

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, April 16th, 2014**

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**MINUTES**

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- Present:** B. Allen  
H. Besharat  
A. Epp  
B. Harrison  
A. Larigakis  
P. Maltby  
M. Messer  
M. Saii  
D. Siegrist  
Councillor Bell
- Staff:** E. Adin, Deputy Director, Community Development  
M. Lynch, Manager, Development Planning, Community Development  
C. Perry, Supervisor, Development Servicing  
S. Kimm-Jones, Committee Clerk
- Guests:** **955 Harbourside Drive (Bodwell School Expansion)**  
**(Rezoning Application)**  
Doug Scott, Scott Architecture  
Rod Maruyama, Maruyama & Associates  
Paul Yuen, founder of Bodwell High School
- Absent:** K. Bracewell, R.C.M.P
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A quorum being present, the meeting was called to order at 5:35 p.m.

**1. Minutes of Meeting of the Advisory Design Panel held March 19th, 2014**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held March 19th, 2014 be adopted as amended.

**Carried Unanimously**

**2. Business Arising**

None.

### 3. Staff Update

E. Adin reviewed relevant planning development, project and policy items from the March 31<sup>st</sup> and April 7<sup>th</sup> and 14<sup>th</sup> Council meetings.

*Councillor Bell entered the meeting at 5:40 p.m.*

### 4. 955 Harbourside Drive – Bodwell School Expansion (Rezoning Application)

Staff introduced the project which was previously reviewed at the February 19<sup>th</sup> Design Panel Meeting.

Paul Yuen, the founder of Bodwell School, Doug Scott, Scott Architecture, and Rod Maruyama, Maruyama & Associates Landscape Architects, reviewed the response to the February 19<sup>th</sup> ADP resolution:

- Consider simplification of the massing and use of materials: We have lightened the design to create a lighter, more transparent building. The podium is reduced to two stories. The green glass is used in smaller quantities as an accent. The tan coloured metal has been deleted. The arch motif is only used on the big openings on the gym.
- Resolve privacy issues between the proposed building and existing building: Storage and mechanical rooms with no windows will be placed to resolve privacy issues. A canopy will be added where there are overlook problems.
- Provide further design development on the north-east “entry” corner of the building: the building has been pulled back six feet from the street and four feet from the Right of Way. The eight foot deep planter turns the corner softening it and screening the parking entry. The entrance plaza has been opened up by dropping the height of the planters; it is accessible from two directions.
- Further design development of the entry canopy: The curve of the canopy echoes the curved form of the windows behind it.
- Revisit the location and design of the internal stair wells to encourage use: The stairwell in the lobby has been extended to the seventh floor. Both stairwells on the upper floors have water front views
- Study roof top education opportunities: It has been decided there are too many safety issues for students to use the roof so there will be an extensive green roof instead.
- Development of a storm water management plan: There will be a green roof and a bioswale will be created on the edge of the property. There is currently no plan to collect water for reuse but it will be considered during the LEED targeting sessions.
- Establish a sustainability and educational-based strategy: Going LEED Gold will be our sustainability strategy. We will use LEED construction to educate students on how buildings can contribute to a more environmental lifestyle. Bodwell already does a lot of environmental education. The students have gardens and there is a kitchen garden. The students have helped with the restoration of Mackay Creek.
- Reconsider orientation and shading devices on elevations: Our target is 25% to 30% better than BC Building Code. All windows on the south façade have sun screens. A second level of shading has been added to the cafeteria. All east and west facing dorms are angled to the south to give views and privacy from the adjoining site. West windows will have fritted glass and automated sunshades.
- Revisit interface with the park to the south: Previously there was no separation as the park was not as busy as it is today. Fencing for privacy was added a year and a half ago. The students need to feel comfortable and secure outside. The detention pond will look very natural. We have added three moveable planters on the south patio. The

soccer field has been expanded reducing the hard surface. The south edge will have a naturalistic landscape treatment; it will be softened with a natural look with boulders, river rock etc.

- Update the setbacks: External side yard setbacks have been changed to eight feet.
- Provide additional opportunities for visual interaction between the interior spaces and the public realm: The gym now has more glazing and the window sill heights have been dropped so the gym windows ensure a higher sense of connection between the inside and outside.
- Provide more contextual information: This is provided.
- Consider a public art contribution: We have met with the Arts Office representative and are thinking of something by a local artist representing the school spirit, to be placed at the north east corner. We will be using wall space for murals. We are thinking about a gallery for public use in the old lobby.

