

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 16th, 2013**

MINUTES

Present: B. Harrison
B. Allen
H. Besharat
K. Bracewell, R.C.M.P
J. Marshall
M. Messer
D. Siegrist
A. Epp
Y. Khalighi
M. Saii

Staff: E. Adin, Deputy Director, Community Development
M. Epp, Planner 2, Community Development
L. Orr, Manager, Lands and Business Services
H. Reinhold, Manager, Waterfront Project
C. Perry, Supervisor, Engineering Services
J. Hnachuk, Part-time Committee Clerk

Guests: **Foot of Lonsdale Update**
Joseph Fry, Hapa Collaborative, Landscape Architect for City
John Patkau, Patkau Architects for Presentation House Gallery
Patricia Patkau, Patkau Architects for Presentation House Gallery
Peter Suter, Patkau Architects for Presentation House Gallery
Kevin Pike, Presentation House Gallery Board Member
Paula Palyga, Presentation House Gallery Board Member
Reid Shier, Director, Presentation House Gallery
Helen Besharat, Presentation House Board Member

161 East Keith Road
Michael Katz, Katz Architecture Ltd.
Janet Corne, Katz Architecture Ltd.
Ken Larsson, Sharp & Diamond Landscape Architecture

117-135 West 1st Street
Jennifer Randall, Development; Fairborne Homes
Chris Philps, Principal, Fairborne Homes
Cam Halkier, Principal, Shift Architecture
Peter Buchanan, Principal, Shift Architecture
Bill Harrison, Landscape Architect, Forma Design

Absent: Councillor Bell

A quorum being present, the Chair called the meeting to order at 5:35 p.m.

1. Minutes of Meeting of the Advisory Design Panel held September 18, 2013

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held September 18, 2013 be adopted.

Carried Unanimously

2. Business Arising

Tour: It was agreed the ADP members will visit the sites on their own for discussion at the next ADP meeting. The Chair will email the list of sites to be visited to E. Adin for distribution to all members.

3. Staff Update

C. Purvis, the ADP Staff Rep, is resigning from the City. M. Epp or E. Adin will become the new Staff Rep.

H. Besharat declared a conflict of interest due to her involvement in the next project being presented, and left the meeting at 5:50pm.

4. Foot of Lonsdale Update

Staff provided a brief overview of the Foot of Lonsdale project. The applicant is the City of North Vancouver. H. Reinhold is the contact for the Applicant. M. Epp is the contact for the City process. The delegation introduced themselves. H. Reinhold, J. Fry and J. Patkau reviewed the Foot of Lonsdale Project. There are three main components to the Foot of Lonsdale project, which include:

1. Sub-Surface / Site Remediation Works
 - The sub-surface and site remediation design phase received approval from Council and work will commence in January 2014.
 - The concrete deck will be removed and replaced with fill to a stabilization wall at the shoreline, with a new deck extending from the wall.
 - PGE Station will be temporarily relocated off-site.
 - Cates Shed will be dismantled by Washington Marine Group.
2. Public Open Space Design
 - The framework, which includes (1) Mountain/Inlet topography; (2) Pleat/Plane; (3) High Road/Low Road; (4) Push/Pull, was reviewed.
 - Spirit Trail access along the perimeter is important.
 - Pedestrian-oriented deck is also proposed, including a possible tidal garden on Cates Deck area.
 - New and existing trees and some solar shading will be provided.
 - Coppersmith Shop will house a restaurant and seating will spill out onto plaza.
 - PHG Building elevation is 4.5 metres with a grade change of 0.5 metres.
 - Proposing 2-3% slope on the plaza.

3. Presentation House Gallery Design

- The design includes a two-storey building; the second floor is larger than the first floor.
- First level is a fully glazed on three sides, public reception floor open to the public realm and will include retail and a café.
- Second level includes gallery space along with an outdoor south-facing terrace. Character of the gallery space is highlighted by the north lighting.
- A 3-D model was provided.
- The proposed building is not as tall as the existing Cates Shed building.
- The proposed exterior materials were reviewed.

