

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, May 16th, 2018**

MINUTES

- Present:** W. Chong
K. Yushmanova
B. Phillips
J-P. Mahé
B. Harrison
N. Petrie
B. Jones
K. Bracewell, RCMP
- Staff:** D. Johnson, Development Planner
M. Holm, Manager – Development Services
M. Friesen, Planner
H. Reinhold, Deputy Director – Strategic Initiatives and Services
D. Foldi, Project Manager
G. Sutherland, Project Manager
R. Fish, Committee Clerk
- Guests:** 705 West 3rd Street (Rezoning Application)
Timothy Ankenman, Ankenman Marchand Architects
Bill Harrison, Forma Design Inc.
Albert Bicol, Alberto Bicol Consulting Inc.
Steve Krilanovich, Lotus Capital Corp.
Liam Briggs, Avison Young
Matt Dixon, Omicron
Tyler Knoepfel, Omicron
Dimitar Bojadziev, Ankenman Marchand Architects
- Harry Jerome Recreation Centre Design
Paul Fast, HCMA Architecture & Design
Grant Falgren, PFS Studio
- Absent:** C. McLeod
M. Messer
-

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

1. Minutes of Meetings of the Advisory Design Panel held April 18th, 2018

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held April 18th, 2018 be adopted.

Carried Unanimously

2. Business Arising

Request to add the following discussion items on the next agenda:

- Submission Requirements
- Physical Models
- Room Layout

3. Staff Update

D. Johnson reviewed the status of ongoing development projects.

B. Harrison recused himself from the meeting at 5:50PM to join the presenters' team for the next agenda item.

4. 705 West 3rd Street (Rezoning Application)

The City has received a development application to rezone 705 West 3rd Street to support 55 residential units over 6 commercial units and one daycare, within a six storey, stratified, apartment building. The structure is located over 3 levels of underground parking, storage, and secured bicycle parking.

The site is located on the west side of Bewicke Avenue, just south of 3rd Street West/Marine Drive. The site is well connected to public transit, active transportation routes (the Spirit Trail), commercial areas, and amenities.

Timothy Ankenman, Ankenman Marchand Architects., described the project to the Panel:

- Large plaza fronting Marine Drive.
- Central courtyard.
- Continuous street frontage.
- Entry to residential portion of building is along Bewicke Ave with breezeway along the main entrance.
- Daycare is located in the south east corner.
- Proposed restaurant with seating on the western side.
- Simple canopy around the building.
- Ample space between the property line and Bewicke Ave.
- Convenient drop off parking at main entrance.
- Internalized courtyard has seating areas, outdoor daycare space is semi-private.
- Secondary outdoor amenity patio on second level.
- Courtyard will be programmed for many activities.
- Daycare has south facing exposure.
- 6th floor has been subordinated.

- Saw tooth window patterning on façade.
- Stepped building around corners.
- Ground floor communal office creates a sense of community and a place people can go to for a home office.
- Introduced a dog wash station and bike parking in the parkade.
- E-bike and e-car charging stations.
- Small amenity room off of the breezeway.
- Rental suite available for guests with patio and link to outdoor patio.
- Sustainability features incorporate people, planet and profit.
- Every suite has daylight and cross ventilation.
- Radiant slab heating system.
- Affordable and marketable.
- Meet or surpass the requirements of ASHRAE energy requirements.
- Heat recovery ventilators for every suite.
- No west façade means no need for air conditioning.

Bill Harrison, Forma Design Inc., reviewed the landscape plan:

- Designing the plaza to become active use.
- On the Marine Drive edge, part of the site has been given back to bike and transit.
- Everything in the plaza has to be removable as it is City owned.
- Incorporating seasonal plants with colour into the landscaping.
- The building will be up lit at all the columns.
- There is a green roof with planters and greenspace.

