

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, September 20, 2006**

MINUTES

- Present:** A. Malczyk, Vice Chair
A. Hii
D. Lee
N. Paul
R. Vesely
P. Winterburn
Councillor B. Fearnley
- Staff:** G. Venczel, Development Planner
E. Maillie, Committee Secretary
C. Perry, Technical Assistant
P. Penner, Community Planner
- Guests:** D. Ramsay – Architect P. Kreuk – Landscape Architect
T. Winkler – Architect B. Ramsay - Architect
C. Phillips – Landscape Arch J. Scott – Architect
P. Warburton – Noort Development
M. Saii – Designer D. Easton – Landscape Architect
- Absent:** S. Friars, Chair
D. Rose
R. Spencer
B. Dabiri
-

A quorum being present, the Vice Chair called the meeting to order at 5:30 p.m.

1. Minutes of Meeting of the Advisory Design Panel held August 16, 2006

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held August 16, 2006 be adopted.

Unanimously Carried

2. Business Arising

None

3.

Staff Update

The Development Planner advised:

116 West 23rd Street - This project received 1st Reading and was referred to Public Hearing which is set for 25th September.

276 East Keith Road - The proposed heritage in-fill went to Public Hearing earlier this week and received 2nd & 3rd Reading.

Holy Trinity – The proposed school construction received Final Adoption.

The Pier – A second Town Hall Meeting was held last week. The Pier project will go forward to Council next week for 1st Reading.

Western Avenue Special Study Area - A final community meeting was held last week to address increasing density in the area. A third questionnaire will be undertaken to get further input from area residents. A Traffic Study is also being underway.

4. Marine Drive Task Force – Final Recommendations

P. Penner, Community Planner, reviewed the Marine Drive Task Force's Final Recommendations attached to the report of the Community Planners dated June 22, 2006. The Community Planner advised that the recommendations are now going through advisory body review after which there will be a staff review with presentation to the Policy Committee of Council and public comment in November. At Council's direction, staff have continued to process development applications during the Task Force review.

N. Paul entered the meeting at 5:50 p.m.

The Vice Chair read the resolution passed by the Advisory Planning Commission following their review of the Final Recommendations on September 13.

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

- Reasons for no residential development south of Marine.
- How are bicycle routes being addressed in this area.

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

- Generally support direction and, particularly, pedestrian friendly nodes and passageways.
- Understand limitation of residential south of Marine but mirroring of street face on either side is desirable and would contribute to the functionality of the street.
- Support pedestrian/bike corridor along Marine Drive.
- For nodes to work on the north side, south should reflect that use along the street front with commercial/industrial behind.
- Positive move to encourage commercial along Marine.

- Support widening of right-of-way to promote bike / pedestrian use.
- Support including some residential on south.
- Comprehensive study but may be too prescriptive, particularly in Area 1.
- Prohibition of residential in some areas may enforce suburban pattern and may not work along Marine Drive.

Councillor Fearnley entered the meeting at 6:15 p.m.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Final Recommendations of the Marine Drive Task Force and supports the general direction as presented. The Panel makes the following additional comments:

- **Recommends consideration of residential on the south side of Marine Drive in Area 1;**
- **Supports the widening of the right-of-way to encourage pedestrian and cyclist use.**

Unanimously Carried

5. Block 62 – Site 3

D. Ramsay – Architect, T. Winkler - Architect, B. Ramsay, and P. Kreuk – Landscape Architect were introduced.

At the request of staff, suggestions for pedestrian routes through the site between 13th Street and the Library on 14th Street have been prepared.

Concerns noted by the ADP at the previous review of the project have been addressed. These include:

- Opening up the corner at entry to City hall on East 13th Street.
- Building elevation at street level on 13th Street.
- North elevation with increased glazing on the north corner elevation and at the penthouse.

It was noted that electric fireplaces in suites are required under a covenant requirement of the Lonsdale Energy Corporation. Penthouses and outdoor fireplaces/barbecues on the terraces will be gas.

The materials and colour board was displayed.

The Landscape Architect gave an overview of the landscape plan through the site, which includes:

- Street trees along 13th Street and Chesterfield Avenue with plantings for separation at the patios edging the streets.
- Ornamental trees along the boulevards.
- Large outdoor patios, planters and barbecues at Levels 5, 6 and 7.

- Rooftop patios with landscaped areas at the penthouses.
- No access at green roof but will be used for stormwater.

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

- Does brick wrap around the west tower.
- Clarification of Chesterfield Avenue elevation - cantilevered decks shown on the display boards but not on plans.
- Strategy to address solar heat gain on western elevation.

The Vice Chair read the ADP resolution from the August meeting.