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

- What is the energy efficiency target? **A** – As a requirement of the rezoning, it will be at least ASHRAE 91-2010 and will be connected to the LEC.
- Where is the parking? **A** – Parking will be directly across the street to the west.
- What about fish habitat? **A** – There are two components. As part of the sub-surface work, habitat compensation will be completed off-site at Bewicke Park foreshore area (Mosquito Creek). Habitat compensation will be integrated into Foot of Lonsdale site for open space works.
- What is the rationale for winding the Spirit Trail around the site? **A** – In earlier plans, the Spirit Trail was convoluting the public space by going directly through the middle. This proposal provides the Spirit Trail with a defined site with high priority of public space directly along the waterfront.
- What is a tidal garden? **A** – The existing Cates deck structure includes an area in which the middle of the space already suspends up/down, so it is proposed to include plantings that can clean the water before it goes into the inlet. The other option is to put the PGE Station there.
- How did you choose the building height? **A** – A variety of configurations were explored. Two storeys was the best solution from efficiency, cost and animation perspective.
- Have there been any discussions with the Public Art? **A** – We had an initial meeting with the public art office. We will be integrating something.

Comments of the Panel included but were not limited to:

- Impressive – commend everybody involved in this project.
- Support the approach – good volume manipulation and design.
- View framing is positive, including the mountain-like form and sawtooth roof.
- Support the continuing animation of light and crumpled façade.
- Like the plaza, continuity and City's interaction. Should include cover for rain protection.
- Good space for outdoor activity; need to do more.
- Concerned with a porous deck; noise from a metal deck, a slippery wood deck.
- Concerned with the sound throughout the building with an active lobby, gallery and a second floor patio.
- Support the Spirit Trail route.
- PGE Station should be moved to a location where it is needed and not visually intrusive.
- You should do more for fish habitat.
- Tidal garden could be explored and developed.
- Overlook – Be conscious of the mechanical equipment on top of the building.
- Materials – Good palette. Like the expression and sensitivity of the light, etc.

Chair's summary:

- Support the project.
- Inspirational.
- Flow through the site is commendable.
- Encourage the front edge design to be animated, e.g. fish habitat, and to have accessibility to the shoreline wherever possible.
- Plaza is a programmable space and has some issues to be resolved.

H. Besharat entered the meeting at 7:00pm.

5. 161 East Keith Road (Rezoning Application)

The Panel took a short break to review the 3-D Model in the lobby.

The Delegation introduced themselves and M. Katz provided their response to the recommendations made by the ADP at the last meeting.

The Panel was concerned with the 68'6" separation between the towers on the west side. However, the building is already narrow. If it was reduced by another 11'6", it would not be feasible and the bonus FSR would be lost, which would be 32 of the 40 rental units.

In order to resolve privacy and outlook issues, glass variations were analyzed, but it was felt that anything to make the units totally private would adversely affect the units themselves, so it was felt the current proposal is the best solution.

The massing of this building is a result of trying to build a tower with a zero lot line on the lane. Many possibilities were explored, and it was felt this proposal is the best solution for the developer and the City.

The high-opening windows were redesigned as per the Panel's recommendation for cross-ventilation with the exception of the centre suites on each floor. The mechanical engineer reviewed the solar gain on the west/west facades and confirmed this is a good curtain wall for a high performance building, and with the cross-ventilation, it will work well.

This building will not only be connected to the LEC, it will have an LEC Transfer Station inside the building.

With regards to the consideration to the soffits, it will have a high quality steel form concrete finish.

Improvements were made at entry points to address CPTED concerns.

The gymnasium will be lit on both sides - one side is into the light well and the other side is into the glass wall area.

Accessibility – The entrance, pathways, bench seating and plantings were changed, as well as secondary sidewalks which also improved the handicap/stroller access. A curvaceous path was created using the existing lane right of way and park dedication area, which is at a 7%+ grade. The path moves around existing trees, is lit at key intersections with improved site lines. At-grade accessible entrances were created. The northeast side has a challenging slope condition with an average of 7% grade for the main walkways. Visibility and moveability has been improved by reducing the volume of trees.

