

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, August 19, 2009**

MINUTES

- Present:** Augustine Hii (Chair)
Tony Cailes
Gordon Carlson
Shira Golden
Karen Kristensen
Kenneth Terriss
Councillor Mary Trentadue
- Staff:** Gary Penway, Deputy Director, Community Development
Linda Tylla, Committee Clerk
Collen Perry, Development Services
Emily Adin, City Planner
Glenn Stainton, Manager, City Facilities
- Guests:** Michael Green, MGB Architects
Tracey Mactavish, MGB Architects
Jennifer Stamp, Durante Kreuk, Landscape Architect
Asher DeGroot, MGB Architects
Jordan VanDijk, MGB Architects
Josh Henderson, MGB Architects
Duane Siegrist, Integra Architecture
Myles Mackenzie, Landscape Consultant
Rene Rose, Polygon
Brian Ellis, Polygon
Ray Letkeman, Architect
Bruce Hemstock, Landscape Architect
Charlene Kovacs, HYAD Architect
Bob Heaslip, HYAD Planning Consultant
Laurie Kesler, Grant & Sinclair Architecture
Rod Maruyama, Landscape Architect
Ian Abecrombe School District #44
- Absent:** Kevin Hanvey
Bob Spencer
Julia Bitar

A quorum being present, Mr. Hii called the meeting to order at 5:43 p.m.

Emily Adin the new City Planner and Linda Tylla, new committee clerk, were introduced and welcomed.

1. **Minutes of Meeting of the Advisory Design Panel held Wednesday, June 17, 2009**

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held June 17, 2009, be adopted.

Carried Unanimously

2. **Business Arising**

None

3. **Staff Update**

Coach House Guidelines- went to Policy Committee in July. Several attempts at a resolution were made but failed to find a majority due to a split vote (six in attendance). Direction was given to staff to bring back a variety of options of how to proceed. The guidelines will go back to Council in September and likely to Policy Committee in October.

365 East 9th Street – has been approved by Council.

Ottawa Gardens Heritage Guidelines- have been approved by Council.

Raising the Bar on Energy Standards for Buildings Report to Council- Information item for ADP of report to Council on July 20th. Council has directed staff to prepare regulatory and incentive options aimed at significantly reducing both energy consumption and GHG emissions in buildings, with work set to begin in the fall. In the interim, rezoning applications are to incorporate strategies that result in significant reductions in both energy consumptions and GHG emissions in buildings.

Courtney Miller, Planning Technician, will attend a future meeting to present the CEEI data analysis to the Panel.

4. **Mural Review Committee- 67 Mahon Avenue**

Gary Penway reported that the owners of Hesp Automotive, located at 67 Mahon Avenue have approached the City as they would like to install a mural on their building, located at 1st and Mahon, to help deter graffiti vandalism. The Mural Review Committee, which meets only as needed, has begun vetting the design with the owners and artist. The motif of the mural is “Celebrating the Spirit Trail”. The ADP has a rep on the Mural review Committee (Bob Spencer).

5. **City Hall – Addition – Preliminary**

Gary Penway provided an overview of the project. The application is for a building permit for an addition to North Vancouver City Hall. Glenn Stainton, Manager of City Facilities is the project leader for the City. He noted the presentation was preliminary to receive input from the Design Panel on how to move forward.

Michael Green, Architect, introduced himself and the project team.

Mr. Green introduced the context of the project. City Hall and the old library have a difficult situation addressing 13th Street. City Hall is largely invisible from 13th Street and wayfinding is difficult for the public from Lonsdale and 13th. The building is in need of updating due to its age and condition. The space is not appropriate for all workgroups and as the population grows in the City, corresponding increases in staffing will be required which are currently not supported by the size of the existing building.

The expansion of the City Hall has been designed to accommodate 20 years of growth. A new addition and renovation of the existing building will be half the cost of building a new City Hall. As the budget is limited, the scope of the project will reflect the resources available.

The goals will be to increase visibility of the building and wayfinding for the public, create a stronger presence for City Hall and sense of civic pride, increase program space for public and staff, unify the Corporate Services Department into one area, and increase energy and envelope performance.

The atrium will be a central wayfinding point and a visual connection between Chesterfield and Lonsdale. All service counters will be relocated to a single area to increase visibility to visitors.

