

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, May 20, 2009**

MINUTES

- Present:** K. Hanvey, Chair
A. Hii, Vice Chair
S. Golden
R. Spencer
J. Bitar
G. Carlson
T. Cailes
Councillor Trentadue
- Staff:** G. Venczel, Development Planner
C. Perry, Development Services
J. Hnachuk, Auxiliary Clerk
- Guests:** Mark Ehman, DA Architects & Partners
Mark Thompson, School District #44
James Kao, DA Architects & Partners
Robert Lemmon, Architect & Heritage Consultant
Rod Maruyama, Landscape Architect
Kam Anderson, Civil Engineer
Doug Scott, Architect
Paul Yuen, Bodwell School
Jim Burnett, Bodwell School
Rod Maruyama, Landscape Architect
Ian Abercrombie, School District #44
Rene Rose, Polygon
Brian Ellis, Polygon
Ray Letkeman, Architect
Bruce Hemstock, Landscape Architect
Ann Jackson, Landscape Architect
Charlene Kovacs, HYAD Architect
Bob Heaslop, HYAD Planning Consultant
- Absent:** K. Terriss
K. Kristensen
P. Winterburn-Chilton
-

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

1. Ridgeway School – Heritage Alteration Permit

A preliminary presentation was made to the ADP on April 15, 2009. The Chair read the resolution of that meeting.

Mr. Ehman, Architect, began the presentation of their response to the recommendations made at the last presentation. The façade has been simplified into two steps, for part of the building.

A partial model was circulated to the Panel.

G. Carlson arrived at 5:40pm.

The heritage roof forms will be rebuilt to conform to the existing building.

A. Hii arrived at 5:41pm.

Other proposed changes included:

- Childcare area – required an outdoor play area. The grade was lowered from the side of the building to allow direct access to the child care area.
- Refuge area – included a list of items provided by the Refuge Steering Committee. Main component is the stormwater from roof display.
- Colour scheme for the Heritage Building – same as the original building, eg. a buff/sandstone colour, mid-green colour window frames and the putty coloured stucco.
- Colour scheme for the Addition – related to the heritage materials, but will not replicate them. A material sampleboard was circulated.
- Clear glazing will be used. Around the gymnasium, colour glazing will be used.
- Modifications to gymnasium included the amount of glazing and the solar louvers.
- Sustainability – LEED Silver as per the checklist provided in the submission.
- Landscaping – An assessment report was completed on trees. The proposal included trees which need to be removed/replaced with new trees.
- Heritage features – redesign of the gymnasium. Façade modification included lower window sills for better light. The roof material will be steel, charcoal in colour.
- Stormwater management – further along on the concept as previously presented.

Questions from the Panel included but were not limited to:

- Explain the salmon panel display.
- Is there public access to the children's play area?
- Has a connection between the gymnasium and Refuge area been considered?
- How high is the fencing around the Refuge area?

Comments from the Panel included but were not limited to:

- Support the project.
- Like the forms of the curved roof. Distinguishes new from old/existing.
- Colour – reinforce the new with a little more contrast.
- Would like the curve tighter on the Mechanical Room roof.
- Like that the hard surface is removed in the outdoor surface.
- Sunken play area might be a little shady.

Comments from the Presenter:

- The salmon panel display includes a creek bed of 2-dimensional salmon panels, to add some fun.
- Access to the children's play area will include stairs and a ramp. There will also need to be a ramp from the playing field to the school's entrance also.
- The Refuge area will include a 7' high fence. Security has been considered.
- Wood from the existing building will be reused in the structure of the gymnasium.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Heritage Alteration Permit application for Ridgeway School (Downs Archambault & Partners) and recommends approval of the project. The Panel commends the applicant for a thorough presentation.

Unanimously Carried

2. Bodwell School – Building Permit (CD Zone)

The Development Planner noted the proposal is for an addition to an existing building.

Paul Yuen, Founder & President of Bodwell School, introduced the delegation followed by a history of the school and an overview of the proposal.

