

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 15th, 2013

MINUTES

Present: H. Besharat
K. Bracewell, R.C.M.P
A. Epp
B. Harrison
Y. Khalighi
D. Siegrist
Councillor Bell

Staff: C. Purvis, Development Planner
S. Kimm-Jones, Committee Clerk

Guests: 103-113 East 12th Street
Farzin Yadegari, Farzin Yadegari Architect Inc.
Gloria Venczel, Cityscape Design Inc.
David Rose, PD Group Landscape Architecture Ltd.
Morez Adilipour, Farzin Yadegari Architect Inc.
Brian Saadatmandi, owner representative
George Steeves, Sterling Cooper Consultant Inc.

Absent: B. Allen
J. Marshall
M. Messer
M. Saii
C. Perry, Supervisor, Engineering Services

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 April 17th, 2013

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held April 17th, 2013 be adopted.

Carried Unanimously

2. Business Arising

There was a general discussion on the meeting process and the formulation of motions.

3. Staff Update

C. Purvis gave an overview of the projects and activities from the Council meetings of April 22nd and May 6th and 13th.

4. 103-113 East 12th Street (Rezoning Application)

Staff provided background on the project which was previously reviewed at the March 20th and April 17th meetings of the Advisory Design Panel.

Farzin Yadegari, Farzin Yadegari Architect Inc., reviewed the applicant's response to the motion passed at the April 17th ADP meeting:

- The façade mesh detailing and how it supports the overall structure: There are two different options for the structure on the interior walls of the building. One option uses metal-tubing, the second option uses u-shaped metal channels. The corners of the exterior curtain wall may consist of glass or mullions.
- Passive energy efficiency design measures: the energy savings have been confirmed by Sterling Cooper Consultant Inc.
- Justification and rationale for the increase in FSR: the justification is per the previous presentations and is based on section 5.12.5 of the Official Community Plan with 0.25 for employment generation and 0.25 for environmental considerations. The remaining 0.4 FSR is in exchange for a contribution to the Community Amenity Fund.
- Rain protection at the streetscape level: the bylaw says there is no requirement for a gutter for awnings.

David Rose, PD Group Landscape Architecture Ltd., reviewed the changes to the green roofscape:

- Provision for maintenance, wind lift and safety issues have been addressed with tether anchors around the elevator and tether anchors around the outer edge of the roof for window cleaning etc., extra access paths to the perimeter from the machine room have been added to the design so maintenance should not cause damage to the green roof. The insulation will be under the slab thereby increasing the depth of the planting for the green roof to four to six inches. The slope of the drains has been calculated.

George Steeves, Sterling Cooper Consultant Inc., reviewed the energy savings:

- Building envelope report: initial energy modelling has been carried out on the building. This shows seven energy points rather than the stated six energy points to allow a margin for safety.
- The modelling was in accordance with ASHRAE standards and shows that the building is at a LEED Gold level.

Questions from the Panel included but were not limited to:

- What is the expected kilowatt per hour usage? **A:** I am not sure, but can confirm it.
- Are the calculations based on ASHRAE 90.1 2010? **A:** Yes.
- What are the parameters that make it so energy efficient; are there any passive measures? **A:** We do full calculations trading off the slab, lighting etc. We do full energy analysis using Equest. There are no passive measures.

- How does the exterior design help in saving energy? **A:** we have taken the envelope and modelled it fully in an energy model.
- Both of the interior structure design options are aluminum? **A:** Yes.
- Can you describe the design philosophy? **A:** We started with a building that is column free. The curtain wall gives a unique design and having no columns provides more flexibility for office space. It is an efficient, unique and very simple building with a sophisticated design form.
- What is the sustainability approach for the project? **A:** We want to make sure that energy consumption is 25% over ASHRAE 90.1 2010. The green roof is another approach. In terms of social sustainability the continuous store front gives a rhythm and continues the pedestrian experience down the Lonsdale corridor.
- Is the sustainable approach using a mechanical, HRV system? Is there geothermal? **A:** It is mainly free-cooling except in warm weather when it will have to be mechanical.
- There is no LEED approach? **A:** It is a LEED Gold shadowing process with better insulation, better window frames, low water fixtures for less water usage.
- What is the difference between the two options on the exterior mullion systems and how might the look on the rear system be impacted? **A:** It will remain the same.
- Is there a building envelope report? **A:** It has been reviewed. have to careful about the middle joints as they will take more rain.

The consultant's memo was shown to the Panel.

- The 0.4 FSR equals one floor? **A:** About one and a half floors.
- What is the reason for the patio position? **A:** We want to respect the eastern residential block by setting that side of the building as far back as possible and to comply with the bylaw to allow a 100 feet setback above the third floor.
- What is the plan for the green roof growing medium? **A:** It will be an irrigated modular system in a tray.

