

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, March 16th, 2011**

MINUTES

- Present:** K. Kallweit Graham
K. Kristensen
M. Saii
B. Spencer
Councillor Trentadue
- Staff:** F. Ducote, Assistant City Planner
G. Penway, Deputy Director, Community Development
S. Kimm-Jones, Committee Clerk
- Guests:** Karen Smith, Robert Ciccozzi Architecture Inc.
Rod Maruyama, Rod Maruyama & Associates
Dan Diebolt, Owner
Derek Lee, PWL Partnership Landscape Architects Inc.
Walter Francl, Walter Francl Architecture Inc.
Carla Guerrero, Development Manager, Wesgroup Properties
John Conicella, Managing Director of Development,
Wesgroup Properties
Amanda McDougall, Wesgroup Properties
Brian Shigetomi, Director, Atelier Pacific Architecture Inc.
Kevin Butler, Kd.B Design Studio Ltd.
Ravi Khakh, City Line Developments Ltd.
Amrik Thandi, Builder
- Absent:** J. Bitar
T. Cailes
Y. Khalighi
S. McFarlane
M. Messer
C. Taylor
-

A quorum being present, the Chair called the meeting to order at 5:45 p.m.

1. Minutes of Meeting of the Advisory Design Panel held February 16th, 2011

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held February 16th, 2011 be adopted

Carried Unanimously

2. Business Arising

None.

3. Proposed Reorganization of Selected Advisory Bodies

G. Penway reviewed his report to Council on the proposed reorganization of selected civic advisory bodies. The intention of the review is to more closely align the advisory bodies with the Vision and Goals of the Official Community Plan. The proposed changes would bring related subjects together to achieve synergies and balance.

The advisory bodies serving the City represent a collection of groups that have been created over the past 80 years; their mandates tend to be narrow and somewhat disconnected from one another.

The recommended option is to replace six existing groups with three new advisory bodies and one task force: The Sustainable Planning Commission (land use, social issues, the environment/energy, and economic development issues), Sense of Place Committee (parks, streetscapes, heritage, safety), Sustainable Transportation Committee (all aspects of transportation including walking, cycling, transit, goods movement and vehicles/energy/emissions), and a Social Grant Committee (to facilitate the issuance of grants). The Advisory Design Panel would stay the same.

Questions and comments from the ADP included, but were not limited to

- The Sense of Place Committee is a great idea. In terms of developing the issues and looking at the City, should it more of a task force group rather than a committee and hold workshops and charrettes to produce a document containing lists of landmark buildings and sites, where public art would be appropriate etc? The document would then be a reference source for all the other committees. North Vancouver District took this approach and then were able to use it as a reference when planning capital projects e.g. bridge building. The items should be integrated into capital planning. The document should be updated on a long-term basis.
- Different cities have different attitudes to public art; Portland has a sense of place approach and the art program is geared to that whereas Seattle's approach is to have a great collection of public art with no particular theme.
- There should be a mapping or GIS component to layer all the opportunities
- Where would energy be reviewed; APC or ADP? Staff: Buildings need to be more energy efficient so energy could be discussed in both groups.
- Staff: The Advisory Planning Commission's focus should be on putting policies in place rather than scrutinizing individual applications.

4. Staff Update

222-238 Lonsdale Avenue: The Public Hearing was in February. The height has been adjusted by reducing floor to ceiling height and the parapet to reduce from 58' to 52 feet in height. There were lots of questions at the Public Hearing about how height measurements are taken for similar buildings in this area.

420 West Keith: Infill project: was adopted at the last Council meeting 4-3. Roof top decks on the building were removed. Staff are working on how to guide applicants and Council on the issue of roof top decks.

Future status of Joint Bicycle Advisory Committee: As North Vancouver District has withdrawn from the committee, the future role and mandate of the committee has been referred back to remaining City members of the committee for comment. The City of Vancouver has a Pedestrian Advisory Committee.

Metro Vancouver 2040: Regional Growth Strategy Bylaw: Brought to local municipalities for final input. The Strategy would introduce measures to encourage retention of industrial lands in the region and to encourage municipalities to pursue the creation of affordable housing units in the City. There was a question at Council as to whether rezoning the MEC site was an issue due to its current industrial use zoning. It is not. The motion to support the regional bylaw was carried.