The open stairwell will be masked with CMP lighting.

The Panel reviewed the model for five minutes.

Questions from the Panel included but were not limited to:

- None of the bedrooms have closets. How does that work? **A.** There are no closets in the bedroom, but there are 12' long closets in the hallway. The bedrooms are also part of an open plan with open glass sliding doors.
- What about the privacy issue? **A.** Agonized over this and concluded that we did not feel the whole wall should be translucent. These are two side elevations. It would affect one of the six units.
- Are the materials for the suspended planters on the side fibreglass planters and wood timber spacers? **A.** The planters are not cheap, but they are lightweight. The wood timber can be changed to a metal edge retainer to match the metal in the ground floor.
- Can people look into the patios from the Park? **A.** It is mounded on the inside edge. Plantings will be higher than the guard to provide privacy to the patios. Some things are still to be resolved with Parks & Engineering.
- Why are the north side patios so small? **A.** We had a more constrained footprint where the wall was, but we can change those. We can double the size of the patios.
- Because you have created all these pathways, and with the crossing of the Park, people might think they can walk through to the next street. Do you need an entry gate? **A.** We spent a lot of time thinking about that, we want it to be private, but not gated.
- What is the new address? **A.** It is going to be a 6th Street address.
- Is there any maintenance or access to the green roof? **A.** It will not be an accessible roof. Low maintenance will be required and would be by an access ladder.
- How will the vertical landscape expression be maintained? **A.** The exterior balconies are accessible from every third floor and with a door. We are proposing four vines. We will test which ones work the best and maintain them over time.
- Did the architectural team look at different forms of the building? **A.** We spent months before we got close to this resolution. With the tall thin tower, it gives the feeling that there are two buildings. With the plants growing up, there is a sense of less mass and more elegance in the shape of these almost cubes.

Comments of the Panel included but were not limited to:

- The building is elegant and handsome.
- Like the appearance and rationale.
- The light well has been improved.
- Valuable rental units.
- Accessibility – bathrooms do not comply with the Adaptable Design Level 2 Guidelines.
- Privacy issue – need a shading device.
- Concerned with south side solar gain with the floor/ceiling glazing.
- Think you should not be depending on triple glazing for solar gain.
- Would like to see larger patios on the north side.
- Concern with the landscaped balconies and if they are going to be green.
- Vine selection – explore something else for winter months.
- Planters for the vines – metal edging would be a better solution.
- Soffit treatment – would be nice if they had a warmer feel.
- Concerned with no closets in bedrooms.
- Garbage area needs some careful design.
- Rental building – keep it as low maintenance as possible.

- Consider taking some of the stormwater from the slab and infiltrating it into the lower side of the street, like a rain garden.
- Ensure public/private definition from the park.
- Encourage the 6th Street address to be visible from driveway.
- Public/private access on driveway – discourage intentional trespasser.

Chair's summary:

- The building is elegant.
- Some concerns about some of its performance as well as being a good neighbour.
- The privacy issue is something that needs to be addressed.
- Solar gain on the south side is a concern.
- Glazing and the solar gain on northwest side is a potential issue.
- There is an issue about privacy and the reduced setback.
- Balconies need more exploration.
- Reconsider the patios on the north and separation between private/public.
- Garbage is another issue.
- Green roof – nobody will see it. Maybe you can put the money somewhere else or a reflective surface is good too.

Presenter's comments:

- Spent a lot of time trying to figure out how to make it more private. Took it very seriously.
- Is it a concern to have about 68'6" between two sides on an adjoining building?