Questions from the Panel included but were not limited to:

- What is the necessity for the drop off? Traffic-wise this will be challenging, can you explain the context of this? **A:** We are not 100% there yet with staff. Bewicke Ave will be realigned at some point, we just don't know how. If this doesn't work we can look at opportunities for a layby off the street without penetrating into the street.
- Was daycare a retail choice? **A:** This was a suggestion in that direction from staff. We understand there's a need for this.
- Can you explain the choice for the box frame? **A:** It was a way to dematerialize the corner and celebrate the glass canopy. It reads as quite a strong corner.
- Are the canopies under the white frames canvas or fabric? **A:** Black awning fabric.
- How deep is the frame? **A:** To the edge of the awning. It's for rain protection as well.
- Is it 12 feet to the underside of the white frame? **A:** Yes.
- Existing site coverage is 45%, why has it gotten bigger? **A:** 55% is a reasonable coverage. Considering second floor patio there is a lot of outdoor space.
- What is the condition of the wall facing the neighbour? **A:** It will be a concrete wall.
- Has the daycare indoor/outdoor space been looked at by Vancouver Coastal Health? They have requirements of how the spaces interact. **A:** Yes, they have seen it and are excited about it. They were brought in at the beginning.
- How committed are you to the string lights? **A:** We want them to animate the restaurant space and interior extension of the breezeway. LED up lights go right through the breezeway. There could be a code issue with putting them in though.
- There are 3 large planters and only two have trees, what is the rationale for this? **A:** The planters need to be removable.

- Will you remove them? **A:** It's for access, an engineering concern. The north south planters have depth and are Japanese maple.
- Are there soil cells for the tree volume? **A:** We haven't planned that but we could.
- There are no common washrooms set up for the retail units, how have you set aside to deal with the plumbing? **A:** We don't know how they will be completed. As we get further into the project we will look closer at this.
- The top floor units have no covered walkways? **A:** They act like a townhouse entry. We thought of putting in posts and cantilevering glass canopies above it. This is a level of detail that we are discussing internally still.
- What coverage do you have planned for the windows to create shade? **A:** These units have lots of cross ventilation. It would be a good idea to have awnings over these windows.
- What is your intention for the roof walkways to keep them de-iced? **A:** Coverage would help, we have to have discussion with staff to see if it's included in the FSR.
- Gravel paving was mentioned for the interior courtyard, can you explain this? **A:** It's a harder compacted granular finish. Wanted soft paving as there is a lot of hard paving in the project.
- Is there an opportunity to visually open up the walls in the main stairwells to the suites for it to be more inviting and bring in light? **A:** We wanted all of this glass but it's not allowed by code. Agree, we could look into this.
- Can you describe what people would do during off hours when the restaurant is closed? **A:** It will be closed off and locked. The second level was seen as a great outdoor space with overlook to the central courtyard. It will be active and well lit.
- Storm water management includes use of upper level green roofs, rain barrels and raised planters. The main level courtyard has planters, plaza filtration, storm water retention will be discharged in the lane.
- Parking is commercial visitor and residential? **A:** Yes. The entry gate would be open during the day. The separate entry gate will be locked off for residential inside.
- Access to bike lockers is from the main entry? **A:** Yes, but they will be secured and monitored.
- What options are there to get into the building as a resident? **A:** Entrance is from Bewicke Ave into the breezeway which will be alarmed.
- Is the elevator lobby secured? **A:** You will need a FOB.
- Can you get out from the lane? **A:** Yes, it will be locked all the time.
- Is there a complete line of sight from the laneway to Bewicke Ave? **A:** No.
- What are you doing to mitigate this? Lighting treatments in the laneway
- In the breezeway are there windows looking in? **A:** Yes.
- For the drop off at the front, vehicles come off Marine Drive and in, will people attempt to turn left with daycare drop off? **A:** We see this being used for handicap drop off and pick up mainly and will be for daycare purposes in the morning and afternoon. We wanted to give the residents a grand entrance as well.
- LEC Connected? **A:** Yes.
- The service corridor that is coming out at the main entrance area, how will you control retail drop offs from happening there? **A:** It's wide enough that a car could bypass on the driveway.
- Have you considered any control there so that won't happen? **A:** We could put 5 min stopping, no loading signs or daycare drop off only signage.
- Has there been a traffic analysis done for this drop off area? **A:** Yes. We've taken it as far as we can to show it works.
- Is there an opportunity to use the lane? **A:** There is a big grade difference there.