Comments:

- Building entries do not seem prominent.
- Support the revised treatment at the south east corner, entrance to lobby and water element.
- Support the scheme and green roofs.
- Some concern that roof planters may discolour white painted concrete.
- Great improvement however corner of the building carrying brick around could be stronger.
- Success of the entire project is with the townhouse elevation on 13th Street which is very well handled and should be carried through to the corner.
- Privacy issue with the two units flanking the driveway entry.
- Main entry could be more prominent, particularly on Chesterfield Avenue.
- Support scheme, character and features such as green roof and general massing.
- East corner with lobby and water feature very attractive and hope it remains.
- Concern that solar heat gain may not be addressed adequately and units on west side will have windows covered in summer.
- Generally support the project.

Applicant's comments:

Appreciate comment to reinforce entries.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the design application for Block 62 - Site 3 (Ramsay Worden Architects/Intracorp Projects Ltd.) and commends the applicant for a thorough presentation and the manner in which previous concerns have been addressed. The Panel recommends approval of the project subject to approval, by the Development Planner, of the following:

- **THAT finer grain details to reinforce the street and entries be addressed;**
- **THAT solar heat gain on the towers be further addressed.**

Unanimously Carried

6. **Block 62 – Site 1 – Library & Civic Plaza**

C. Phillips – Landscape Architect – reviewed the plans for the outdoor areas through the Civic Plaza and explained their relationship to the library and City Hall.

The Plaza design addresses:

- Possibilities for future development of City Hall.
- Pedestrian and disabled routes through the site.
- Fire access through the Plaza from the lane into the site.
- Access to underground parking from 14th Street.
- Seating areas, including moveable seating at the café, steps, edges along buildings, benches and staggered seating.
- Event space at level area off 14th Street and at the existing plaza.
- Other opportunities are being developed.
- Water feature.
- Canopies along the library for weather protection.

The Architect reviewed the interior layout of the library and building design –

- Active spaces within the library are located at the corner and library entry.
- Strong visual connection into the building from the plaza.
- Exterior terrace located at level 2.
- Planted edges are being considered at the roof rather than ‘carpeting’ the roof.
- Stormwater management will be addressed at the roof.
- Elevator from parking and stair will exit into public space.
- Facilitating access through the site by addressing grades to avoid standard wheelchair ramps.
- Building designed to be transparent.
- Secret garden by children’s area is contained.
- Believe that project is on track for LEED Silver and may aim for Gold.
- Water features will not be included in stormwater management but will be used for irrigation.

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

- Could bollards at fire access from lane be public art feature?
- Fire truck access requirements?
- Opportunities for use of this area for outdoor theatre, movies or community events.
- Connection between indoor and outdoor spaces at the library.
- Is frame at the east corner a library feature.
- Impact and maintenance of vines on the screen on the south side of the building.
- Is a turnaround area to be provided in the underground parkade.
- Why provide water features for children.
- Stormwater retention at roof.
- How is heat island being addressed.
- Ongoing maintenance problem with existing water feature at east end of the civic plaza so why would we want to add more water features.
- Plaza space materials.

- Building materials.
- Need for loading bay at library.
- Location of garbage.

It was stated that decision not to provide green roof because of fire issues, need to provide stairs to the roof, maintenance issues and benefit to be realised.

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

- Would prefer shading in earlier presentation rather than mesh and planting.
- Formal civic square desirable in this location.
- Planting in the mesh screen will obscure the view from library patrons.
- If there is lots of activity in the plaza, water features in the plaza water features would mask noise
- Building will be severely modern and would be beneficial to have some natural stone in the plaza.
- Handsome building and should not be covered with vines.
- Support stormwater management and use of cisterns to retain water for irrigation.
- Vines would eliminate views of the plaza from inside and cutting windows in mesh would not preserve views.
- Understand the Code challenges here for fire access – 14th Street is blocked at this point.
- Like compression of the library entry but seems contradictory to have concrete blocking the view from Lonsdale.
- Building creates a strong linear connection with the plaza but is turning away from Lonsdale.
- Don't understand the rationale from going away from a green roof - useful for stormwater retention, heat islands and thermal mask for the building. The Panel and the City support green roofs.
- Energy Star mentioned good for retrofit but new public building should have green roof.
- Limited turnaround in public parkade and needs to have electronic signage indicating when it's full.
- Project is developing well and potential presented.

Applicant's comment:

Policy issues of the Fire Department impact requirements for green roof. Ability to provide level plaza is impacted by significant level changes on this site.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the design application for Block 62, Site 1 – Library and Civic Plaza (CEI Architecture / Diamond and Schmitt Architects) and commends the applicant on the presentation. The Panel supports the direction of the project and looks forward to a further presentation.