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 161 East Keith Road and recommends approval, subject to the approval by the Development Planner, of the following:

- More fully addressing privacy and overlook concerns with regard to the reduced tower separations;
- More fully addressing solar gain and passive design, particularly with respect to the proposed glazing;
- Confirmation of high energy performance achieved or exceeded;
- Balconies holding the proposed vines/landscaping need more exploration and consideration to making them more recessed should be given;
- Increasing the differentiation and signalization of private and public spaces;
- Doubling the size of the at-grade patios on the north side of the buildings;
- Alter the design such that no tenants are looking directly onto garbage loading space;
- Ensure compliance with Metro Vancouver garbage and recycling guidelines; and
- Further consideration of the green roof proposed, perhaps in exchange for roofing with a reflective surface.

Carried Unanimously

Bill Harrison, Chair, declared a conflict of interest due to his professional involvement in the next project being presented and left the meeting at 8:40pm. Y. Khalighi took the Chair.

6. 117-135 West 1st Street (Rezoning Application)

After the ADP members reviewed the 3D model, the Chair read the resolution from the Advisory Planning Commission endorsed on October 9th, 2013.

E. Adin provided a brief summary of the proposal. The project complies with the OCP, includes 65 residential units, 8,000+ s.f. retail space and a heritage building. The applicant is proposing less commercial floor space than the City would like to see of this type and are offering designation and restoration of the heritage building.

The delegation introduced themselves and the Architect reviewed the features of the project. The project complies with the OCP and includes a height of 75.5 feet at the roof's centre. The heritage building, a B.C. Tel building, will stand alone. A community amenity, undecided what it will be yet, has been placed at the southwest corner of the site.

There will be three levels of parking, entered from the back of the building. Commercial parking will be on the first level. Public/visitor parking and commercial parking will be separate from resident parking.

The heritage building is stepped back to provide the street wall variety and will have a light texture to the façade of the building. The base is clad in brick with modern steel, glass canopies and metal on the fascias with some larger framing elements.

The six-storey building has a non-point towering podium base. The building includes a concrete podium with a five-storey building on top and will provide a mix of home types. Layouts have been designed to maximize open spaces in the living/dining and kitchen areas. Also, there is a strong interest in providing a product that hits an affordability target for the community. Windows are large and the south and west facades have sunshades. Balconies are deep to provide some shading and cross ventilation.

Materials were reviewed and a sampleboard was circulated. As well, there will be a stormwater management system and it will be connected to the LEC.

The Landscape Architect reviewed the public realm. There will be pavers and plantings along 1st Street and at the bump out at the northwest end of the building, a rain garden is proposed. The existing planter in the corner will remain. Bike racks will be at all entrances. The south façade may be treated with plant material to soften the effect. There are generous outdoor spaces on the second floor. On top of the concrete podium on the south side, a separation will include a large concrete planter containing tall trees. South unit yards are large and not programmed. Planters between the suites will be wood, built on top of the slab. On the north side, there will be screens between decks with overhangs. The top floor will open up to a covered outdoor amenity area with a sink/bbq feature with green space and urban agricultural plots on either side, and a sunning area to the far end. This space is also long enough to have a bocce court.

Questions from the Panel included but were not limited to:

- Will there be public art? **A.** Yes, there will be a plan.
- Consider adding natural light in the east exit stair. **A.** The windows on the north face of the exit stair could be moved to the east to provide natural light.
- Have you had a B.C. Building Code analysis? **A.** A code consultant will be retained.

- Is the community amenity area as well as the terrace level, programmed space? **A.** No, but the paved area on the terrace level will be defined.
- Explain the lawn area on the roof membrane. Will there be another layer of protection between the lawn and the boards? **A.** The goal is to have a membrane that goes dripline to dripline with really good drainage with planters on top. A lawn would be artificial grass or pavers. Gardens would have a curb with a guard that would support the technical aspect of the guard.
- What is the open space at the back of the heritage building? **A.** Short term parking or loading. Lighting will be added to this area.
- Why is there less commercial space? **A.** Commercially viable space has been placed on the site, the front of the street has viable depth, and there is the addition of the community amenity space. So it is approximately the same amount of space.