- In P1, is there an opportunity in the recycling room and bike storage units to get more light in? **A:** Yes, but we are concerned with CPTED issues. We could include some windows or skylights.
- Is there an opportunity for glazing the recycling room south wall? **A:** Yes, we can look at that.
- Is there an opportunity to use more honest materials to give colour and texture? **A:** Yes, it can be wood but it comes down to ongoing maintenance.

Comments from the Panel included but were not limited to:

- Review turnaround, parking and opportunities for conflict at the drop off area.
- The secondary gate secured at the bottom needs to be looked at.
- For the ground level pull in, consider the possibility for a side pull in instead.
- Look at plaza refinement in scale of paving and the planters in relationship to the building.
- Paving needs to be more granular, create more contrast with the building.
- Encourage development of better integration with what happening to the west, stronger edge or response to geometry.
- Something too tight about east planter next to bus stop, reshuffle planters for more breathing room, incorporate a tree.
- Suggest to work with engineering for larger street trees to grow taller than the busses for shade over the sidewalk.
- Drop off issues, look for way to accommodate as many cars as possible. May need a dedicated drop off in the parkade.
- The central courtyard will be a great space and orientation. I struggle with a putting green or bocce game, maybe garden plots instead with more space for kids to ride bikes, more fluid space.
- Encourage owner to try to incorporate catenary lights.
- Consider CPTED issues around the south west back end. Ensure it's activated with traffic.
- Breezeway at ground floor should be all glazed so the amenity space gets light.
- The unit beside the bocce court could become the amenity space and open up to where the bocce is supposed to be and face the courtyard. Not part of the CRU, but part of the strata.
- I don't think the black canopies work with the language of what's being done across the whole façade. Tie the upper portion to the lower portion instead of breaking it up with the black canopies.
- Extend glass canopies across instead of black canopies.
- The city should have assurance about noise mitigation for units above the restaurant.
- More development of the north plaza with connection to the other project. Blend them in a way to allow for flow.
- More animation in the plaza and a water feature in western portion.
- Consider using real wood on the project if possible or use materials that will provide a change in texture and colour.

Presenter's comments:

Thank you for all the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 705 West 3rd Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Revisit the drop off area with respect to concerns surrounding traffic congestion, retail offloading and loading, daycare drop off and vehicles entering via turning left;
- Explore bringing the glazed north east corner saw tooth expression to grade to terminate at a glazed canopy and expand in lieu of the fabric canopy;
- Consider the inclusion of covered walk ways on the top floors and connections to elevators with a solution that will be excluded from the FSR;
- Introduce natural light in the bike storage, recycling rooms, stairwells and on flanking walls of the east-west breezeway;
- Consider rearranging the relationship between the amenity space and restaurant by expanding the amenity space to take advantage of the courtyard;
- Consider the plaza's connection to the property and trail to the west;
- Work with staff to review and incorporate a continuous cover for the uppermost residential floor exterior walkway;
- Further refinement of the pavement and planters in the plaza to a more granular scale;
- Encouraged to incorporate larger shade type street trees;
- Further development of the east planter at the bus stop;
- Encouraged to incorporate an overhead catenary lighting system in the central courtyard;
- Reconsider the usefulness of a bocce court and the potential to expand the garden plots in that area to make the space more generous and useful for residents; and
- Review noise mitigation of outdoor commercial spaces, particularly at the proposed restaurant patio.

AND THAT the Panel wishes to thank the applicant for their presentation.

Carried Unanimously

Break 7:34PM – 7:41PM.

B. Harrison returned at 7:41PM.

5. Harry Jerome Community Centre Design

The proposed site for the new HJCRC is situated north of 23rd Street between Lonsdale Avenue and St. George's. The existing Centennial Theatre will remain operational in its current location. The existing skateboard park is proposed to be temporarily relocated for duration of construction and then re-incorporated back onto the site in a new location.

The emerging schematic design for the HJCRC has been developed to best optimize the physical characteristics of the site, maximize design and cost efficiencies and allow for program adjacencies, all while incorporating the program requirements as set out by Council.