Harbourside OCP Amendment: The Policy plan including consideration of residential use for a portion of the area is complete. First reading was carried and referred to a Public Hearing with staff to report back prior to the Public Hearing on the consideration of services and amenities if residential use is approved. There was a discussion on community engagement as the project is in an area with limited access.

Development Options for Former Shipyards Site: Staff were directed to bring back development options for Council's consideration including a mix of public uses, providing integration with the Spirit Trail and existing residential uses. The options to specify opportunities for an on-going lease revenue stream for the City and increased viability for businesses in Lower Lonsdale. A Public Forum will be hosted by Council.

5. 1857 Chesterfield Avenue (Rezoning)

F. Ducote provided background on the project. The property is Zoned RT-1 (Two Unit Residential This is a rezoning application for three townhouse units at the south west corner of 19th Street and Chesterfield Avenue. There would be parking for three vehicles at the rear off the lane. This project does not require an OCP amendment as the site is designated Level 3 Low Density Attached Form Residential.

Dan Diebolt, the owner of the home, introduced the project. The house on the property is in poor condition and he wants to develop the site and have a home on it. There would be three, 3-level units fronting 19th street. Each unit would be 1750 sq. ft.

Karen Smith, the architect, reviewed the project:

- The principal elevation will face 19th street with a porch on the end elevation facing Chesterfield Avenue to create a "front door" presence.
- There is a slight slope to the site so the units step in response to it.
- Each unit has private outdoor space at the rear and a rooftop deck.
- To give a sense of openness at the rear the parking is not enclosed. but consists of three at grade spaces accessed off the lane.
- The porch elements and stepping gives a sense of individual units.
- The material palette includes Hardi-board shingles and horizontal siding, painted wood trims, clear wood stain on doors and steps, stained fences.

Rod Maruyama, the landscape architect, gave an overview of the landscaping:

- The site has wide boulevards on both sides which gives a park-like setting.

- 19th Street and Chesterfield Avenue will be improved with new sidewalks. The boulevard will be planted with grass and new street trees.
- The walkways into the units are designed to work with the flow of pedestrian movement between the parking stalls and main entrances of the units.
- The back yards step down due to the slope of the site and have spacious patios using unit pavers and flagstone paving, landscape planting and visual screens and fences for privacy.
- Unit C has a "side" backyard.
- Access to the backyards for services and maintenance has been provided for all three units.
- There will be a rock bed and boulder design using high quality materials under the building overhang.

Questions from the Panel included but were not limited to:

- Are the bike doors beside the main entrance? A: Yes, we need strong bike parking to compensate for the lack of car parking. They are designed for two bikes.
- How many trees are being removed versus how many are being put in? A: Not many trees will be removed; I believe we are planting more trees.
- Is there any green space at the back? A: It is a patio area with a soft area for planting. There is a planter against the wall to soften the edge.
- Access to the roof top decks? A: Access is via a hatch.
- Where can children play? Where can they play safely at the front? A: The neighbour next door did not want the houses right next to him so we have taken him into consideration. The options for enclosed space are at the back and on the roof. There are public trails just up the street.
- How did you come to the roof form at the western end? A. It is partly to accommodate the roof deck.
- Could you extend the roof at the west and have a regular door rather than a hatch?
- What heating system are you using? A: It is not finalized; we have talked about fireplaces and forced air.
- There is ambiguity about the end unit on Chesterfield Avenue; could Unit A take ownership of the yard off Chesterfield? A: The property line and the City govern what we can do. We wanted to have it open to the street.
- What about a double planting of trees on Chesterfield Avenue to create a little more enclosure?
- Have you addressed the issue of roof decks and overlook to adjacent properties, in the design work? A: I have talked to a lot of neighbours. The neighbour on the immediate side is not bothered. The neighbour across the lane is not concerned. We recognize that it could be changed by Council.

Comments of the Panel included but were not limited to:

- You should look at what you can do to make a comfortable landscape gesture that defines the space on Chesterfield more strongly and adds to the pedestrian experience.
- There is a good quality of materials used. The little roof bump on the western end does not look right to me.
- Variances on five setbacks are a lot. Perhaps you could carry out a study on efficient energy systems to compensate for the rezoning.
- The facade treatment makes the building look higher; you could use a stone treatment on the base to give an appearance of less height.