Jennifer Stamp reviewed the landscape concepts. There is a budget set for art and a public process to select an artist is commencing. The landscape is to create a strong connection between the building and the street with a defined wayfinding path. The rooftop garden will be affected. They are considering relocating Chiba Gardens there as part of a future project. To further sustainability goals, they are designing the building to invite pedestrians.

Councillor Trentadue joined the meeting at 6:13 p.m.

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

- How will you reconcile security, access, and parking for daytime and night-time use of the building (public events)? Will there be an entrance to the building close to disability parking or Handy-Dart drop off locations? (Answer from applicant: questions and comments around accessibility are valid but do not want signage to be the answer to wayfinding. Decided early not to give up public space for parking. Answer in future could be a stronger connection with public parking on the west side of the building with a manageable slope and possible new entry. Noted existing public parking, elevator, and ramp that transitions around building. Private offices can be separated from corridor so that corridor can be used after hours.)
- What will be the grade for the ramp connecting to the plaza? (Answer from applicant: about 8%.)

Comments from the Panel included, but were not limited to:

- With aging population and universal accessibility being considerations, would like to see getting from the street to the building as easy as possible.
- Important to make clear where to park and enter, particularly for evening meetings and events. If people are to engage in civic events, we need to make it easy for them to arrive, park if necessary, and enter building.
- Strong scheme in terms of spine connection bringing building out to 13th Street.
- Challenges with circulation and drop off need to be worked out.

The presenters thanked the Panel for their time and comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the preliminary submission for building permit and recommends approval in principle for the general development concept and looks forward to future additional details outlining how universal accessibility needs and public wayfinding will be addressed for accessing the City Hall and Civic Site.

Unanimously Carried

6. 346 East 8th Street – Rezoning

Karen Kristensen left the meeting at 7:40 pm due to possible conflict of interest.

Gary Penway provided a brief introduction on the history and overview of the project. The project previously went through a lengthy public process and consultation as well as first reading by Council. The applicant withdrew from the public hearing and has returned with a redesign based on feedback from the neighbours. The Project has been modified in that it is a different design solution but fitting into the same context. The Heritage Advisory Committee has previously reviewed the project as there is an existing heritage building on site.

Duane Siegrist of Integra Architecture introduced himself and landscape consultant, Miles Mackenzie to the Panel.

Mr. Siegrist reviewed the context and details of the project. The new design incorporates a smaller house. Rooms and windows have been positioned to maintain privacy of occupants and neighbours. Exterior colours will be the same as the existing house.

Mr. Mackenzie reviewed the landscape details. The large cherry tree with character significance is to be retained. New planting will help to create privacy but not excessive shade. The existing rock wall along the front of the property will be retained and refurbished to match stone work in the new landscape design and on the new house's façade. Parking will be tandem to retain as much of the yard as possible. Parking will be for the in-fill house but no covenant has been established. Laneway parking in the rear may be a possibility in the future but the lane will not be built until the City can secure a continuous strip of land.

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

- What is the current proposed height of the home and how does it compare to the previous submission? (Answer from applicant: height reduced)
- Is there landscaping between the existing house and the paved area in front of the infill house? (Answer from applicant: a small amount.)
- Is there a pedestrian connection along the proposed drive? (Answer from applicant: a median has been added to ensure access on the side.)
- What was reason for using crushed stone in back instead of hard surface. (Answer from applicant: the landscaping has a sustainable focus. Permeable surface is preferred.)

Comments from the Panel included, but were not limited to:

- Eliminate stairs and use grade to access infill house. Would make an excellent property for persons with limited mobility.
- Not comfortable with parking as currently laid out.
- Would like to see walkway to back house directly aligned with gate.
- Concerned arch entry feature does not fit in well with the language of the existing building in front.
- Overall great proposal and in support.

The presenters thanked the Panel for their time and comments.

It was regularly moved and seconded

That the Advisory Design Panel has reviewed the rezoning application for 346 East 8th Street and approves the site development concept and massing. The panel makes the following additional comments:

- **further resolution to tandem parking on site**
- **confirmation of finish materials and colours with Planning staff**
- **further consideration to the treatment of front entrance (south) façade of the infill building**

**Carried
2 – Opposed**

Karen Kristensen returned to the meeting at 7:55 p.m.