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

- The green roof will have maintenance access only? **A:** There will be a private patio for the dorm supervisor.
- Will you be registering the LEED process? **A:** Yes.
- Is the landscaping on the south side on public land? Have you talked to staff? **A:** We have a call in to staff. The Advisory Planning Commission suggested enhancing that side of the park. **Staff:** This proposal has not been reviewed yet. If Parks Department support it, we will put a covenant on title that Bodwell would maintain the area.
- What will be in the gallery? **A:** Perhaps multicultural works, or students' work. **Staff:** The Arts Office staff are quite keen to have a dedication of floor space. Should it be a public art gallery, it would need to be fully public with set regular hours, which may work or not.
- Have you thought about the students on the west side in case of noise from the shipyard? **A:** We have consulted an engineer; it can be addressed with attention to windows and mechanical systems. The rooms will have to be air-conditioned. We will do what we have to.
- Could students access the green roof under controlled supervision? **A:** Yes.
- Are you hiring a consultant to do a storm water management plant? **A:** Yes, a civil engineer.
- Are the sun-shading devices automatic? **A:** They will be on sensors.
- Tennis courts are usually orientated north south. There is not a fence around it which is a safety issue. It should be well used and properly done. **A:** The court is not used a lot but the staff wanted to keep it. It is really a hard surface multi-sport play court.
- Will the path on the east side change? **A:** Yes, Concert will build a road. We can deal with the grades; we have moved our building back another four feet.
- How high are the spandrel panels on the east and west sides before the clear glass? **A:** About six feet to provide light.

**Comments of the Panel included but were not limited to:**

- I like the improvements; the setback on the east side is very good. LEED Gold is a good aspiration but I think a lot of your LEED points are not really project-specific e.g. the green education credit. There is more opportunity to make it more of a tool.
- I like the paving at the front court.

*Councillor Bell left the meeting at 6:30 p.m.*

- My biggest concern is the design of the stairwells; it seems to clash with the base concept. It would be better if the stairs were flush with the setback plane.

- The planting on the north east corner is a big improvement. The corner windows and the stair seem to fight the expression of the building a little bit. There is a clash between the light top and heavy base. I do not think the corner window enhances the design.
- The canopy steel and fabric is nice but does it suit the classical architecture?
- The entryway is split; the brick arch collides with the glass and spandrels. It needs to be resolved.
- I like the simplified palette of materials.
- I reiterate the comment about mixing ecological sustainability and building sustainability. There are a lot of opportunities to teach students about green building design e.g. you could monitor the capture of rainwater on the roof. Hopefully, it will be a major focus.
- How much sun do the garden beds get on the west side? They could be put somewhere that is more accessible. They do not seem to be an important component of the design.
- I know you are worried about privacy to the south but I like the idea of softening the south edge; maybe there could be a softer planting instead of a hedge.
- The lowering of the podium and opening up the entrance is good; it is a more human scale.
- I really like the angled windows which give more privacy and a fantastic view.
- **To staff:** The Spirit Trail generally meanders but it has really harsh straight lines past the school. **Staff:** This is a temporary low cost solution; improvements to Kings Mill Walk are required of Concert Properties as a condition of rezoning.
- The project has improved a lot.
- You should either provide a proper tennis court which is a lot of hard surface, or consider eliminating it. Ask the staff for their ideas; maybe a different program with less hard surface would be better. The tennis court now is a hazard; you will have broken glass.
- You have calmed the architecture but it is still very busy. Framing the staircases with brick travelling up the building is not successful; stop at the podium and eliminate the brick from the staircases. Let the podium be strong.
- The window at the north east corner is too high and conflicts with the proportions of the other window arches.
- Look at the top of the building; combine some windows. The top floor is not successful.
- I like the location of the public art. Give the artist the freedom to design the right base.
- It will be to your benefit and long term energy conservation if you provide some solar roof top units to use as part of your hot water heating system.
- I like the improvements and applaud the use of the green roof; it should be used for teaching.
- I like the project. It is well handled and will respond well to future development. There is a good expression of verticality.
- The entry needs some simple editing to make it less busy. The existing arches are successful.
- The east and west facades are treated exactly the same; they could be articulated differently in response to solar passive design.
- The entry is open and much more inviting. I like the canopy structure; I am interested in how rainwater is captured from it and how it weathers.
- Give students the opportunity to understand what LEED Gold means; allow them to see the systems and why it is LEED Gold. Make it transparent.
- I appreciate your response to our resolution and would encourage staff to allow off site planting.

**Presenter's comments:**

- Thank you. We feel you care about the future of the school and that you are interested in education. We were inspired by your comments and will come up with better ideas after today. Your consultation is much appreciated.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 955 Harbourside Drive/Bodwell School and recommends approval subject to addressing the following issues to the satisfaction of the Manager of Development Planning:

- Consideration of terminating the brick at the top of the podium/base;
- Reconsideration of the expression of the vertical stair cases and perhaps setting them back on the façade;
- Revisiting of the north east corner window in terms of its relationship to the arches and to the base;
- Consideration of revisiting the entry design looking for ways to simplify and resolve the connection between the old and new architecture styles;
- Revisiting of the inclusion of the tennis court and looking at an alternative use for the space;
- Making the green strategies in the architecture and landscape visible to students and visitors as an educational tool;
- Development of an articulated storm water and rain water management plan; and
- Consideration of a different treatment of the top storey with regard to proportion, fenestration etc.

It was regularly moved and seconded

**THAT** the motion be amended by including the phrase:

- Redesign of the form and character of the entry canopy, including amending the materials and incorporating light fixtures, etc.;

**Carried  
6 in favour, 3 against**

The Panel then voted on the original motion as amended.

**Carried Unanimously**

**5. Other Business**

There was a discussion on the wording of motions.

**6. Adjournment**

There being no further business, the meeting adjourned at 7:20 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, May 21<sup>st</sup>, 2014.



Chair

