of the sculpture garden
- Public ownership of the sculpture garden
- Significance of the free-standing columns at entry to the sculpture garden and walkway

Comments and discussion:

- Support the scheme but concerns with courtyard design.
- Columns divide public from private space in undesirable manner.
- Need to emphasize access to public pedestrian walkway which goes up the hill
- Support treatment at the front of the building, using interior space to conceal mass of the elevator penthouse
- Support increased transparency at upper portion of the building and the use of high-performance glass

- Responds well to the streetscape and support materials
- Hedge separation at patios would address privacy concerns, especially between the building and the stairs
- Maintenance of green roof needs to be addressed carefully
- Public space for sculpture garden needs further detail review and walls could offer opportunities for public art
- Sculpture courtyard needs to be open from the street to mitigate targeting for graffiti
- Public art could include environmental or sustainable elements, design of columns and water feature
- Consider relocating pillar on axis with crosswalk
- Columns provide a sense of enclosure but visibility into the space is needed
- Opportunities to repeat column elements at the entries

Architect's response to comments:

Recognize that public art and sculpture garden area need further consideration.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning and Development Permit Application for The Pier Parcel 3 (Pinnacle International / Howard Bingham Hill Architects) and supports the site development. The Panel makes the following additional comments:

- **Needs further development of the sculpture courtyard to enhance the public character of the space**
- **Resolution of access and maintenance of green roofs required**
- **Review potential for additional landscape between townhouse courtyard patios**

The Panel supports the concept of additional enclosed habitable space on the south side of the elevator penthouse.

Unanimously Carried

K. McKillop returned to the meeting at 6:30 p.m.

6. 890 – 900 Harbourside Drive – Building Permit

F. Raffi – Architect and H. Haggard - Landscape Architect were introduced and the architect reviewed the site and neighbouring properties and presented a 3D animation of the proposed development which will accommodate a two-storey warehouse building with 6 CRUs. The building is tilt-up construction of coated concrete with bronze aluminum panels and glazing. Truck entry and access to the rear loading areas were explained.

Details of the landscape plan at the perimeter of the site, pool feature and roof garden were explained. Irrigation system will be installed for maintenance of the plantings in the first few years.

Questions from the Panel were:

- Parking requirement
- Location of mechanical equipment for the building
- Truck access
- Dry pond at entry
- Types of paving materials to be used
- Number of employees on the site

Comments and concerns of the Panel were:

- Engineering may request more native plantings
- CPTED - light and sight lines should be kept open through the site
- Building needs bold design feature
- Cantilevered panels at the west, which are a strong design element, should be considered on other elevations
- Front could be treated in a different way with change of colours or screen elements
- Colours are a major issue with tilt-up buildings and it may be beneficial to consider a bolder colour scheme
- Building needs something whimsical in industrial area
- Main entry needs to be emphasized – projecting panel on lower building portion hides entry doors and flag sequence takes focus from entrance.
- Location of elevator not apparent from entry lobby.
- Glazing on CRUs and face of the building articulates the building
- Pervious surfaces should be considered for parking areas

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Building Permit Application for 890 - 900 Harbourside Drive (Sinclair Dental / Rafii Architects) and supports the site development concept and massing. The Panel makes the following additional comments:

- **Support use of porous paving**
- **Needs further resolution of the entry sequence to provide more emphasis to the main entry to the building**
- **Heights of planting material must be considered to address CPTED concerns**
- **Recommend use of native plant material.**

Unanimously Carried

7. Sutherland School – Building Permit Application

I. Abercrombie – NVSD #44, C. Marghetti - Architect, and H. Shaw – Architect gave an overview of a preliminary presentation on a proposed building permit application for a school to replace Sutherland School.

Phase I of a Feasibility Study around rejuvenation or replacement of Sutherland School has been undertaken and the Ministry of Education has approved funding for replacement of the school. Under this funding approval, NVSD #44 is required to fund part of the project.

Phase II of the Feasibility Study - development of a plan and detailed design - is now underway with December completion likely. The proposal will then go to the Ministry of Education for finalizing an agreement and the construction budget. Construction is anticipated to take two years with occupancy proposed in September, 2007. Cost of the project is over \$20 million at present.

H. Shaw gave an overview of the site and surrounding neighbourhood and sensitivities of the community that must be addressed. A video display of the conceptual design of the school was reviewed and explained.

The Panel had questions on:

- Rationale for having the gym as a separate building
- Reason for building locations
- Sustainable principles in the project
- Considered using roofs as outdoor space
- Type of construction
- Visual passage between the buildings
- Relocation of students during the construction period
- Roof geometry

Comments and concerns of the Panel were:

- Support the footprint of the building in the conceptual design
- Like passage through the site and link to the gym
- Elevator shaft could be explored as a focal point in plan.
- Good rationale and presentation of planning work done to date but need to see more of a real building design to make constructive comments about form and character.
- Concept has a lot of potential for views and use of materials
- Need to take a holistic view of the project to get full value of public money
- Good presentation
- Good approach in acknowledging solar aspect / solar gain and energy cost-saving options in the plan
- Happy to see the work progress but pedestrian bridge across highway will need to be strongly supported
- Loutet Park is close to the field and difficult to spend taxpayers' money on the field.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the conceptual design for Sutherland School and support the site development concept. The Panel commends the applicant for the quality of the presentation and looks forward to reviewing a more detailed application at a later date.

Unanimously Carried

8. Other Business

(a) Volunteer Appreciation Dinner

Members were reminded of the Volunteer Appreciation Dinner to be held November 16, 2004.

Adjournment

The meeting was adjourned at 9:20 p.m.

The next regular meeting will be held at 5 p.m. on Wednesday, November 17, 2004.

Chair