

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, December 9, 2009**

MINUTES

- Present:** Kevin Hanvey (chair)
Karen Kristensen
Bob Spencer
Ken Terriss
Julia Bitar
- Staff:** Gloria Venczel, Development Planner
Linda Tylla, Committee Secretary
Colleen Perry, Development Services
Gary Penway, Deputy Director, Community Development
- Guests:** Michael Green, MGB Architects
Tracey Mactavish, MGB Architects
Asher DeGroot, MGB Architects
Jordan VanDijk, MGB Architects
Alison Maddaugh, Space2Place Design Inc. Landscape Architects
Paul Warburton, Noort Homes/Georgia Pacific Developments
- Absent:** Councillor Mary Trentadue
Gordon Carlson
Augustine Hii
Yashar Khalighi
Shira Standfield
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A quorum being present, the Chair called the meeting to order at 5:35 p.m.

1. Business Arising

None

2. Staff Update

The Panel asked for an update on Laneway Housing. It was reported that the Coach House Guidelines in their current iteration will go to Council for First Reading in January and to Public Hearing in mid-March.

3. North Vancouver City Hall – Addition and Renovation

The Chair introduced the item and reviewed the previous resolution that had been passed at the August 19, 2009 ADP meeting when the preliminary plans for the project were first reviewed by the Panel.

Gloria Venczel noted that although the City Hall revitalization project is not an application for rezoning or variance (but a simple building permit application), it is being brought before the Panel for feedback. One of the roles of the Design panel is as a resource group for larger projects in the City.

Michael Green introduced himself and the team from MacFarlane | Green | Biggar who are providing architectural services for the project, as well as Landscape Architect Alison Maddaugh from Space2Place Design.

Mr. Green noted that the budget and scope for the revitalization does not include the entire City Hall, only the new connector plus the old library and modest addition to the existing Hall. He then highlighted the design changes since the plans were last reviewed.

In response to the Panels comments, an accessible ramp through the landscape to the entry on 13th has been created, with accessible and family parking spots adjacent to the ramp.

The north entrance of the building off the plaza will now feature a ramp and side entrance as opposed to the stairs originally proposed. The team considered this entrance more equitable for all visitors.

There are now plans to use the lumber from the trees removed from the site for furniture and interior features to incorporate their legacy into the building. Local artist Brent Comber will be creating the pieces.

Gary Penway arrived 6:05 p.m.

Mr. Green noted that the building forms will be simple but innovative. A laminated wood product will be used for the timber framing which is an evolution in engineered wood and has a Japanese-joinery feel to it. The new exterior palette will be black wood, natural wood and concrete.

Alison Maddaugh spoke to the landscape. The landscaping will be revitalized to create a stronger streetscape and visibility for City Hall. The landscape will be non-irrigated once established to help reduce water consumption and the plants being selected are drought tolerant and have a strong winter presence.

A water/rain feature is being created to tell a story of the area (pre-historical, aboriginal, recent history, current, some portion left vacant representing the future). It will only have water when it rains, collecting it off the side of the atrium into a shallow trough feature.

The revitalized portion of the building will be built to meet a LEED Silver rating.

Questions from the Panel included but were not limited to:

(- with response from the presenter following in brackets)

- To what extent are you changing the old library building? (A- the entire envelope and interior will change but the structure will remain as original.)
- Is there a pre-conceived notion of public art? (A- some locations that may feature public art have been identified. A few pieces may be relocated to the revitalized Hall or landscape such as the piece on the roof-top garden or the large aboriginal sun born out of the Spirit Trail work. Plan to bring museum aspect to the building to tell the story of the community. This may be a work in progress as there is little budget available for art at the current time. Chiba gardens may be relocated to the roof-top garden at some point although there is no plan for a green roof on the building.)
- Is any solar control planned for the sky lights in the old library portion of the building? (A- counters will be set back from the skylights. The structure of them will be tube-like to direct sunlight down and should not negatively affect adjacent workstations. There will be solar control on south side of former library (exterior solar blinds). The atrium has the glazing set back and has external wood shading screen on outside. On west side of the atrium will be high performance glass. With new towers, there is little direct light on the west side now. A solar analysis has been provided in the package.)
- Will the entrances be obvious from all sides? (A- The entrance off 13th will be very pronounced in glass with about 30ft of canopy over it. Dramatic as sense of arrival and for rain cover very appropriate. Wall helps to enhance arrival experience from plaza. Removal of stairs creates a more democratic approach to plaza.)