Comments of the Panel included but were not limited to:

- Maintain the heritage gem, the BC Tel Building.
- Building sections and contextual plans are missing from the package.
- Typo on Page 13 Streetscape – top elevation is south and bottom is north.
- No concerns with height, massing, FSR and reduction in commercial.
- Like the corner expressions of the building.
- Like the amenity rooms.
- The building should be simplified.
- Streetscape is out of proportion with the rest of the design.
- Reconsider horizontality, proportions on elevations and materiality.
- Remove timber beam on top of building.
- Reconsider wood soffits as well as guards on the rooftop.
- Brick colour does not need to match that of the heritage building.
- Roof should either be flat or really strong angled.
- Concerned with roof top garden on a wood structure due to concerns of water ingress.
- Focus on less conflicted uses on roof, e.g. bocce.
- Exit stair could be improved.
- Lane should be active and occupied and reconsider treatment of lane with texture.
- Consider lighting techniques in the laneway for safety.
- Encourage signage and lighting.
- Strong focus on biking, urban agricultural nice strong point.
- A firewall may be needed.

Chair's summary:

- Appropriate massing and satisfactory response.
- Need to calm the facades.
- Reconsider materials and proportions of the building materials. Treatment such as reveals should be simplified on all elevations and consider stronger materials on the building. Exposed timber beam should be removed.
- Roof deck is understated and should be richer and maintainable, and functional issues need to be resolved.
- Roof can be made simpler without a slope or dramatized.
- Introduce natural light in the long hallway.
- The brick, relative to the heritage, to be considered.
- Rain protection should be considered at the retail soffits.
- Lane design to be confirmed and reconsidered re context, security and consider activating the lane and open retail.
- If a firewall is required, it will need to be designed into the building.

Presenter's comments:

- There is continuous rain protection at the lower level, glass and steel canopies that reach out eight feet. Within the band is a 14" deep band for cut-out lettering.
- Stair – can revisit windows and proportions.
- Urban agricultural roof – we also have concerns about living space on top of decks.
- We can review the lane landscape and architecturally to make it better.
- We can calm the building down.
- Agree that soffits are an opportunity to add to 5th/6th elevation of building.
- If we are successful with moving forward, we will work to incorporate all of the comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 117-135 West 1st Street, and supports the massing of the project. The Panel looks forward to further detail on context, cross-sections, streetscapes and elevations in the next submission and looks forward to additional details on the following:

- Consideration of the need to calm the facades;
- Reconsideration of the vocabulary of materials, the colour scheme and the proportions of the buildings materials;
- Consideration of the colour of the brick on the contemporary building, relative to the heritage building;
- Simplification of the material treatment, such as reveals on all elevations and consideration of strong materials on the building;
- Consideration of the removal of the exposed timber beam;
- Reconsideration of the podium deck, which is currently understated, and should be maintainable;
- Further consideration of the rooftop amenity spaces for the residents;
- Simplification of the roof;
- Consideration of the natural light access into the stairways and hallway;
- Enhancement of soffits at the top of the building and under balconies;
- Removal of the rear fin;
- Reconsideration of lane design in terms of context, security and activation of the lane, as well as exploration of architectural solutions;
- Further research such that if a firewall is required, it needs to be designed into the building; and
- Detailed consideration of signage and lighting at the early design stages.

Carried Unanimously

7. Design Award Consideration

Deferred.

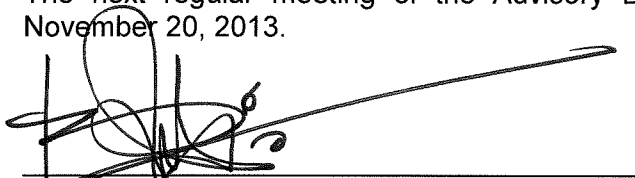
8. Other Business

An Open House will take place in the City Hall Atrium on October 22nd to unveil some draft Duplex Development Permit Guidelines. Frank Ducote, who designed the guidelines, will also come to an upcoming ADP meeting to present the draft guidelines.

9. Adjournment

There being no further business, the meeting adjourned at 10:20pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, November 20, 2013.



Chair