Mr. Scott, Architect, provided a Powerpoint presentation of the details of the proposal. Some highlights included:

- Context
- Floor Plans – 1st Floor – music room relocation behind the pool area (to isolate noise) and the cafeteria addition; 2nd Floor – new classrooms, office facilities, teachers' lounge with a corner balcony and the upper cafeteria addition; 3rd Floor – addition of a new sports court and patio.
- Sections and views
- Materials – will be identical to the materials used on the existing school
- Parking – 60 stalls required. Currently, 77 stalls are provided.
- Maximum floor area – 87,537 sf is allowed. With the new addition, the floor area will be 74,885 sf.
- Ground Floor Landscape Plan – New concrete steps will come up to the current paving. The paving will be slightly different. In the Ping Pong area, the paving will be a higher finish. The east side access is for fire access. The Roof Deck Patio was reviewed. Raised planters will be used in front of the classrooms and to divide the deck creating a private area in front of the library. Paving will be brown coloured, likely hydrapressed slab pavers. The urban garden will be situated on the roof deck as well.

Questions from the Panel included but were not limited to:

- How do you deal with the solar gains on the south side of the cafeteria?
- Have you considered larger openings at the ground floor cafeteria to the outdoor space?
- What type of material will be used for the guardrail of the basketball court?
- How do you get to the music room?
- Explain the design development of the south facing glazing system.
- Explain the mechanical requirements and distribution for the proposed additions.

Comments from the Panel included but were not limited to:

- Support the project.
- Review non-functional space where curve of cafeteria meets the existing building.
- Review guardrail detail of the basketball court area. Agreed glass is not appropriate.
- Consider opening up the ground floor cafeteria for indoor/outdoor engagement of the space.
- Garden plot on the patio seems tiny. Consider garden on ground floor space also.
- The existing patio could be more animated.
- A ramp could be added for access down to the lawn area.
- Review access to the music room.
- In order to provide relief from extreme temperatures, review detailed design of the glazed two-storey addition.

Applicant's comments:

- Garden – Will widen the garden to 10'x50' and possibly use the southwest area.
- The mechanical room is being moved. Supply and return and exhaust is by the conventional manner. The school has air conditioning in some rooms, but ventilation is mainly by opening windows. There is no plan for cooling. Heating is in-slab heating. The existing concrete is 12" thick tilt-up walls. The new addition will be steel studded, but will continue with the in-slab heating system.
- To deal with the solar gains on the south side of the cafeteria, low-e glass is proposed up to 8'; fritted glass (sample provided) will be used above that.
- Cafeteria glazing –The southfacing glazing system has not been designed in detail as yet, but will include some steel and wood in the structure. Would like something special in that space. Possibly have electronically-opened windows at the top levels. Similar to the West Van Community Centre, it is anticipated there will be exposed horizontal mullions, but the verticals will be glass-butted together.
- Other possibilities to open up the ground floor cafeteria to the outdoor space have been considered, including a large garage type door.
- The material proposed for the guardrail of the basketball court is currently black chain link fencing, but other materials are being pursued.
- Currently, the only access to the music room is through the outside, but a door at the cafeteria will be added for inside access to the music room.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Building Permit application for Bodwell School (AMU: Architects) and recommends approval subject to the approval, by the Development Planner, of the following:

- Further details of the perimeter treatment of the rooftop basketball/sports courts
- Provision of further details of the glazing system, structure and services of the cafeteria addition and related heating/ventilation strategies
- Further details as to the size and type of opening for the cafeteria addition

Unanimously Carried

3. Lonsdale School Site – Preliminary

The Development Planner noted the application is a Rezoning Text Amendment, as there are new developers fulfilling the market portion of the project, and an OCP Amendment, as the new developers are proposing 5 storeys as opposed to the previous 4 storeys that the site had been rezoned for.

Mr. Abercrombie, School District #44, introduced the delegation and provided background on the project. The previous developer chose to back out of the project after rezoning was achieved and a new developer, Polygon, was chosen. The design is the same as previously proposed with a slight change in location to the School Board building and the ramp is now adjacent to the building rather than on the lane. Community amenities are as previously proposed.

Mr. Letkeman, Architect, provided details of the plans. The ramp to the underground parking will be relocated, the School Board building will shift towards Lonsdale Avenue for loading/garbage purposes and will have its own underground parking, and the HYAD building will be relocated to the southwest corner of the lot. The previous scheme, which included many one-bedroom units, has been changed to include a mix of people. Building types were made smaller to respect the context of the neighbours. Two trees on 22nd Street will need to be removed. The development will be constructed in phases, starting on Building 1, followed by HYAD, and the underground parking.

M. Trentadue left the meeting at 7:30 p.m.

Elevations were reviewed. Building 1/HYAD is four storeys. Building 2 and 3 are five storeys.