The design direction has been established to embody the vision and principles confirmed at the outset of the project. Through the Functional Space Program, extensive input has been incorporated from stakeholders, operators and users. The significant design moves include the following:

- Break open the massing to allow for views, daylight and natural ventilation
- Locate larger program areas next to highway
- Locate larger blank walls next to steep slopes
- Maximize parking efficiency
- Break down massing to establish neighborhood scale on 23rd St.
- Connect internal and external green corridors
- Maximize transparency at the ground plane
- Establish key social spaces as anchors to green corridor
- Establish internal visual connections between activities and spaces
- Establish external visual connections to mountains + ocean

Paul Fast, HCMA Architecture & Design., described the project to the Panel:

- Broken down into a series of principles; equity, social inclusion, secure, adaptable, wellness, environmental sustainability.
- Received public input on project for communities vision.
- Broad input into the project so far.
- Sits at an interesting intersection, upper levels and Lonsdale corridor, at the center between the ocean and mountains.
- Very much about the connection to nature, this should influence the design.
- The site offers busy frontages along Lonsdale and onramp to Trans-Canada Highway.
- 23rd Street is linkage between south side and north side.
- Significant grade difference on the site.
- Suggesting to fracture off smaller spaces from larger spaces to create a campus of green space between the two buildings.
- Want to raise some of the programming to incorporate the green necklace through the building.
- Two floors of underground parking, both accessed from different streets.
- Bringing parking as close to Centennial Theater as possible.
- Main drop off level will be at grade with the other entrances.
- Silver Harbor Senior Centre has unique needs for at grade access, we have located them close to a drop off zone.
- Youth outdoor zone and skateboard park is integrated with the indoor youth area.
- Fitness suite has views of the mountains.
- Publicly accessible roof terrace is being considered.
- There is an opportunity to bring back the skate park and enhance it as a piece of public realm and enhance the plaza. Wrapping this up into the green corridor with a sports court area.
- Grade level entry to arenas off of St. Georges.
- Recreation spaces are focused on enhancing transparency through the facility, connecting the life of the facility and accessing fresh air and daylight.

- Sustainability includes max heat recovery, high performance envelope, max daylight and natural ventilation, connection to Green Necklace, local trails and bike paths, electric vehicle parking and water efficiency.

Grant Falgren, PFS Studio, reviewed the landscape plan:

- Create an integrated public realm with project to the south. The crossing at 23rd is included in that.
- Focusing on the relationship to the interior space and spilling out to animate the edges of the plaza.
- Want to create as much activity as possible.
- There are significant grade changes, we are working with the site itself to handle those.
- Trying to use some green to create calmer areas that are higher up. This creates a series of rooms that we can program.
- Trying to create a strong edge at the youth area to create an area that's slightly removed as well.

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

- Is there any opportunity to get people up and maximize views? **A:** Major circulations terminate with views.
- Consider better than run of the mill coffee shops and food vendors.
- There's a lot of roof and an opportunity to convert this into food production.
- On the corner of Centennial Theater there is a cherished public art piece, don't lose this or relocate it. The aquatic center could be a great view into that. Celebrate the corner.
- Encourage cycling traffic through the green space.
- With the possibility of greenspace into parts of the skateboard park, use something more bullet proof, something stronger. Develop this further.
- Accommodate straight flow lines. St. Georges and 23rd Street could be the main entry and have a lot of significance.
- You are very clear with your schematic design, you are on the right track.
- Elaborate more on Centennial Theater and the perimeter around that with meeting the aquatic wall and ramp down to P1.
- Appears you're isolating the theater when it should be embraced and incorporated back.
- Sustainability initiatives could be enhanced further and be exemplar.
- Have you done shadow studies on the center green space? Consider how that will be naturally lit.
- Blur the street curbs on 23rd.
- The façade facing the highway will be long. It needs to be somehow activated, broken up or add more windows. Same applies with the building edge on St. Georges.
- Consider how you want to develop the street edges.
- Centennial Theater seems quite orphaned, consider how the edge can contribute to the entry plaza and be celebrated.
- Love idea of a central arrival point for all modes of transportation.
- Understand the scale of the green necklace space and the arrival ceremony.
- Understand how there can be eyes on the park and possible lighting at night.