- I like it; it has good proportions and uses the site well. The planning is very tight. Gable at the western end feels a little bit like someone has taken a bite out of the roof. I would extend the roof to the west so that you could have a door.
- The bicycle storage room doors stand out too much. They look a little unusual.
- The birds may like the fretwork on the gables.
- It might be nice to enclose the front yard with an attractive low fence because space is so limited.

Presenter's comments:

- Thank you for the positive comments. I am happy to look at an alternative solution for the end gable
- We can change the colour and appearance of the bike storage doors to match the Hardi plank so that they do not stand out so much.
- Re use of stone on the facade; from a home owner perspective I am happy with the current appearance.
- Re the setback variances; a lot of them have been trade-offs. We are not enclosing the parking stalls which the public prefers for instance.
- We are working with the FSR within the permitted zoning.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 1857 Chesterfield Avenue and recommends approval of the project. The Panel commends the applicant for a thorough presentation. The Panel asks that the applicant work with the Development Planner to resolve the following details:

- further consideration of more energy-efficient features in the design;
- reconsideration of the roof feature at the west end of the project;
- further attention to the detail of application of colour and bird-nesting issues to improve the liveability of the project.

Carried Unanimously

6. 1250 Lonsdale Avenue (OCP Amendment and Rezoning Application)

Staff provided background on the project. This submission asks the Panel to compare the merits of a requested increase in height request for two options, from the previous 120 ft last reviewed and supported at the December 15th, 2010 ADP meeting, up to 150 ft, or 15 storeys. The commentary should take into account the Panel's previous recommendations for further detail regarding floor plate size, view impacts, appearance of the easterly elevation, orientation and sustainability performance. It should be noted that all heights being considered for this site require an OCP amendment. Further, by implication it may be considered that the ultimate height approved for this site may also be applied for the two corner sites north of Lonsdale, which under the OCP have limits of 120 ft.

In addition, review of the refinements to the public realm and sidewalk interface is requested, as well as the proposed exterior materials, which includes dark stone, two kinds of metal panel, painted concrete and glass, including black spandrel glass.

The Acting Chair, Bob Spencer read the resolutions from December ADP and APC meetings.

Walter Francl, Walter Francl Architecture Inc. introduced the team: Derek Lee, PwL Partnership Landscape Architects Inc., Carla Guerrero, Development Manager, Wesgroup Properties, John Conicella, Managing Director of Development, Wesgroup Properties, Amanda McDougall, Wesgroup Properties, Brian Shigetomi, Director, Atelier Pacific Architecture Inc. representing the North Shore Credit Union.

He then reviewed the project:

- Massing the building to the east edge allows views down Lonsdale Avenue.
- Three and a half levels of parking provide the required 235 parking stalls.
- The corner on the ground floor has been opened up in the hope that it will be echoed on the other three corners of the intersection.
- The ground floor tenancy has been broken into smaller commercial units to give vibrancy; the CRU's on 13th street step up following the natural grade.
- There is pedestrian access through the site via the north/south lane.
- The atrium will bring light into the inside offices.
- A roof top deck will bring light into the upper levels.
- Garden terraces will offer deck spaces to first floor of residences.
- The decks have been designed for solar control to south and west.
- Balcony overhangs will shade the western façade of the building.
- There is a green planting climbing up the eastern facade.
- There is a wood soffit underneath the overhang of the podium and on the upper floor balcony projections.
- Water will be used as a theme for the corner entry and atrium area.
- Shadow studies show that the tower placement is very good in terms of shadow impact on pedestrian activities on Lonsdale Avenue and 13th Street.
- With regard to sustainability, the project will achieve LEED Silver equivalency and may attain Gold. This is due to connecting to LEC, careful treatment of the south and west facades in terms of solar control, and allowing daylight into the office and atrium space will contribute to the lighting function in the office space.