7. Lonsdale School Site (2151 Lonsdale) – Rezoning Text Amendment / OCP Amendment

Gary Penway provided a brief introduction on the history and overview of the project. Brian Ellis (Polygon) introduced the delegation.

Mr. Ellis noted the changes to the proposed development since the last presentation:

- Residential unit count reduced to 242 from 260
- 5% of units changed to 3 bedroom units
- The number of residential parking spaces reduced by 30 spaces
- AFKG/ESC building will not be shifted east toward Lonsdale Ave
- Preliminary conceptual design for Rey Sargent Park

Mr. Ellis noted the Sustainability principles for the development which include, but are not limited to:

- Proximity of transit services, commercial space, community functions and recreational amenities make the site appropriate for densification
- Sustainable design features such as Low-E glazing, dual flush toilets, recycling centres in kitchens, low flow faucets, bicycle storage
- Dedicated spots for future car share program
- Sediment control and storm water management measures
- Entire site part of Lonsdale Energy Corporation
- AFK Gallery and ESC candidate for LEED Silver rating
- Reuse of timber and granite materials from Lonsdale School

Mr. Hemstock reviewed the landscaping plan. An area being studied is the east/west walkway which has a significant grade change (9%). Several studies were done of the area to determine if steps can be avoided and a ramp used. Proposed ramp exceeds 5%. Lawn areas will have 12" of growing medium to hold significantly more water than the usual 6" to assist with stormwater management.

Mr. Maruyama presented the preliminary design concept for Rey Sargent Park, as per the directive from City staff and criteria presented. The children's play area is to be less structured. A large open space will be kept internally. Bench seating, streetscape trees, perennials, seat walls and new walkways are also proposed. A heritage arch will be placed close to the actual site of the old school. There are also opportunities for art in the park and hard landscape.

Tree height surveys and shadow studies were conducted and the results were presented.

Details, material boards and exterior colour pallet of the residential units were reviewed. Mr. Letkeman noted that the character of the buildings will celebrate the Pacific Northwest. Bundled timbers will be a signature piece on all buildings with timbers and granite recycled from the old school.

Ms. Kovacs reviewed the material boards and exterior colour pallet details of the HYAD building. Colours have changed slightly and are more complementary of the market residential units. Trellised areas will mimic timbers used in the Polygon units and keep costs down. They met with BC Housing and they did not reach LEED Gold, but a high Silver rating.

Mr. Kesler reviewed the design details and heritage components of the School Board building on Lonsdale. The heritage timbers to be used are reclaimed floor joists from the old school. Granite elements will be used throughout the landscape. If there is not enough of the heritage granite to complete the project, additional granite will be sourced from the same location as the original.

Questions from panel included, but were not limited to:

- Will there be any traffic on site? (Answer from applicant: No surface parking. NVSD vehicular traffic would come in laneway off 21st to underground. Emergency vehicular access is provided. School Board building will have a loading area adjacent to the building.)

- Has there been consideration about community gardens on site? (Answer from applicant: not in market housing.)
- Will there be any tot lot in courtyards of market housing? (Answer from applicant: no. There are open lawn areas where kids can run and play in a courtyard atmosphere. Their studies have shown open spaces are more successful than tot lots.)
- How is the ground floor configured in terms of flow out to landscape. Are there entry doors? (Answer from applicant: all ground floor units have outdoor patio and planting areas and have fences. There is an access but not a formal front door.)

Comments from panel included, but were not limited to:

- Mr. Hemstock was commended for conducting the grading study. Important for site circulation.
- Appreciate how group has addressed comments from last time.
- Excellent presentation.
- Great project, would like to see it moved forward.
- Still some small details to address but a very competent team.

The presenters thanked the Panel for their time and comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the application for OCP amendment and rezoning text amendment and supports the site development and massing. The applicant is commended for making a strong presentation and is being encouraged to work closely with planning staff to resolve minor issues such as:

- **Further details of amenity spaces and public open spaces**
- **Further detailed study of building relationship to ground plane.**

Unanimously Approved

8. Information Items

Items to be consulted in the future.

9. Other Business

None

There being no further business, the meeting adjourned at 9:35 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, September 16, 2009.

Chair