

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, February 19, 2003**

MINUTES

Present: P. Kernan
R. Vesely
D. Storey
M. Rahbar
S. Friars
D. Rose
K. McKillop
A. Malczyk
P. Johnston
Councillor R. Clark

Staff: K. Russell, Development Planner
G.C. Penway, Development Planner
E. Maillie, Committee Secretary
C. Perry, Development Technician

Absent: D. Tardiff

Guests: D. Sprague – Developer
R. Brown – Consultant – LEED
J. Perkins – Architect
J. Ackford – Landscape Architect
L. Doyle – Architect
P. Kreuk – Landscape Architect
F. Adab - Architect

A quorum being present, G. Penway, Development Planner, took the Chair and called the meeting to order at 5:00 p.m.

1. Welcome New Members

Mr. Penway welcomed new Panel members, A. Malczyk and S. Friars, Architectural representatives, M. Rahbar, Community representative, and R. Vesely, Construction representative. Council representative, Councillor R. Clark, and staff members were introduced to the Panel.

Prior to the election of a Chair and Vice Chair for the current year, Mr. Penway referred to the role of the Design Panel as set out in the Terms of Reference.

The ADP reviews projects that are larger than duplex and makes recommendation to Council. While applicants are discouraged from contacting Panel members, the public may

attend and observe ADP meetings but are not invited to provide input. Council receives input at Public Hearings.

During the presentation and discussion process around projects, Panel members are acting as representatives of the City and comments must be respectful.

2. Election of Chair and Vice Chair

The Chair requested direction on the election process either by show of hands or by secret ballot. There was unanimous agreement that it be by show of hands.

Nominations for Chair were requested and P. Kernan and S. Friars were nominated. Both nominees accepted and left the room during the election process.

The meeting was polled and by a show of hands:

- For the position of Chair - Paul Kernan: Five votes
- Shane Friars: Two votes

The nominees returned to the meeting and the Acting Chair confirmed that Paul Kernan had been selected as Chair for the current year to January 31, 2004

By acclamation of members present, Shane Friars was confirmed as Vice Chair.

Mr. Kernan took over as Chair of the meeting at 5:20 p.m.

3. Minutes of Advisory Design Panel Meeting dated January 15, 2003

It was regularly moved and seconded

THAT the Minutes of the Advisory Design Panel meeting held on January 15, 2003 be adopted.

Unanimously Carried

4. Business Arising

None

5. Staff Update

(a) Design Awards 2002

The Development Planner advised that, if the Panel agrees, presentation of the ADP Design Awards for 2002 will be made at the same time as the City's Heritage Awards. The Panel was in agreement with this process.

(b) 132 East 20th Street

The rezoning application for the 21-unit residential development did not proceed at Public Hearing because of the community's opposition and Council's concerns about density, parking and setbacks. The applicant is now working on other options with staff and hopes to go back to Council in March.

(c) **116 – 118 West 22nd Street - Integra**

This project went to Council in January and was adopted.

(d) **889 Harbourside – DVP Spa Utopia**

In response to the Panel's comments at the January meeting, staff has been working with the applicant and the signage is being revised.

6. **119 – 131 West 16th Street – 15-storey Mixed Use**

G. Penway, Development Planner referred to the previous proposal reviewed by the Panel in January 2003 and gave a brief overview of the project.

D. Sprague, Developer, R. Brown, Consultant - LEED, J Perkins, Architect, and J. Ackford, Landscape Architect were introduced to the meeting, and for the benefit of new Panel members, the Architect reviewed the context of the plan as presented last month. Shadow studies were displayed to address the massing of the project within the community with the density transfer. The exterior finish of the building will be concrete with reveal scorings at the corner openings to address cracking. To create a reflective finish, recessed windows with aluminum frames will be installed.

The Landscape Architect explained the landscape connection between 'The Symphony' opposite this project which will create a "gateway" through the street with a water feature at the entry to the lobby and street trees planted along 16th Street and around into the lane on the west side of the project.