M. Trentadue left at 8 p.m.

Derek Lee reviewed the landscaping of the project:

- The corner represents a gateway to central Lonsdale
- The atrium entrance embraces the corner. A corner bulge is proposed to capture more public space.
- The streetscape design standards for Lonsdale are being reviewed by the City.
- The design incorporates a continuous network of rain gardens along 13th Street and Lonsdale Avenue as part of the stormwater management system.
- The generously-sized sidewalk and boulevard gives an opportunity to develop it as a linear art feature with green space, rain gardens and outdoor living rooms perhaps with timber platforms to take advantage of views down the street.
- A native planting palette will give a natural feel to the design.
- The Right Of Way through the site should be a desirable place with the careful selection of street trees and low planting for CPTED considerations, including lighting for safety at night.

- 13th Street slopes down to the west so the wish is to create an interactive zone, perhaps a terraced environment with sets of steps in line with the CRU's to create animation along the edge.
- The design brings the rain garden aesthetic into the plaza; they are exploring the idea of the use of rough cut granite boulders to provide a hard landscape contrast to the paving pattern.
- They are working with NSCU to develop two upper floor terraces; the third floor courtyard will have an Asian-inspired sea of gravel with interesting plant material.
- The fourth floor transitions from NSCU roof to patios for the first level of the tower. A line of landscaping will be used to define the "owned" area of the roof with a modular roof tile system with raised planters between the units and a glazed railing system along the boundary.

Questions from the Panel included but were not limited to:

- What about the streetscape going down 13th? A: It will be a series of planters to give cadence and rhythm.
- Will the water feature keep people from being in the sun in the evening? A: NSCU want to delineate the space into their atrium from the CRU's and also wanted the water to lead you into the building; it will probably continue into the atrium.
- What about the deck on the second floor? A: It may be an expansion of NSCU's functional space.
- Have you considered a green roof over the full podium instead of the bands of gravel? A: It would be ideal, but would have to be worked out with the tenant. The NSCU will have to maintain their own roof so there is a concern about how much landscaping they will have to maintain. The priorities have been to create the public realm, and, secondly, to create areas where people will use them.
- What separates the pedestrians from the cars at the parkade entrance? A: A railing.
- How many times does the floor plate step down? A: 5 times.
- How many units? A: 84 units: a mix of 55% two-bedroom units and 45% one and one and den units.
- How does the parking work? A: We will reduce the parking; based on the two bedroom units, 50% would have two parking spaces and 50% would have one stall.
- Is the density proportional with the OCP? Staff: Any increased density and height will require an OCP amendment. They are importing some density. Anything other than a gas station has to be rezoned. A report is going to Council for consideration on March 21st.
- What input have you had from the neighbours? A: We held two open houses which were attended by 55 people; 85% and 92% supported the proposed usage. Indications so far are supportive. We have met with neighbour to the east regarding views and privacy and have modified the project to address some of their concerns.
- Have you developed further thoughts on public art? A: We had a menu of items on which we were seeking input; public art was on the menu with other items such as a premium public realm, sustainability, making a significant contribution to a community amenity, and public art was not chosen as a high priority. At this point we are not including public art as part of the project.
- How will signage be handled? A: There will be a sign on the corner, and also probably on the stone wall rising off the plaza looking down 13th. There will be smaller scale signage for CRU's.

- Projects are spoilt by mechanical equipment appearing on roofs, how will it be handled? A: All the mechanical equipment is located in a screened enclosure on the podium roof. The residential mechanical is tucked into the lobby.
- Fenestration of the apartment units; is it repetitive mullion? A: There will be a pattern of opening and louvered windows, plus screens on the façade.
- How will the roof treatment handle heat? A: The gravel will be highly reflective.
- Describe the planting on the east wall? A: There will be a planter along the second floor with significant soil depth for climbers to go up the wall.
- What about the slab under the roof deck? A: A soil loading diagram will be sent to the structural engineer.
- What about the canopy at the top of the residential tower? A: We wanted to float the canopy and also shade the windows of the top floor. The metal cornice line is lifted slightly to project far enough to provide shade.