The Panel makes the following additional comments:

- **Reconsideration of the screening on the building to retain an open view to the plaza and respecting the views of the City of North Vancouver;**

- **Reconsideration to include a green roof at the library;**
- **Further development of the pavement materials;**
- **Further consideration of the circulation in the underground parkade to include electronic signage or other measures to address peak traffic loads;**
- **Visually opening east corner of the building towards Lonsdale.**

Unanimously Carried

7. 338 East 12th Street (Duplex) – Rezoning

P. Warburton, Noort Developments, reviewed the site location and rezoning requested. The information package dated September 13, 2006 was reviewed and detail on setbacks, parking, interior layout and exterior finishes were explained.

Landscape through the site includes permeable paving at walkways and patios, lawn areas at the front and rear of the units and planting along the perimeter of the building. A 6' high fence between the patios addresses privacy for residents.

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

- Can enclosed parking at lane be stepped to be more open.
- Will rima pavers be used to address drainage.
- Side yard setbacks.
- Width of pathway at each side.

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

- No need to use rima pavers in carport.
- Too much paving on this site.
- Garage roof should be broken up and some features of the main building introduced.
- Need to address garbage and recycling areas.
- Soften the edges of the site by relocating plantings to the fence and away from the building overhangs.
- Addition of street tree would benefit the City and residents.
- Too much paving in relation to lawn.
- Recommend separation between the garage faces so it's not all one plane along the lane.
- Wall at dining room makes the area dark and narrow and would be more open if wall was removed.
- If two stairways at rear remain they should be narrower.
- Plantings needed to soften patio areas and at fence between the units.
- Security concerns around sunken patio wells at the rear.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 338 East 12th Street (Noort Development) and recommends approval of the project. The Panel recommends that the following be addressed:

- **Reduction of paving to be replaced with additional planting at the patios;**
- **Stepping of garages at the lane;**
- **Planting under the building overhang be relocated to the fence line**
- **Reduce width of stairs to back yard;**
- **Planting of additional street tree.**

Unanimously Carried

8. 272 West 4th Street - Rezoning

M. Sarii, Designer, and D. Easton, Landscape Architect, were introduced and the designer reviewed the location of the site and context of the area. The proposed project is for two duplexes one at the front and one at the rear of the site with underground parking accessed from the lane. Exterior finishes and colours were displayed.

At the request of the APC, sustainability detail will be addressed through use of low-e glazing, low flush toilets, energy efficient boilers and hot water tanks. Affordability is addressed by providing four family units in close proximity to schools.

The Landscape Architect gave an overview of the landscape plan through the site. Street trees will be determined by the City and a second layer of flowering trees and shrub plantings will be located at the fence. The gatehouse at the street entry will have a security system to control access into the site. Interlocking pavers will be used for walkways and at patios. Each unit has two patios with cedar hedging creating a privacy separation. The rear of the site will be fenced for security. Garbage / recycling areas are located at each side of the property at the lane. Interlocking pavers for walkways and patios.

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

- Type of fence and gate.
- Access from front unit to garbage.
- Is an elevation of the gazebo available.
- Does a 24' separation between buildings comply with the guidelines.
- Is a vestibule needed in the underground parking.
- Width of privacy hedge between the patios.
- Does the stairway to roof deck project into the building envelope.
- Parking requirement.

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

- Ventilation grill at parking entry is close to living unit above.
- Exiting from rear unit may be a problem with façade treatment at windows.
- Building grade at the lane may cause the ramp to be more than 9% and could cause height issues.
- Massing and architectural treatment are handled well but urge applicant to review code issues - e.g. window openings may require design change.
- Hope that the final project presents as well as the rendering.

- Landscape architect has done well with limited space but question if it will look so lush with limited planting space.
- Code issues must be double checked – e.g. exiting, exposure to fire from underground parkade to building above and proximity of windows in unit above.
- 24' separation between the two buildings is tight and window seats also project into the space.
- Like the general idea for the site and appreciate trying to make best use of the site.
- Layout of front units needs further consideration.
- Bedrooms on the upper level would receive better light and views if they faced the rear.

Applicant's comments:

Distance between the units is based on the guidelines, and window locations were selected to minimize impact on neighbours.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 272 West 4th Street (AMS Design & Project Management Co., Ltd.) and, while supporting the general concept, the Panel looks forward to resolution of the following issues:

- **Code issues with design implications such as fire exposure from the parkade;**
- **Detailed design of the gazebo;**
- **Size of the space between the two buildings;**
- **Internal planning and circulation of front units.**

Unanimously Carried

9. Other Business

(a) Volunteer Appreciation Dinner – Thursday, October 12, 2006

Members were advised that the City is hosting the annual Volunteer Appreciation Dinner on Thursday, October 12, 2006 at the John Braithwaite Community Centre.

There being no further business, the meeting adjourned at 10:55 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, October 18, 2006.

Chair

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