Landscaping on the roof deck garden includes a terrace space with seating areas and planters, barbecue area, garden plots and terrace. Plant material and ground paving will address environmental issues dealing with water.

R. Brown, LEED Consultant for the project gave an overview of the LEED Program and explained the rating system. A number of requirements must be identified to attain a LEED standing which was created with a focus on commercial development. Attempts are being made to move into residential development and the applicant wishes to have this as a LEED Certified building.

A project checklist of points to attain LEED certification was reviewed and some of the points to be addressed were identified -

Water efficiency:

Through use of water from storm water management for irrigation, and use of fixtures and appliances to reduce residential water consumption.

Energy and atmosphere:

Reduction of energy use through insulation, glazing and hot water and ventilation systems and/or Green Power Certificates from BC Hydro.

Materials and Resources:

Through construction waste management for recycling construction waste, and use of materials with high recycle content.

Indoor air quality:

Through materials to be used in the building and ventilation.

Creative ideas for a sustainable community:

Density transfer is appropriate in this category, especially since transfer is from a Heritage Building.

The consultant stated that the rating for this project should exceed the cut-off of 26 points for LEED Certification.

The Chair referred to the Panel's comments at the last presentation and the Architect explained design changes that have made to respond to these concerns –

- Garbage access simplified to facilitate pick-up
- Landscaping modifications at rear of the site
- Two store expression at the base of the building
- Open breezeway along the west side has been removed

The resolution passed by the Advisory Planning Commission during their review of the project was read to the meeting. The applicant noted that the APC's recommendation that accessible units be provided is being addressed but is not reflected on these plans.

In response to questions, the applicant advised that:

- Courtyard will have concrete wall background and clear glazing.
- Retail development is proposed at street front – restaurant or entertainment operations are not being considered.
- No detail has been prepared for signage but covenant will impose restrictions.
- Children friendly features at the entry and roof deck are being addressed.
- Zen garden at the roof deck provides an opportunity under LEED to address filtration with plantings.
- Ventilation in the suite will be from operable windows and make-up air from the corridors.
- Green roof at the top of the building may be problematic and developer prefers to restrict green area to the podium level.
- Restrictors would be used at opening windows as required by building code.

Concerns from the Panel included:

- Detail at entry lobby needs to be addressed to create more interest in terms of paving and wall treatment.
- Canopy at entrance does not present well.
- Concerns around ventilation and solar gain at large areas of south and west facing glass.
- Potential for condensation if ventilation system does not address high levels of interior humidity – make-up air from the corridors may not adequately address ventilation.
- May be appropriate to use a Mechanical Engineer to address ventilation and exhaust issues.
- Restrictors on south facing windows may create difficulties.
- Need to increase amount of window opening sections – kitchen ventilation
- Type of glazing needs to be reconsidered to minimize solar gain and improve energy performance.

The Developer was commended for pursuing LEED Certification and for improvements in form and arrangement of utilities on the ground floor.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 119 – 131 West 16th Street (West Coast Development) and recommends approval subject to approval by the Development Planner of the following:

- **Further development of the finish treatment and detailing at the main entrance of the building and two storey podium;**
- **Further consideration of mitigating heat gain and addressing ventilation concerns in the units, particularly on the south side of the building.**

FURTHER, the ADP supports the applicant's efforts to achieve LEED Certification for this project.

Unanimously Carried

7. Lower Lonsdale - Site 2: 170 West 1st Street

G. Penway, Development Planner gave an overview of the site and advised that this is a preliminary presentation for a building permit application. This site is being purchased from the City by Millennium and it is pre-zoned for residential development with building height of 120'. A height variance will be required to accommodate the domed roof in the design presented.

L. Doyle - Architect, P. Kreuk – Landscape Architect, F. Adab - Architect, and a representative of Millennium Development entered the meeting.