Comments of the Panel included but were not limited to:

- Congratulations for responding to some of the previous ADP comments. The tower is less of a monolithic slab and the architecture is beautifully detailed.
- The light well and use of wood underneath the big podium roof and the balconies give it warmth, otherwise the colour palette is very cold; there should be enough colour to make it human and fun.
- Is this the height we want to see on all the corners? The setback of the tower helps. If I could I would shave off a couple of stories.
- The café should be in the sunlight; making people sit in the shade seems counterintuitive. Having people at the main entrance does not take away from the business.
- I like the seating on Lonsdale. It would be good to keep the parking there.
- I like the composition and materials but am concerned about the podium roof, it may retain a lot of heat.
- On the West side maybe the building could be pushed inward to create a bit of an overhang.
- I am disappointed about no thought of public art; a building of this scale and importance should have some kind of art.
- I would like to see more of a green roof on the large roof.

Presenter's comments:

- Thank you, we benefitted from the first meeting and the workshop session with staff.
- We can work with the commentary you have given us.
- We appreciate the comments; both organizations have invested a lot of thought into making it a pedestrian-friendly experience, which would be helped by keeping the parking on Lonsdale

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the OCP Amendment and Rezoning Application for 1250 Lonsdale Avenue and recommends approval of the form, massing and height as presented. The Panel commends the applicant for the presentation and manner in which previous concerns have been addressed. The Panel recommends that the applicants continue to evolve the details in terms of quality with attention paid to ensuring comfort in the public realm and encourages further attention to the following items through a review with the Development Planner:

- consideration of additional green roof space where feasible;
- consideration of incorporating public art and colour to animate the otherwise fairly neutral colour palette;
- attention to ensuring a sense of safety for the pedestrian access on the east side of the building with lighting and in the parking ramp railing detail.

Further, the Design Panel is supportive of the parking shown on Lonsdale as shown in the renderings in so much that it provides a more comfortable public realm on Lonsdale, and is also supportive of the idea of a traffic bulge on 13th Street and Lonsdale Avenue in order to create a safer pedestrian crossing.

Also, the Design Panel recommends that cafe seating extend west to abut the atrium entrance in order to take advantage of the solar exposure on the western facade.

Carried Unanimously

7. 306 East 9th Street (Rezoning)

The Chair read the motion from the February 16th ADP meeting.

The Planner provided the context background on the project.

Ravi Khakh, City Line Developments Ltd. introduced Amrik Thandi, Builder and Kevin Butler, Kd.B Design Studio Ltd.

Kevin Butler reviewed the project:

- The landscape design aims to create a social and physical interaction with the street.
- It is a symmetrical design with pathways going around the side.
- There is a covered deck with a lawn area at the back.
- The building is designed to feel like a single family home with the single steep gable roof.
- The colour palette uses colours from the Benjamin Moore Historical "True Colours" collection: Hastings Red, Edwardian Buff with black as an accent colour.

Questions from the Panel included but were not limited to:

- How do the front windows work with the gable form?
- Are there still window wells? A: Yes for the basement.
- Have you thought about adding a skylight to the covered porch on the back yard? A: It would be possible.

- Is the window on the north elevation a bay window? A: Yes.
- Why is a perspective view of the project not provided?

Comments of the Panel included but were not limited to:

- I have a concern re the massing on the front: the mass of the gable versus the mass of the shed dormers. The front elevation is flat, not as presented in the drawings.
- Massing has to be presented in a perspective or in a physical model.

Presenter's comments:

None.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 306 East 9th Street and recommends approval subject to the satisfaction of the Development Planner, of the following:

- the provision of three dimensional material clarifying the massing of the front and rear facades of the building;
- consideration of improving the provision of natural light to the back porch.

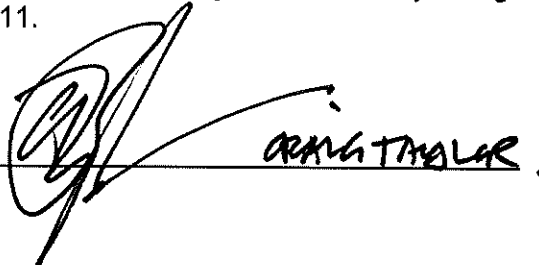
Carried Unanimously

8. Other Business

None.

There being no further business, the meeting adjourned at 9:55 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, April 20th, 2011.

Chair  CRAIG T. MALER.