Parking was reviewed. Vehicle access for residents and visitors will be from Chesterfield. Parking for HYAD is directly underneath their building. The ramp at the southeast corner of the site is for access to the School Board parking. A traffic report was prepared by Polygon.

Mr. Heaslop, HYAD Planning Consultant, provided background and details for the HYAD building. The building will be 3-storeys at the back. The proposal is as previously proposed. Massing is similar. HYAD has also retained some of the materials from Lonsdale School, eg. gymnasium ceiling will be used on the base of the building.

B. Hemstock, Landscape Architect, reviewed the landscaping plan based on their design principles, including character, mid block/third block materials, connections, street-edging the community, sustainable ideas, courtyard and common space.

The architect reviewed the buildings' design, including heavy timber, stone elements, masonry and brick podium that varies in height, larger glazing areas and finer detail. Balconies have been recessed back so the character pieces and entries are apparent. The project will be built to LEED Silver or equivalent. The HYAD building will be LEED Gold/Silver.

Questions from the Panel included but were not limited to:

- Are the buildings all wood-frame?
- Have you considered any public art within the development?
- Is there any public parking, for events?
- Are there any examples of other HYAD buildings butting against a residential building?
- Explain the parking/pedestrian access for the HYAD building?

- Is the proposed amenity package tied to the proposed increase in density?
- Explain the proposed stormwater system and have you considered vegetative roofs?
- There are six storeys on one façade. Is that considered a 5-storey building?

Comments from the Panel included but were not limited to:

- Prefer the new layout.
- A thorough and rational presentation.
- Consider relocating some public art from the east to building entries.
- Consider moving the art space currently proposed at the back to the Lonsdale side where there's more animation on the street.
- Encourage stair free access around the Ray Sargent Park area.
- Like the green spaces.
- Prefer having separate parking for residential and School Board.
- Preliminary landscaping and site design is well done.

Comments from the Presenters:

- The buildings are wood-frame and wherever there is a sixth storey, there will be a concrete slab.
- There is no public parking, except about four spots as you go down the School Board parking ramp. However, staff parking would be available for evening events and there has been some discussion with the Centennial Theatre to share parking for events.
- There is only one access to the residential parking. Engineering has reviewed the traffic report previously done and find it acceptable.
- The proposed amenity package does not change, but is contingent on the additional value, so the School Board can continue to offer the amenities.
- The storing of stormwater has not been looked at yet, but we are looking at something along the greenway. There are no green roofs proposed at this time. Stormwater can be taken off the roof and managed on the ground in a cost-effective way.
- As before, the Panel's comments are very helpful, and we're happy to come in at an early time.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Preliminary Rezoning Text Amendment / OCP Amendment for the Lonsdale School Site (School District No. 44 / Polygon / VIA Architecture) and supports the site development concept. The Panel makes the following additional comments and requests:

- **Further details of the stormwater management strategy;**
- **Further details of the sectional development of the site to show the relationship of the spaces between the buildings and at the perimeter of the site;**
- **Provision of views from the perimeter of the site from the perspective of the pedestrian;**
- **Further details of the project's approach to environmental sustainability, with particular focus on sustainable site strategies;**
- **Further details of shadow analysis and solar access for the units (particularly those at lower levels of the buildings);**
- **Further details of grading and the provision of universal access around the site;**
- **Explore public art opportunities around the site.**

Unanimously Carried

J. Bitar left the meeting at 8:25pm.

C. Perry left the meeting at 8:25pm.

4. **Minutes of Meeting of the Advisory Design Panel held April 15, 2009**

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held April 15, 2009 be adopted.

Unanimously Carried

5. **Business Arising**

None.

6. **Staff Update**

- 845 Marine Drive Update - Pre-loading the site. It will have a grocery store with smaller CRUs.
- Loblaws Site – Council approved the project without the OCP Amendment for extra height. The project is on hold.
- Lock Off Units – originally part of the Western Avenue study. Units have exterior access, kitchenette and full bath. Council approved units for Level 4 Garden Apartment guidelines.
- 850 Marine Drive – Council endorsed.
- 645 West 14th Street – Strata units with coach house. Council endorsed.

8. **Other Business**

• **Design Awards Update**

The Design Awards meeting was rescheduled to take place an hour before the regular June meeting. It is anticipated to have the design awards ready for the Fall.

There being no further business, the meeting adjourned at 8:40 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, June 17, 2009.

Chair

S:\COMMITTEES\ADP 35302420\MINUTES\2009\2009 05 20.doc