Mr. Doyle reviewed the context of Site 2 in the Lower Lonsdale Lands and advised that, under the terms of the purchase, the City expects 107,000 sq. ft. of development within the footprint set in the Lower Lonsdale Design Guidelines. The building fronts on 1st Street and slopes up Chesterfield to the lane which provides vehicle access into the two-storey ramped parking under the building.

The building has a 3-storey base with ground oriented units with direct entry from 1st Street. The building entry will also be from 1st Street. Seven two-storey townhouses on the east of the site have windows to the street and into the interior courtyard. Exterior of the building will be of contrasting brick but colours have not been determined.

The Landscape Architect briefly reviewed the landscape plan for the site. Townhouses have private patios to the street and roof deck at the 4th floor area provide views to the south. The landscape areas will be defined to create residents' space. Interior courtyard on the east will be for townhouse residents and also create direct access to the lane.

The walkway through the site will be gated at 1st Street and at the lane to address security on the site. The public walkway on the east of the site will be built as part of this development but its design has been set under the City plan.

Plantings around the perimeter of the building will be selected to permit visual access into the site. Lighting details have not yet been determined but will be designed to address security and safety.

There was discussion of the building height of 14' beyond the height permitted. This additional height is necessary to accommodate the rounded roof of the building which will also conceal rooftop equipment and elevator building. The Panel also had concerns on maintenance issues that may arise from this roof style.

Panel comments and concerns included:

- Roofs of east townhouses need detail such as greening or deck areas to address overlook from the tower towards the park
- Wall along the lane needs detail such as grill openings or windows to address safety concerns;
- Roof sets the tone of the design but exceeds the height envelope.
- Height variance may be appropriate if design conceals rooftop equipment and mechanical room / elevator overrun.
- Some reservation on building design.
- Removal of cornice features on the building would create contemporary feel.
- Roof design may create difficulties for window cleaning and maintenance.
- Brick finish in building with this massing will need careful development to be successful.
- Support different colour brick on tower and podium.
- South facing glazing can be a concern
- Window openings with restrictors important for ventilation.
- Landscaping needed to soften the corner at Chesterfield and 1st Street.
- Need to see sections in both directions through the townhouses.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the preliminary Building Permit Application for 170 West 1st Street – Lower Lonsdale Site 2 (Millennium Development / Lawrence Doyle Architect Inc.) and generally supports the project and looks forward to further development and future review with special attention paid to the following:

- **Development of the roofs of the eastern townhouses vis-a-vis overlook from the tower and their use as amenity space;**
- **Further development of the north façade on the lane;**
- **Additional drawings showing elevations of all parts of the buildings, site and building sections, detailed design, materials board, CPTED issues and how it is proposed to deal with those;**
- **Brick detailing on elevations.**

FURTHER, the ADP generally supports the use of roof massing as an appurtenance to conceal the elevator penthouse and rooftop equipment.

Unanimously Carried

The Chair advised that prior to this presentation, Mr. K. McKillop had advised him of his conflict of interest since he is employed at Durante Kreuk, Landscape Architects for the project. Mr. McKillop did not participate in the discussion or vote on the recommendation.

8. Proposal for New Green Building Design Award - ADP

K. Russell referred to the ADP recommendation for creation of a new award for Sustainability in Design and Council accepted this recommendation unanimously.

During review by staff it was noted that EPAC (Environmental Protection Advisory Committee) is proposing to have awards in the category of Sustainability, and staff have suggested that the ADP award be designated as the "Green Building Award". This award will remain an ADP award, but may be presented at a separate ceremony recognizing sustainability.

There was discussion of how sustainable issues in a project can be monitored and measured. Since applicants are provided with the City's Sustainable Design Guidelines when they prepare a project for review and approval, there was agreement that it would be appropriate that both the ADP and APC should be requesting details on how sustainability items are being addressed in each project.

9. Other Business

None

Adjournment

There being no further business the meeting adjourned at 8:15 p.m.

Next Meeting

The next regular meeting will be held Wednesday, March 19, 2003 at 5 p.m.