Comments of the Panel included but were not limited to:

- CPTED issues have been addressed.
- I am concerned that whatever structural system you use you will not achieve the desired look.
- I am satisfied on the curtain wall drainage issue. The design of the anchoring system makes sense. It is a very different design with a unique approach to the corner.
- The maintenance of the façade has been addressed. It would be good if there were a way to handle the rain at the streetscape level.
- I cannot see why the design would not work in the corner. I support the additional FSR for office space; there are not many new offices in that area.
- The drawings are a lot more legible and there has been some improvement. They have selected a vocabulary and provided additional information which is appreciated. The question of refining the design of the south wall has not been addressed. You have come a long way trying to resolve everything. You have put a lot more thought into the wall thickness, the insulation etc.
- I am a proponent of passive design. This is not a project that has been driven by passive design: there is no shading; there is heat load and gain on all facades. It is very difficult to create add-ons at this point in time. I will support the project.
- I find that there has been quite a bit of resolution in the approach; you have taken some of the past feedback and have taken it forward a little bit more

- The project analysis and site context has met the required criteria. It responds adequately to the topography and views are not impacted. There are contributions to public realm. It is an effective land use.
- The 20% ramp in the parkade needs to be done properly.
- Building materials need clarification. You need to put the building materiality to rest. There are questions on the materials and how they are fastened. We need some commitment that what we see here is what is going to happen.
- The building character and mass are acceptable.
- The building does not respond to the wetter local climate and relies on water shedding on to the street. There needs to be resolution on building drainage and rain protection at the street level.
- **Staff:** Engineering is concerned about the water falling on to the street. There is debate on whether the façade is a canopy. Water needs to be dealt with on site and not fall on the street.
- We need resolution on contributions to the public realm in addition to the roof deck and street scape offered in the current design. I would like the roof deck to be part of the street. The streetscape should be a North Vancouver experience. It reads as a mundane environment.
- A clear justification for building in this location is a little bit weak. What is it doing for the community?
- **Staff:** Engineering is concerned about the water falling on to the street. There is debate on whether the façade is a canopy. Water needs to be dealt with on site and not fall on the street.

*There was a short break at 6:50 p.m.
The meeting reconvened at 6:55 p.m.*

- In her absence, the Chair read an email from J. Marshall for the Panel's information only which reiterated her comments from the April 17th meeting that the massing is too much for the location with the building dwarfing its heritage neighbour, looming over the crest in the rise at the Mid-Lonsdale bench. She recommended the same FSR in a four storey form and had the following additional comments:
- The application of the "net" is gratuitous in the way in which it wraps the building and should be more rigorous in its application. Especially poorly treated areas are:
 - a. wrap at south elevation
 - b. wrap onto rear terrace (north elevation on east end)
 - c. curl up at street - these promise to be a maintenance nightmare.
- The south elevation is not well considered.
- There are serious envelope issues with thermal conductance and energy loss with detail as shown.
- The office building design does not meet the standard for forward-thinking office space from an energy, ventilation, or human experience perspective.
- The exterior terrace is in the wrong place (overhanging the lane, facing north east), and does not capitalize on available light or the exceptional views to the west.
- The resistance in not exploring alternates on the design aspects reflects an approach that does not warrant support to be granted exemptions above the allowed density or height restrictions. *The end of J. Marshall's comments.*
- In general the project as presented and clarification on the details of the curtain wall are appreciated. Landscape issues have been addressed adequately. The streetscape has been addressed and the experience of the street has been improved.

- I have a concern on the size and mass of the building. I like the architecture and expression. Is the massing too much? Is this appropriate?
- The simplicity and elegance can be an iconic building on Lonsdale Avenue, but is it appropriate? The Location of the outdoor amenity space is good.

Presenter's comments:

- The massing as shown in the model shows there is not a huge difference with respect to the neighbours; it is not much taller and is narrower.
- I have no problem with the gutter; it is the downspout which concerns me. We will have to find a way to integrate it into the structure. We will have to handle the water.
- The south wall is a concrete wall and most of the glass is on the north side of the building. Opening windows would have a negative impact on energy performance.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 103-113 East 12th Street and commends the applicant for the manner in which previous concerns have been addressed. The Panel recommends approval subject to the approval by the Development Planner of the following:

- Rain water protection at the street level needs to be integrated into the design in a way that does not compromise the integrity of the design as presented.

**Carried
Two opposed
Four in favour**

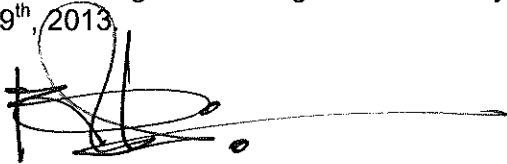
5. Other Business

There was a discussion on meeting process and drafting resolutions.

Action: B. Harrison to meet with staff for further discussion.

There being no further business, the meeting adjourned at 7:55 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, June 19th, 2013



Chair