Comments from the Panel included but were not limited to:

- The long atrium has lost its “punch” with the refinement to north end and loss of stairs. Thought direct access from 13th through to plaza was important.
- 13th street seems somehow unresolved. Very ambiguous. Concerned back of stores along Lonsdale/13th might seem very dominant once landscape is complete.
- Would like to see more resolved landscape drawings.
- Drawings are good but hard to grasp details with such preliminary drawings. Thinks basic concept of route through very good. Would like to see again with details addressed.
- Concerned entrances still won't be obvious.
- Forms of new building enticing in themselves but new building does not say much to existing building (early west coast modernism).
- Concerned about exterior sun shading- particularly on west side of atrium.

The Presenters comments included but were not limited to:

- Atrium access in the plaza is challenged by the plaza platform feature to remain. Visibility is restricted by platform and tree.

- Form making (solar shades on north side of building) When the existing building gets an energy upgrade, the north side of the building will likely see a different face and there will be a stronger marriage to the new addition in next phase of the existing building.
- Area by the diagonal feature on 13th not being renovated at this time. Concrete wall comes inside and creates a lovely intersection at that point of old and new.
- Seating wall along alley behind Lonsdale businesses will likely need screening- not only because of building but also because of cars that will be parked there.
- Challenging grade issues on corner of lane and 13th. Plans had previously shown an enhancement of the lane but the budget is not large enough to allow for it.
- The building responds well to the existing roof top garden.

Motion

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the building permit application for the North Vancouver City Hall Renovation and Addition and although supporting the general site development concept feels more information is required including detailed landscape plans and further development of the proposal including the following:

- Development of the entry on the north side of the atrium with consideration for a more direct, axial approach;
- Further development of the location and size of wing walls (south elevation) to create a more visually open entrance experience;
- Landscape screening to diminish the visual impact of the concrete wall on lane (east) and north elevations;
- Further development of the passive solar screening strategy with particular focus on the west side of atrium;
- Further development of details of the proposal so that they can be reviewed again in the future;
- Further exploration of how the architectural form and character of the Renovation and Addition enter into dialogue with the existing building.

Carried Unanimously

4. 309 East 11t Street - Rezoning

Gloria Venczel provided background on the project. It comes to ADP as it is a duplex in the Mid-Block zone. The proposed new development complies with all zoning regulations.

Paul Warburton from Noort Homes introduced himself and the project.

Questions from Panel included but were not limited to:

- In regard to geodetic elevation -what is grade drop from back of house to carport? (A: 224 to 222, then it makes a larger drop. Will install a retaining wall between this and neighbouring properties beside the back drive to garage and carport.)
- What is material of divider between rear decks (A: a cedar-sided wall.)

Comments from panel included but were not limited to:

- Would like to see something more permeable than asphalt pavement shown as pavers. In regard to rear landscape- the silk tree will take significant time to grow. Suggest adding landscaping to fences down the middle to soften. Landscape more resolved in the front. Colour scheme lovely and in character with rest of neighbourhood.
- Concerned light wells on both side yards will constrict access along side of house.
- Would like to see an easier access from family room instead of just 6' window. May make property more liveable.
- Would prefer to see Hardie Plank used instead of cedar siding.
- One of the more successful attempts at a non-symmetrical design approach for a duplex. Landscaping nicely supports design. Competently planned house.

Comments from the Presenter included but were not limited to:-

- Window wells allow more light into the cellar area but are covered with a metal grate so that no one can fall into them.
- The Presenter thanked the Panel for their time and comments.

Motion

It was regularly moved and seconded

THAT the Advisory Design Panel commends the applicant on the quality of the proposal and recommends approval subject to further discussion with Development Planner and to include the following:

- Consideration of permeable paving at the rear of lot
- Softening of the landscaping on fencing at the rear
- Consideration of an alternate form of patio door from family rooms to provide enhanced access to the rear gardens.

Carried Unanimously

5. Design Awards

It was regularly moved and seconded

THAT the City of North Vancouver Design Awards Terms of Reference be adopted.

Carried Unanimously

6. Other Business

There being no further business, the meeting adjourned at 8:00 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, January 20, 2010.

Chair