- Consider sustainability with the landscape and how the landscape can have good part in it, where wood is coming from, stones, and plants, how it speaks to the North Shore and community.
- Take from the natural theme of water flow in the mountains, natural landscape is something that could make the purposeful moves that are coming a little easier to generate.
- Consider the way the spaces come together and be driven by a common theme.
- In the courtyard between the two bridges, there could be a big exterior covered space with a big screen where celebrations could take place.
- Emergency vehicle access is important to consider.
- I see this block being very busy, quiet the traffic down. Put in bollards in lieu of curbs to separate pedestrians from vehicular traffic.
- Make the cross walk level for pedestrians. Do everything to slow the traffic down.
- Blur the lines between the two properties.
- Reduce the width of 23rd, get the Centennial Theater entrance back onto the south side with a grand arrival space.
- There's an opportunity to bring some playfulness in the exterior areas.
- Glaze the sidewalk overhead and along the wall on St. Georges approach so people can see what's happening inside.
- Is there a waterslide in the pool area? **A:** Yes.
- Consider having the slide poke in and out of the building.
- Bring in as much natural light into the upper level parking drop off area as possible.
- Is there an opportunity to limit the length of the corridors and bring greenery in? **A:** We are keeping the bulk of pedestrian traffic to the front and are considering glazing along the northern edge.
- What's the top of the aquatic centre roof height? **A:** 10m, two storeys up. It is level with the fly tower of Centennial Theater.
- Are there ways to access that roof? **A:** We considered this, but it adds up into the millions of dollars to bring people up there.
- Can it be net zero? **A:** We will do whatever we can within the means of the building.
- Any thought for rain cover? **A:** We have large covered outdoor areas, one is over the court space, plaza and skate park.

Presenter's comments:

Thank you for all the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the preliminary schematic design for the Harry Jerome Community Recreation Centre and supports the design direction. The Panel provides the following comments and looks forward to a more formal presentation:

- Strongly encouraged to further develop the orientation of the Centennial Theater entrance and how the entrance, edges and loading of Centennial Theatre can be celebrated and contribute to the entry plaza;
- Encouraged to consider how the edge of the Aquatics facility relates to the northwest corner of Centennial Theatre and the cherished public art piece;
- Further the design development of both the St. Georges façade and the northern façade with activity/animation, building breaks and the addition of more windows;
- Strong recommendation for conducting a thorough shadow study for the public realm;

- Further enhance sustainability initiatives in the landscape with respect to natural materials and planting and how it speaks to the North Shore and surrounding community;
- Consider how there can be more eyes on the park and the possibility for lighting at night;
- Further explore opportunities to incorporate playfulness into the exterior spaces;
- Further the development of greenspace and durable plantings within the skateboard park;
- Encouraged to look at opportunities for roof access for outdoor activities (passive and active), food production and to maximize views;
- Consider the importance of emergency vehicle access points;
- Encouraged to introduce significant natural light in the upper parkade at the drop off areas;
- Provide overhead rain protection for the St. Georges walkway approaching the easterly upper entrance, and consider adding glazing along the arena's south and east façades;
- Encouraged to explore the treatment of 23rd Street as an extension of both the HJCRC plaza and that of the project to the South – i.e. the “green necklace”;
- Encourage the inclusion of cycling traffic through the green necklace and adjoin spaces and consider options for traffic calming with the inclusion of bollards; and
- Encouraged to draw from the natural theme of mountains and ravine, to make purposeful moves in how the spaces come together with a common theme (explore the use of natural wood, stone and soft landscape materials that exemplify the North Shore).

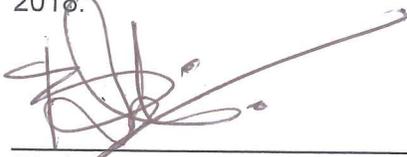
AND THAT the Panel wishes to thank the applicant for their presentation.

Carried Unanimously

6. Adjournment

There being no further business, the meeting adjourned at 8:45 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, June 20th, 2018.



Chair